



ONONDAGA COUNTY PLANNING BOARD

Wednesday, June 2, 2021
11:00 AM

Meeting Held Virtually By Teleconference

MEETING AGENDA

- I. Call to Order
- II. Approval - of the Minutes of the May 12, 2021 meeting
- III. County Comprehensive Plan Update
- IV. Resolutions – GML Section 239 Municipal Referrals
Summary of referrals may be found on following page
- V. Adjournment

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ONONDAGA COUNTY PLANNING BOARD

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Z-21-170

OTHER
AUTHORIZATION

Park Outdoor

at 617-619 North Geddes Street

Tax Map # 108.2-03-07.0

City of Syracuse

Received: 5/19/2021

30-Day Deadline: 6/18/2021

1 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 Route 690, a state highway;
and

2 the applicant is proposing to install one center-mount, v-shaped, static billboard on a 0.10-
acre parcel in a Commercial, Class A (CA) zoning district; and

3 the vacant corner lot is located in the City's Westside neighborhood; surrounding land
uses include residential lots and several auto repair shops; the site is just south of I-690
and near the highway on- and off-ramps; and

4 the submitted plan shows the site has frontage on two city streets, North Geddes Street
and Edison Street; the proposed v-shaped billboard will be constructed at the front of the
site with two sign faces mounted on a center pole; total sign height will be 40'; and

5 per the submitted Environmental Assessment Form (EAF) dated April 28, 2021, the
billboard faces will be static and sized at 10'-6" x 40';

ADVISORY NOTE: off-premises signs located within 660 feet of the edge of the state
right-of-way or are otherwise intended to be visible from the highway must be registered
with the NYS Department of Transportation, in compliance with the Federal 1965
Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and
Regulations of the State of New York; and

6 the site has access to public drinking water and sewers and is located in the Metropolitan
Wastewater Treatment Plant service area; no drinking water or wastewater services are
proposed as part of the project; and

7 per the Onondaga County Department of Water Environment Protection, 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); and

8 the City of Syracuse is currently undertaking a comprehensive project to revise and
modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June
2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide
appropriate areas that permit the development and continued use of land for commercial
and service uses characterized by frequent visits of customers and clients in high
volumes"; and

9 the project is within 2,000 feet of multiple sites (IDs: V00222, 734039, 734020) in the
NYS Department of Environmental Conservation Environmental Site Remediation
database (per EAF Mapper); and

10 the site or a portion of it is located in or adjacent to an area designated as sensitive for
archaeological sites on the NYS Historic Preservation Office archaeological site
inventory (per EAF Mapper); and



Z-21-170

Z-21-171 PROJECT SITE

See Also Case: REVIEW

Wellington Place Apartments

Gilbane Development Co.

S-21-36 at 800-802 East Fayette Street

Tax Map # 048.-02-01.1

Z-21-172 City of Syracuse

Received: 5/19/2021

30-Day Deadline: 6/18/2021

1 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 Hutchings Psychiatric
2 Center and the SUNY Upstate Biotech Accelerator, both state-owned facilities; and
the applicant is proposing construction of a 193-unit apartment building on a 1.704-acre
3 parcel in a Local Business, Class A (BA) zoning district; and
the Board is concurrently reviewing area variance (Z-21-172) and final subdivision (S-21-
4 36) referrals as part of the proposed project; and
the site is located in the City's University Hill neighborhood; surrounding land uses
include retail and restaurants, parking lots, student housing, and various buildings for the
surrounding universities and hospitals; the submitted Topographic Survey dated February
5, 2021 shows the site has frontage on three city streets, East Fayette Street, Forman
Avenue, and Wellington Place, and contains a parking lot with gated access and parking
booth on Wellington Place; there are existing sidewalks along all frontages; and
5 the submitted Final Plan dated April 22, 2021 shows the subdivision will create two new
lots; proposed Lot 101 (1.704 acres) is intended for the new apartment building; Lot 102
(0.535 acres) will remain parking and appears to include two adjacent parcels containing
contiguous parking lots; the submitted Site Layout plan dated March 19, 2021 shows the
proposed apartment building, Wellington Place Apartments, to be a u-shaped, six-story
building with 40,755 sf footprint; the building is set at the East Fayette Street and Forman
Avenue frontages; three sides of the building will occur around an on-grade courtyard, a
35-space parking lot, and a ramp to the building's underground parking garage; there will
be two driveways onto Wellington Place for the apartment's parking lot and parking
garage, and a new sidewalk along this frontage; following the proposed project, the site
will have 193 apartment units and 194 on-site parking spaces; and
6 area variances are required to 1) reduce the minimum required front yard setback on
Forman Avenue from 10 feet to 1.7 feet, 2) reduce the minimum required rear yard
setback from 50 feet to 6 feet, 3) increase the maximum permitted building coverage from
40% to 55%, and 4) reduce the minimum required lot area per dwelling unit from 1,000 sf
to 383 sf; per the local application, the proposed project is consistent with recently
approved projects in the immediate area; the reduced setbacks are intended to provide
adequate streetscape activity and pedestrian engagement; although the project exceeds the
building coverage, it still allows for the minimum required 20% green space; and
7 per the submitted plans, Wellington Place Apartments will have (16) studio units, (36)
one-bedroom units, (68) two-bedroom units, and (73) four-bedroom units; the complex
will provide off-campus student housing; shared amenities include a roof deck, lounge
space, courtyard, and underground parking; and
8 the City of Syracuse is currently undertaking a comprehensive project to revise and
modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated
December 2019, the proposed zoning for the lots is Mixed Use Urban Core (MX-4),
which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-
density residential development and a well-integrated mix of nonresidential uses"; and
9 per the submitted Environmental Assessment Form (EAF) dated April 23, 2021, 1.52

acres of the site will be disturbed by the proposed project; stormwater will be conveyed to proposed and existing storm drains and into the existing city storm sewer system; the Site Layout plan shows a subsurface stormwater management area below the courtyard;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

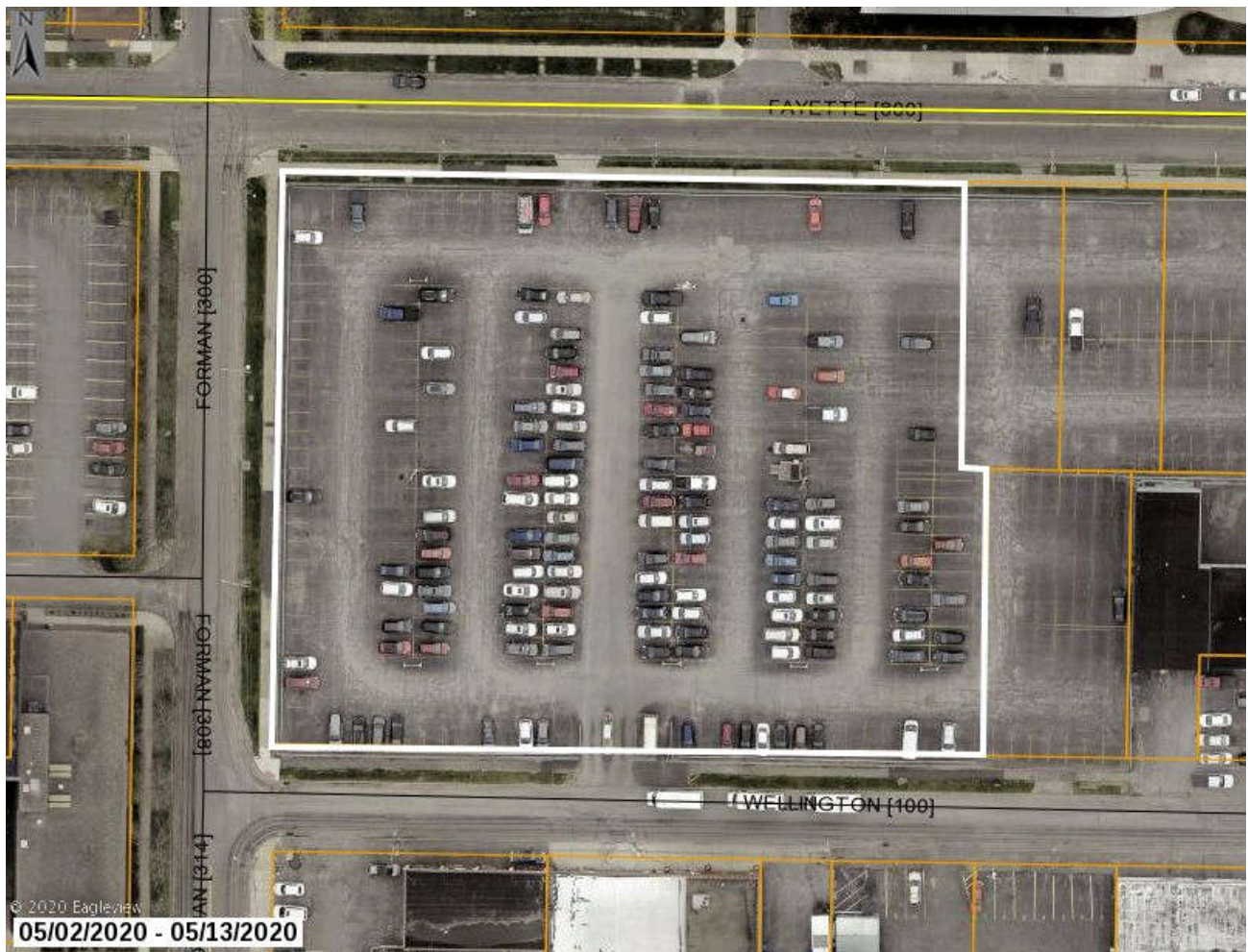
10 the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new drinking water and sewer services are shown in the Utility Plan to connect to the service lines on East Fayette Street; per the Onondaga County Department of Water Environment Protection, the sewer line along East Fayette Street is a county-owned trunk sewer;

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

11 per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

12 the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and



Z-21-171

Z-21-173

SITE PLAN

Diane Mata

at State Route 31

Town of Cicero

Received: 5/19/2021

Flavours

Tax Map # 072.-01-11.3

30-Day Deadline: 6/18/2021

1

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 31, a state highway; and

2

the applicant is proposing construction of a 6,600 sf restaurant with associated site improvements on a 15.55-acre parcel in a General Commercial zoning district; and

3

in 2020, the Board offered no position with comment for a zone change referral (Z-20-113) to change the zoning of the site from Agricultural (AG) and Neighborhood Commercial (NC) to General Commercial (GC) to facilitate sale of the property as part of the proposed project; the Board cited concerns that the zone change would allow for more intensive and potentially incompatible land uses, particularly given the residential nature of the surrounding area and proximity to environmentally sensitive areas; the zone change application was approved by the Town in June 2020; and

4

the site is located at the outskirts of the Bridgeport hamlet; aerial imagery and the submitted Existing Conditions Plan dated April 5, 2021 show the site has frontage on NYS Route 31 and Bull Street, a local road; the parcel is vacant, with trees and overgrown vegetation covering the eastern half of the site; there is a cleared area on the northern half of the site, which includes an existing farm access road onto Route 31; there is a 70' wide utility easement and drainage channel crossing the southeast corner of the site; land uses in the surrounding area include low density, roadside residential with several pockets of denser residential neighborhoods and large tracts of agricultural and forested lands; and

5

current FEMA Flood Insurance Rate Maps (FIRM) and the Existing Conditions Plan indicate that the eastern half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the floodplain area is associated with Chittenango Creek, a class C stream east of the site; 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

6

the submitted Site Plan dated January 24, 2021 shows the proposed restaurant will be located in the cleared area on the northern half of the site and outside of the floodplain boundary; the new building (6,600 sf) will be surrounded on all sides by asphalt with parking at the front and sides of the building, a dumpster enclosure at the rear corner of the asphalt area, and a new driveway onto Route 31; the Paver Layout plan shows an outdoor dining area at the front of the building and rear patio area; a Landscape and Lighting Plan was included and shows new trees around the perimeter of the developed area and ornamental grasses adjacent to Route 31;

ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

7

per the local application, the restaurant will be a small, family farm-to-table restaurant, Flavours, with hours of operation 6 days a week from 11AM to 12AM; there will be a maximum of 12 employees on-site and 42 on-site parking spaces; proposed signage

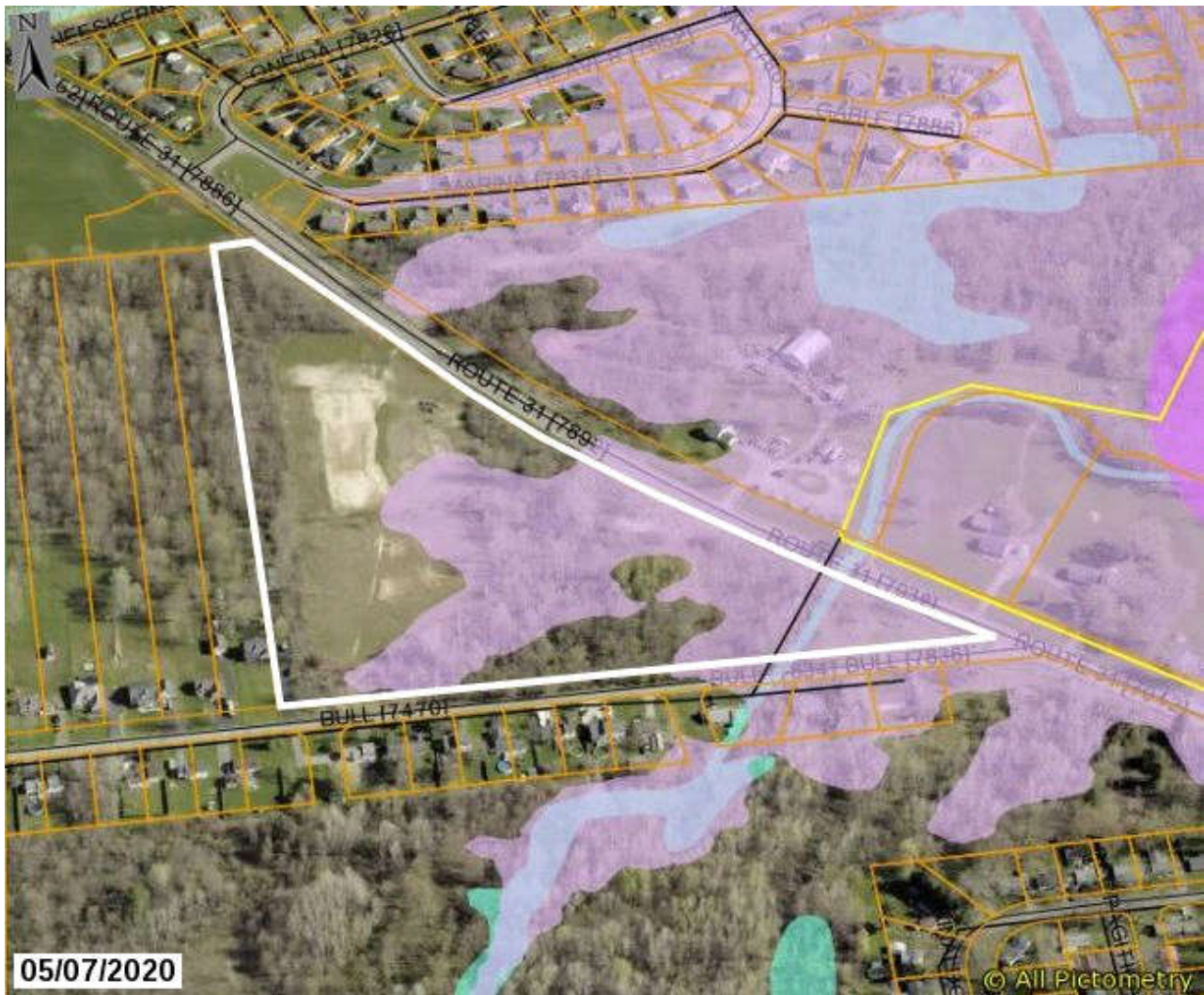
includes a ground-mounted sign (4' x 5') located near Route 31 and a building-mounted sign (3' x 10') on the front of the restaurant; the submitted Environmental Assessment Form (EAF) dated May 5, 2021 notes that the restaurant will also have an on-site garden; and

8 per the EAF, 1.0 acre of the site will be disturbed by the proposed project;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

9 the site has access to public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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; and
10 per the Onondaga County Department of Water Environment Protection, 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);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

11 the site may contain the short-eared owl, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

12 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and



Z-21-173

Z-21-175

SITE PLAN

Joe Scripa

at 5917 State Route 31

Tax Map # 089.-01-01.1

Town of Cicero

Received: 5/19/2021

30-Day Deadline: 6/18/2021

1

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 31, a state highway, and Lakeshore Road (Route 123), a county highway; and

2

the applicant is proposing to establish a coffee shop in a vacant building and improve the site layout on a 0.411-acre parcel in a General Commercial zoning district; and

3

in 2019, the Board reviewed concurrent area variance (Z-19-42), site plan (Z-19-44), and final subdivision (S-19-6) referrals to subdivide a 0.883-acre parcel into two lots and establish a new takeout restaurant in the vacant building on-site; the Board recommended disapproval of the site plan action, noting the longstanding transportation challenges in the area and involving nearby intersections, and advised further coordination with the Onondaga County and NYS Departments of Transportation prior to consideration of the application; all three actions were approved locally, though the site plan does not appear to have moved forward; and

4

the site is located along the highly traveled NYS Route 31 corridor just east of I-81 with surrounding land uses including a mix of commercial and residential and the Cicero-North Syracuse High School and Elementary School; just north of the site are several large, undeveloped parcels that are part of the Carmel Runne commercial subdivision; and

5

the submitted Final Plan dated January 16, 2019 shows the triangular-shaped parcel has frontage on Lakeshore Road to the north, NYS Route 31 to the south, and Lakeshore Spur Road, a local road, to the east; the site contains an existing one-story building, a vacant ice cream shop, that faces the Lakeshore Road/Route 31 intersection; there is asphalt parking at the front and rear of the building; aerial imagery shows there is an existing drive-thru lane, originating on the south side of the building and ending at a pickup window on the north side facing Lakeshore Road; there is an existing dumpster enclosure along the Lakeshore Road frontage and a pylon sign at the Lakeshore Road/Route 31 intersection; there are three existing driveways, one full access curb cut on Lakeshore Road and two on Route 31;

ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, all existing or proposed driveways on Lakeshore Road or Route 31, respectively, must meet Department requirements; and

6

the Site Improvements Plan dated May 5, 2021 shows parking and access will be reduced to facilitate site circulation; unused asphalt will be converted to green space and new landscaping is shown around the perimeter of the site; there will be 6 parking spaces at the front of the building and 10 at the rear; the drive-thru is shown to remain, however, pass-through traffic will be limited to a new bypass lane; and

7

a Traffic Impact Assessment dated April 30, 2021 was included with the referral materials; the assessment notes that access modifications will include reducing the width of the driveway on Lakeshore Road from 45' wide to 24' wide, closing the eastern access on Route 31, and reducing the width of the western access to 16' wide and right-in only; a new 12' wide right-out only driveway is proposed on Lakeshore Road; the assessment concludes that additional traffic generated by the coffee shop will have no significant impact on traffic operations on Lakeshore Road, there are good sight lines in each direction, and no capacity concerns at the proposed site access; the assessment notes that

there are long existing delays turning on and off Route 31 at Lakeshore Road, resulting in westbound traffic queues on Lakeshore Road during busier commuter periods; the proposed development will have no significant impact on existing delays;

ADVISORY NOTES: any work within a state or county right-of-way is subject to a work permit from the State or County Department of Transportation, respectively; the proposed driveway onto Lakeshore Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

per the local application, hours of operation for the coffee shop will be 7AM to 5PM, 7 days a week; the maximum number of employees on-site will be 3; proposed signage (10' x 3.5') will use the existing pylon sign at the Lakeshore Road/Route 31 corner of the site; and

per the submitted Environmental Assessment Form (EAF) dated May 4, 2021, 0.42 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to existing on-site catch basins and trench drains; impervious surfaces on-site will be reduced from 18,244 sf to 14,754 sf;

ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, additional stormwater runoff into the county or state drainage systems is prohibited; and

per the Final Plan, there is a 54" water main (approximate location) crossing the rear parking area; there is a 99' Onondaga County Water District Waterline Easement covering the rear parking area and a portion of the Lakeshore Spur Road; and

the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and



Z-21-175

Z-21-176

SPECIAL PERMIT

Anthony Daniele, Daniele Family Companies, LL Royal Car Wash
at 7376 Oswego Road Tax Map # 104.-03-04.1

Town of Clay

Received: 5/19/2021

30-Day Deadline: 6/18/2021

- 1 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 Oswego Road (Route
91 / Old Route 57), a county highway; and
- 2 the applicant is requesting a special permit to allow construction of a 4,100 sf car wash
facility, Royal Car Wash, on a 1.38-acre parcel in a Highway Commercial (HC-1) zoning
district; and
- 3 the site is located along the Oswego Road commercial corridor and backs up to a
residential neighborhood; aerial imagery dated May 2020 shows the site contains an
existing restaurant building, to be demolished, with a large side yard parking lot and two
existing driveways onto Oswego Road; and
- 4 the submitted Concept Plan shows the proposed car wash building (4,096 sf) will be
parallel to, and set back 121' from, Oswego Road; there will be three queueing lanes at
the rear of the building and 21 vacuum stalls at the front; both existing curb cuts will be
closed; a new full access driveway is shown with dual exit lanes;
ADVISORY NOTES: the proposed driveway onto Oswego Road requires highway access
and work permits from the Onondaga County Department of Transportation and will be
subject to the availability of sight distance; all existing or proposed driveways must meet
Department requirements; and
- 5 the submitted Environmental Assessment Form (EAF) dated May 13, 2021 indicates
hours of operation will be Monday through Saturday 7AM to 9PM and Sunday 8AM to
8PM; proposed lighting will include dark-sky compliant building and parking lot fixtures;
the closest occupied residential building is about 300 feet away; and
- 6 per the EAF, 1.2 acres will be disturbed by the proposed project; impervious surface
coverage on the site will be reduced by 0.55 acres; stormwater runoff will be directed to
an on-site stormwater management area (3,250 sf) shown in the Concept Plan to occur at
the front of the site;
ADVISORY NOTES: per the Onondaga County Department of Transportation,
additional stormwater runoff into the county's drainage system is prohibited; any project
that cumulatively disturbs one acre or more of land must be covered under the NYS
SPDES Permit, and the municipality is advised to ensure that the applicant has obtained
the appropriate permits from the NYS Department of Environmental Conservation prior
to municipal approval; and
- 7 the site has access to public drinking water and sewers and is located in the Wetzel Road
Wastewater Treatment Plant service area; new municipal connections to the drinking
water and sewer infrastructure are proposed; per the EAF, anticipated water usage and
liquid waste generation are each estimated at 12,500 gallons per day;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection
asks that the applicant contact the Department's Flow Control office to determine sewer
availability and capacity; and
- 8 per the Central New York Regional Transportation Authority (CENTRO), Oswego Road
has public transit service; a bus stop is located at the front of the site; and
- 9 the site may contain the Indiana bat, or its associated habitat, which has been listed by the
state or federal government as a threatened or endangered animal species (per EAF

Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



Z-21-176

Z-21-177

SITE PLAN

Basset & Fava Properties, LLC
at 7808 Brewerton Road

Avis
Tax Map # 036.-04-20.0

Town of Cicero

Received: 5/20/2021

30-Day Deadline: 6/19/2021

1 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 Brewerton Road (Route
11) and Route 481, both state highways; and
2 the applicant is proposing to renovate a vacant commercial building for a rental car office
(Avis) and two additional commercial tenant spaces on a 0.31-acre parcel in a General
Commercial zoning district; and
3 in 2011, the Board offered no position with comment for an area variance referral (Z-11-
363) to relocate an existing commercial sign from the state right-of-way; and
4 the site is located along US Route 11 just north of the Village of North Syracuse
boundary; the site abuts I-481 to the north; surrounding land uses along Route 11 are
commercial; the submitted survey map dated March 26, 2021 shows the site contains a
one-story vacant commercial building, front and rear yard parking lots, and fairly
unrestricted access to Route 11; and
5 the submitted Site Plan shows parking at the rear of the building will be reduced and re-
striped for 9 spaces; parking at the front of the site will also be re-striped and provide 9
additional parking spaces, including one handicap-accessible space; it appears in the plan
that the building is set back 15.5' from the existing highway boundary so the front yard
parking spaces encroach in the state right-of-way; no changes to access are shown; an
existing no left turn sign will remain; and
6 per the local application, exterior modifications include new façade and roof treatments;
proposed hours of operation will be Monday through Friday 8AM to 6PM, Saturday 8AM
to 3PM, and Sunday 8AM to 1PM; there will be a maximum of 3 employees on-site at a
time; proposed signage includes a new wall sign (2'x4'-6") over the front entrance and a
pylon sign (8'x10') at the front corner of the lot; and
7 per the submitted Environmental Assessment Form (EAF) dated April 23, 2021,
stormwater will be directed north to an established drainage swale that runs parallel to I-
481;
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater
runoff into the state's drainage system is prohibited; and
8 the site is served by public drinking water and sewers and is located in the Oak Orchard
Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to
the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection
asks that the applicant contact the Department's Flow Control office to determine sewer
availability and capacity; and
9 per the Onondaga County Department of Water Environment Protection, 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);
ADVISORY NOTE: per the Onondaga County Department of Water Environment
Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed
previous flows in excess of one sewer unit over prior uses, the applicant is advised to
develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the
municipal engineer; and

10

the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and



Z-21-177

Z-21-178

SITE PLAN

Urban Villages PFA, LLC

at 100 Buckley Road

Tax Map # 086.-01-15.2

Town of Salina

Received: 5/20/2021

30-Day Deadline: 6/19/2021

1

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 Buckley Road (Route 48) and Old Liverpool Road (Route 137), both county highways, Interstate 81 and NYS Route 370, both state highways, Onondaga Lake Park, a county-owned facility, and the municipal boundary between the Town of Salina and City of Syracuse; and

2

the applicant is proposing to redevelop a former candle factory complex into a mixed-use / multi-family facility on an 11.5-acre parcel in an Industrial (I-1) zoning district with the Repurposing and Reuse Overlay (RROD); and

3

the Board recently offered no position with comment for a zone change referral (Z-21-12) to apply the Town's Repurposing and Reuse Overlay District (RROD) to the subject parcel as part of the proposed project; in 2020, the Board reviewed the text amendment referral that created the RROD, the purpose of which is to encourage reuse of abandoned or underutilized commercial buildings, achieve a pattern of development that encourages walking, bicycling, and use of public transit, allow for a mix of uses, discourage development of singular use buildings within an expansive parking lot, encourage adaptive reuse of aging commercial buildings, provide a high level of pedestrian and bicyclist amenities, provide sufficient density of people to support public transit, maintain an adequate level of parking appropriate to the use and integrated safely with pedestrians, bicyclists, and other users, and take advantage of existing infrastructure and resources; and

4

the site is located at the southeast corner of Onondaga Lake and just outside the City limits; nearby uses include Destiny USA mall, the Syracuse Regional Transportation Center, the CNY Regional Market, and NBT Bank Stadium, which are separated from the site by I-81 and Ley Creek; the site abuts medical offices in the Greenfield Corporate Office Center to the north; and

5

the survey map, included with the zone change referral (Z-21-12), shows the site has frontage on Buckley Road and contains multiple one- to three-story buildings consisting of various building materials (brick, metal) and sizes; there is a 24" concrete pipe, which is a County-owned trunk sewer, and a 15' sanitary sewer easement along the western side of the site; the site has two existing access points onto Buckley Road, both of which occur across from slip lanes for the intersection of Buckley Road and Old Liverpool Road; these driveways appear to remain, with modifications for the new development; per the Central New York Regional Transportation Authority (CENTRO), Buckley Road has public transit service and bus stops are located less than 500' north of the site;

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; any work within the county right-of-way will be subject to a work permit; and

6

the submitted Environmental Assessment Form (EAF) dated April 16, 2021 indicates the existing buildings on the site will be repurposed from a former industrial use, the Will & Baumer Candle Factory, to a mixed-use development including 250 residential units, and 4,000 sf of commercial/restaurant space; the project will be completed in 3 phases with

99 units to be constructed in Phase 1 and the remaining units generally split between Phases 2 and 3; the submitted Overall Site Plan dated April 16, 2021 shows all of the existing buildings on-site will be reused with only portions of buildings and building connections to be demolished; one new building (33,600 sf) is proposed; some of the existing buildings will be used for indoor parking (329 spaces); other proposed site improvements are shown to include an internal road network, sidewalks, and exterior parking lots (241 spaces); a breakdown of apartments by building was not included; there is no additional information regarding the location of the commercial/restaurant space; the Overall Site Plan shows a proposed sidewalk (by others) along the Buckley Road and Park Street frontages; per the EAF, proposed lighting will include pole-mounted fixtures (20-25' tall), wall sconces/wall packs, and security lighting; and

7 the Overall Site Plan shows proposed parking and part of the interior road network to occur on an adjacent parcel, 001.2-02-23.0, that is located in the City of Syracuse limits; per the City Zoning Map, this parcel is zoned Industrial, Class A (IA); parking is a permitted use in the IA district subject to approval by the City; a proposed right-in, right-out driveway onto Park Street is also planned for the adjacent City parcel; Park Street is under City jurisdiction in this area and restricted to one-way traffic; County jurisdiction of the roadway begins at the City boundary and becomes Buckley Road; the referral materials include a Traffic Impact Study dated July 13, 2020, which indicates the proposed development is a moderate traffic generator with 110 or less total trips entering and existing during each of the peak hours; the analysis concludes that the traffic generated will have minimal impacts on traffic operations and no mitigation measures are recommended;

ADVISORY NOTE: 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

8 the Zone Change Map dated December 10, 2020, included with the zone change referral (Z-21-12), shows four wetland areas totaling just over an acre; the proposed and existing development, excluding stormwater management facilities, appears to occur almost entirely outside of three of the delineated wetlands; significant encroachments into Wetland "A" are shown; there is no indication that the wetland boundaries have been confirmed by the NYS Department of Environmental Conservation or U.S. Army Corps of Engineers; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern side of the site is also located within the 100-year floodplain, which may require elevation of structures and other mitigation;

ADVISORY NOTES: 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; the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

9 per the EAF, 11.5 acres will be disturbed by the proposed project; all stormwater management facilities will be constructed as part of Phase 1 of the project; the submitted Site Plans show two proposed stormwater management areas along the eastern lot line;

additional bioretention areas are proposed, one along the eastern lot line and one on the city parcel;

ADVISORY NOTES: per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county's or state's drainage systems is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

- 10 the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, 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); per the EAF, anticipated water usage and liquid waste generation are each estimated at 40,000 gallons per day;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

- 11 the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

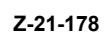
- 12 the project is within 2,000 feet of multiple sites (IDs: 734075, 734048, C734132, C734131, 734123, 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site #734123 consists of the portion of Ley Creek occurring near the site and site #734030 involves Onondaga Lake, which has been the subject of significant remediation efforts; the other remediation sites are generally located south of the site in the lakefront area or on the opposite side of Onondaga Lake and do not appear to be impacted by the proposed project; and

- 13 the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may also contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

- 14 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and



Z-21-179

SITE PLAN

CHA Consulting for Jammers
at 3535 Walters Road

Jammers
Tax Map # 055.-04-02.7

Town of Van Buren

Received: 5/20/2021

30-Day Deadline: 6/19/2021

- 1 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 Walters Road (Route 221),
a county highway; and
- 2 the applicant is proposing to relocate an existing stage at a restaurant / bar on a 2.78-acre
parcel in an Industrial (IND-A) zoning district; and
- 3 the Board has reviewed multiple referrals for the former Quaker Steak and Lube
restaurant on the site (Z-06-370, Z-07-15), which was previously part of a Planned Unit
Development (PUD) district including seven additional parcels and approximately 45
acres in total; the PUD has since been rezoned (Z-15-416) to Industrial-A (In-A) and the
building on the subject parcel was converted to the current Jammers restaurant; and
- 4 in 2009, the Board received an incomplete referral for a special permit (Z-09-252) request
to allow outdoor entertainment/recreation at the former Quaker Steak and Lube
restaurant; and
- 5 the site is located along Walters Road just south of the I-690 and NYS Thruway (I-90)
interchange; surrounding land uses include vacant industrially-zoned lands, a storage
facility, a hotel, and the Town highway garage; and
- 6 aerial imagery and the submitted Stage Relocation plan dated May 3, 2021 shows the
restaurant building is set at a rear corner of the site with a large parking in front of the
building and along the side; the site is served by an existing access road that occurs on the
adjacent parcel to the northeast; the access road has an existing 40' wide operating and
easement agreement; and
- 7 per the Stage Relocation plan, a new 30' x 85' covered pavilion will be constructed on
one side of the building and include the new stage (24' x 28') and an extension of the
existing patio on that side of the building; a bathroom addition is shown in the existing
patio area; a portion of the site modifications appear to occur on the adjacent parcel to the
rear of the site; and
- 8 per the Stage Relocation plan, a proposed patio and building addition (28' x 29') will be
constructed on the opposite side of the building, adjacent to the side yard parking; the
local application and plan note that the building addition and patio area will be
considered under separate application; and
- 9 the site is served by public drinking water and sewers and is located in the Metropolitan
Wastewater Treatment Plant service area; no changes to the existing infrastructure are
proposed; and
- 10 per the Onondaga County Department of Water Environment Protection, 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); and
- 11 the site is located over, or immediately adjoining, primary and principal aquifers (per
EAF Mapper); and
- 12 the site may contain the Indiana bat, Northern long-eared bat, or bald eagle, or their
associated habitats, which have been listed by the state or federal government as
threatened or endangered animal species (per EAF Mapper); impacts to bat species are
often associated with tree clearing and from the plans it appears that no trees will be

removed as part of the proposed project; and



Z-21-179

Z-21-182

SITE PLAN

Cicero Dumpster Service, Inc.
at 6188 South Bay Road

Cicero Dumpster Service
Tax Map # 051.-01-31.1

Town of Cicero

Received: 5/21/2021

30-Day Deadline: 6/20/2021

1 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 Bay Road (Route
208) and Thompson Road (Route 14), both county roads; and
2 the applicant is proposing operation of a roll-off dumpster service on a 0.725-acre parcel
in an Industrial (IND) zoning district; and
3 in 2019, the Board recommended modification of a site plan referral (Z-19-87) to operate
a roll-off dumpster service on the subject parcel; the Board cited required coordination
with National Grid and encouraged site planning considerations to improve the aesthetics
of the site; the application was abandoned by the applicant; and
4 previously, the Board recommended modification of a site plan referral (Z-15-40) to store
dumpster containers for a waste/rubbish hauling service on the subject site, citing
requirements for permissions from National Grid and vertical screening; the Town
disapproved the application, finding that much of the site is encumbered by a National
Grid easement and approval to use the easement area was not obtained; the Board
previously offered no position with comment on a site plan referral (Z-13-50) for the
same project, noting no additional access to Thompson Road would be permitted in the
future; and
5 the site is located in a pocket of industrial and commercial land uses north of the Gillette
Road Middle School and generally surrounded by residential neighborhoods; the
submitted Existing Site Plan dated April 16, 2021 shows the site has frontage on South
Bay Road to the west and Thompson Road to the east; and
6 the Existing Site Plan shows the site is almost entirely covered by gravel; the site has two
existing driveways, one each occurring on South Bay Road and Thompson Road; the site
also has unrestricted access to the adjacent parcel to the north (gas station and car wash),
under common ownership, and has two existing driveways to the adjacent parcels to the
south; aerial imagery dated May 2020 shows dumpsters stored and several vehicles
parked on the site; and
7 the Existing Site Plan shows the entire parcel is located in a Niagara Mohawk Power
Corporation (N.M.P.C.) easement; there is a N.M.P.C. steel tower located on the adjacent
parcel to the south and power lines running across portions of the site; and
8 the Proposed Site Plan dated April 16, 2021 shows a proposed staging area with 10 roll-
off dumpsters to be lined up and one truck parked on-site; there will be no direct access to
South Bay Road or Thompson Road and both frontages will be lined with grass and
arborvitae or evergreen plantings; the land within 20' of the southern lot line will be
converted to greenspace, eliminating any access through the adjacent parcel to the south;
and
9 ADVISORY NOTE: any proposed work within the county right-of-way is subject to a
work permit from the Onondaga County Department of Transportation; and
the Proposed Site Plan shows all access to the site will come from the adjacent parcel to
the north, which has one existing driveway on South Bay Road and two on Thompson
Road; and
10 per the local application, proposed hours of operation will be approximately 8AM to
5PM, 7 days a week with a maximum of 1 employee on site at one time; and

- 11 the Proposed Site Plan states no lot lighting is proposed, existing grades and drainage
patterns will be maintained, and no additional signage is proposed other than phone
number that will be displayed on the side of the dumpsters; and
- 12 the site has access to public drinking water and sewers and is located in the Oak Orchard
Wastewater Treatment Plant and Davis Road Pump Station service areas; no drinking
water or wastewater services are proposed; and
- 13 per the Onondaga County Department of Water Environment Protection, 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); and



Z-21-182

S-21-36 FINAL SUBDIVISION

See Also Case: Gilbane Development Co.

Wellington Place Apartments

Z-21-171 at 800-802 East Fayette Street

Tax Map # 048.-02-01.1, 048.-02-01.2,

Z-21-172 City of Syracuse

Received: 5/19/2021

30-Day Deadline: 6/18/2021

1 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 Hutchings Psychiatric
Center and the SUNY Upstate Biotech Accelerator, both state-owned facilities; and
2 the applicant is proposing to subdivide three parcels into two new lots, New Lot 101
(1.704 acres) and New Lot 102 (0.535 acres), in a Local Business, Class A (BA) zoning
district; and
3 the Board is concurrently reviewing project site review (Z-21-171) and area variance (Z-
21-172) referrals as part of the proposed project; and
4 the site is located in the City's University Hill neighborhood; surrounding land uses
include retail and restaurants, parking lots, student housing, and various buildings for the
surrounding universities and hospitals; the submitted Topographic Survey dated February
5, 2021 shows the site has frontage on three city streets, East Fayette Street, Forman
Avenue, and Wellington Place, and contains a parking lot with gated access and parking
booth on Wellington Place; there are existing sidewalks along all frontages; and
5 the submitted Final Plan dated April 22, 2021 shows the subdivision will create two new
lots; proposed Lot 101 (1.704 acres) is intended for the new apartment building; Lot 102
(0.535 acres) will remain parking and appears to include two adjacent parcels containing
contiguous parking lots; the submitted Site Layout plan dated March 19, 2021 shows the
proposed apartment building, Wellington Place Apartments, to be a u-shaped, six-story
building with 40,755 sf footprint; the building is set at the East Fayette Street and Forman
Avenue frontages; three sides of the building will occur around an on-grade courtyard, a
35-space parking lot, and a ramp to the building's underground parking garage; there will
be two driveways onto Wellington Place for the apartment's parking lot and parking
garage, and a new sidewalk along this frontage; following the proposed project, the site
will have 193 apartment units and 194 on-site parking spaces; and
6 area variances are required to 1) reduce the minimum required front yard setback on
Forman Avenue from 10 feet to 1.7 feet, 2) reduce the minimum required rear yard
setback from 50 feet to 6 feet, 3) increase the maximum permitted building coverage from
40% to 55%, and 4) reduce the minimum required lot area per dwelling unit from 1,000 sf
to 383 sf; per the local application, the proposed project is consistent with recently
approved projects in the immediate area; the reduced setbacks are intended to provide
adequate streetscape activity and pedestrian engagement; although the project exceeds the
building coverage, it still allows for the minimum required 20% green space; and
7 per the submitted plans, Wellington Place Apartments will have (16) studio units, (36)
one-bedroom units, (68) two-bedroom units, and (73) four-bedroom units; the complex
will provide off-campus student housing; shared amenities include a roof deck, lounge
space, courtyard, and underground parking; and
8 the City of Syracuse is currently undertaking a comprehensive project to revise and
modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated
December 2019, the proposed zoning for the lots is Mixed Use Urban Core (MX-4),
which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-
density residential development and a well-integrated mix of nonresidential uses"; and
9 per the submitted Environmental Assessment Form (EAF) dated April 23, 2021, 1.52

acres of the site will be disturbed by the proposed project; stormwater will be conveyed to proposed and existing storm drains and into the existing city storm sewer system; the Site Layout plan shows a subsurface stormwater management area below the courtyard;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

10 the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new drinking water and sewer services are shown in the Utility Plan to connect to the service lines on East Fayette Street; per the Onondaga County Department of Water Environment Protection, the sewer line along East Fayette Street is a county-owned trunk sewer;

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

11 per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

12 the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and



S-21-36

S-21-38

PRELIMINARY
SUBDIVISION

Mark Oliver

at 6769 Old Collamer Road

Tax Map # 024.-05-09.0; 024.-05-11.4

Town of DeWitt

Received: 5/20/2021

30-Day Deadline: 6/19/2021

1 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 East Molloy Road
(Route 71), a county highway; and
2 the applicant is proposing a lot line adjustment between two parcels totaling 1.50 acres to
convey 250 square feet of land and correct an existing encroachment in an Industrial
zoning district; and
3 the site is located in an industrial area between the NYS Thruway and Syracuse Hancock
International Airport; the submitted survey map dated November 25, 2020 shows the
residential lot is located at the intersection of Collamer Circle and Old Collamer Road,
both town roads, and contains an existing house, a detached garage, and a shed; there are
two existing driveways, one on each frontage; the rear yard is enclosed by wood and
chain link fences; and
4 per the survey map, portions of the garage, shed, and fencing appear to encroach on two
neighboring commercial properties; the adjacent parcel to the north has frontage on East
Molloy Road and Old Collamer Road and contains a hotel, restaurant, and liquor store,
large parking area, and existing driveways onto East Molloy Road and Old Collamer
Road; the adjacent parcel to the west has a multi-tenant building with professional offices
and a wholesale battery distributor and two driveways onto Collamer Circle; and
5 the submitted subdivision plan dated May 10, 2021 shows the proposed lot line
adjustment is intended to increase the residential lot by 250 sf to correct the garage
encroachment; the lands to be conveyed come from the western commercial parcel; the
subdivision does not appear to correct the fence or shed encroachments; per the local
application, an agreement with the other neighboring parcel is planned to correct the
garage encroachment on that property; and
6 the site is served by public drinking water and sewers and is located in the Metropolitan
Wastewater Treatment Plant service area; no changes to the existing infrastructure are
proposed; and
7 per the Onondaga County Department of Water Environment Protection, 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); and
8 the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek,
which are maintained by the Department of Water Environment Protection in this area;
and
9 the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of
Environmental Conservation Environmental Site Remediation database (per EAF
Mapper); and
10 the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper);
and
11 the site may contain the Indiana bat, or its associated habitat, which has been listed by the
state or federal government as a threatened or endangered animal species (per EAF
Mapper); impacts to bat species are often associated with tree clearing and from the plans
it appears that no trees will be removed as part of the proposed project; and



S-21-38

Z-21-167 SITE PLAN

See Also Case: Daniel Manning Architect, PLLC

Seneca Savings

Z-21-168 at 925 State Fair Boulevard

Tax Map # 022.-18-04.0, 022.-18-05.0

Town of Geddes

Received: 5/3/2021

30-Day Deadline: 6/2/2021

1 General Municipal Law Section 239-m allows the County Planning Board to review
approval of site plans and the site is located within 500 feet of State Fair Boulevard
(Route 80), a county highway; and
2 the applicant is proposing to convert an existing vacant building into a financial business
office on two parcels totaling 0.3 acres in a Commercial B-Highway zoning district; and
3 the Board is concurrently reviewing an area variance referral (Z-21-168) as part of the
proposed project; and
4 the site is located at the intersection of State Fair Boulevard and Conklin Avenue, a town
road, in the Lakeland area; surrounding land uses are primarily residential to the rear of
the site and commercial and office on State Fair Boulevard; and
5 the submitted Existing Site Plan dated April 22, 2021 shows the site contains a one-story
office building (6,400 sf) with parking located on three sides, including along both road
frontages; access to both Conklin Street and State Fair Boulevard is unrestricted along
almost the entirety of each abutting lot line; and
6 per the local application, exterior modifications will include new storefront windows,
exterior painting, and decorative "EIFS" treatments and metal roof canopies at entrances;
the interior of the building will be renovated for the new financial business office use,
which will provide investment services for Seneca Savings; and
7 the Proposed Site Plan dated April 22, 2021 shows parking at the front of the building,
along State Fair Boulevard will be removed and converted to lawn; a new sidewalk and
landscape bed are also shown at the front of the building; remaining parking areas will be
patched, sealed and re-striped;
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit
from the Onondaga County Department of Transportation; and
8 the requested area variance is necessary to allow for elimination of the parking on State
Fair Boulevard; per the justification of request, removing those parking spaces will
prevent clients from backing into State Fair Boulevard;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no
parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into
the right-of-way, is permitted; and
9 the Town Code Enforcement Officer noted that the two lots will also be combined into
one as part of the proposed project; the lot combination will be completed
administratively; and
10 the site is served by public drinking water and sewers and is located in the Metropolitan
Wastewater Treatment Plant service area; no changes to the existing infrastructure are
proposed;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection
asks that the applicant contact the Department's Flow Control office to determine sewer
availability and capacity; and
11 per the Onondaga County Department of Water Environment Protection, 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);
ADVISORY NOTE: per the Onondaga County Department of Water Environment

Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

12 the project is within 2,000 feet of a site (ID: 734025) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

13 the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

14 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



Z-21-167

Z-21-168 AREA VARIANCE

See Also Case: Daniel Manning Architect, PLLC

Seneca Savings

Z-21-167 at 925 State Fair Boulevard

Tax Map # 022.-18-04.0, 022.-18-05.0

Town of Geddes

Received: 5/3/2021

30-Day Deadline: 6/2/2021

- 1 General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway; and
- 2 the applicant is requesting an area variance to reduce the number of parking spaces from 32 to 26 as part of a project to convert an existing vacant building into a financial business office on two parcels totaling 0.3 acres in a Commercial B-Highway zoning district; and
- 3 the Board is concurrently reviewing a site plan referral (Z-21-167) as part of the proposed project; and
- 4 the site is located at the intersection of State Fair Boulevard and Conklin Avenue, a town road, in the Lakeland area; surrounding land uses are primarily residential to the rear of the site and commercial and office on State Fair Boulevard; and
- 5 the submitted Existing Site Plan dated April 22, 2021 shows the site contains a one-story office building (6,400 sf) with parking located on three sides, including along both road frontages; access to both Conklin Street and State Fair Boulevard is unrestricted along almost the entirety of each abutting lot line; and
- 6 per the local application, exterior modifications will include new storefront windows, exterior painting, and decorative "EIFS" treatments and metal roof canopies at entrances; the interior of the building will be renovated for the new financial business office use, which will provide investment services for Seneca Savings; and
- 7 the Proposed Site Plan dated April 22, 2021 shows parking at the front of the building, along State Fair Boulevard will be removed and converted to lawn; a new sidewalk and landscape bed are also shown at the front of the building; remaining parking areas will be patched, sealed and re-striped;
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- 8 the requested area variance is necessary to allow for elimination of the parking on State Fair Boulevard; per the justification of request, removing those parking spaces will prevent clients from backing into State Fair Boulevard;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- 9 the Town Code Enforcement Officer noted that the two lots will also be combined into one as part of the proposed project; the lot combination will be completed administratively; and
- 10 the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- 11 per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

- 12 the project is within 2,000 feet of a site (ID: 734025) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- 13 the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- 14 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



Z-21-168

Z-21-172 AREA VARIANCE

See Also Case: Gilbane Development Co.

Wellington Place Apartments

S-21-36 at 800-802 East Fayette Street

Tax Map # 048.-02-01.1

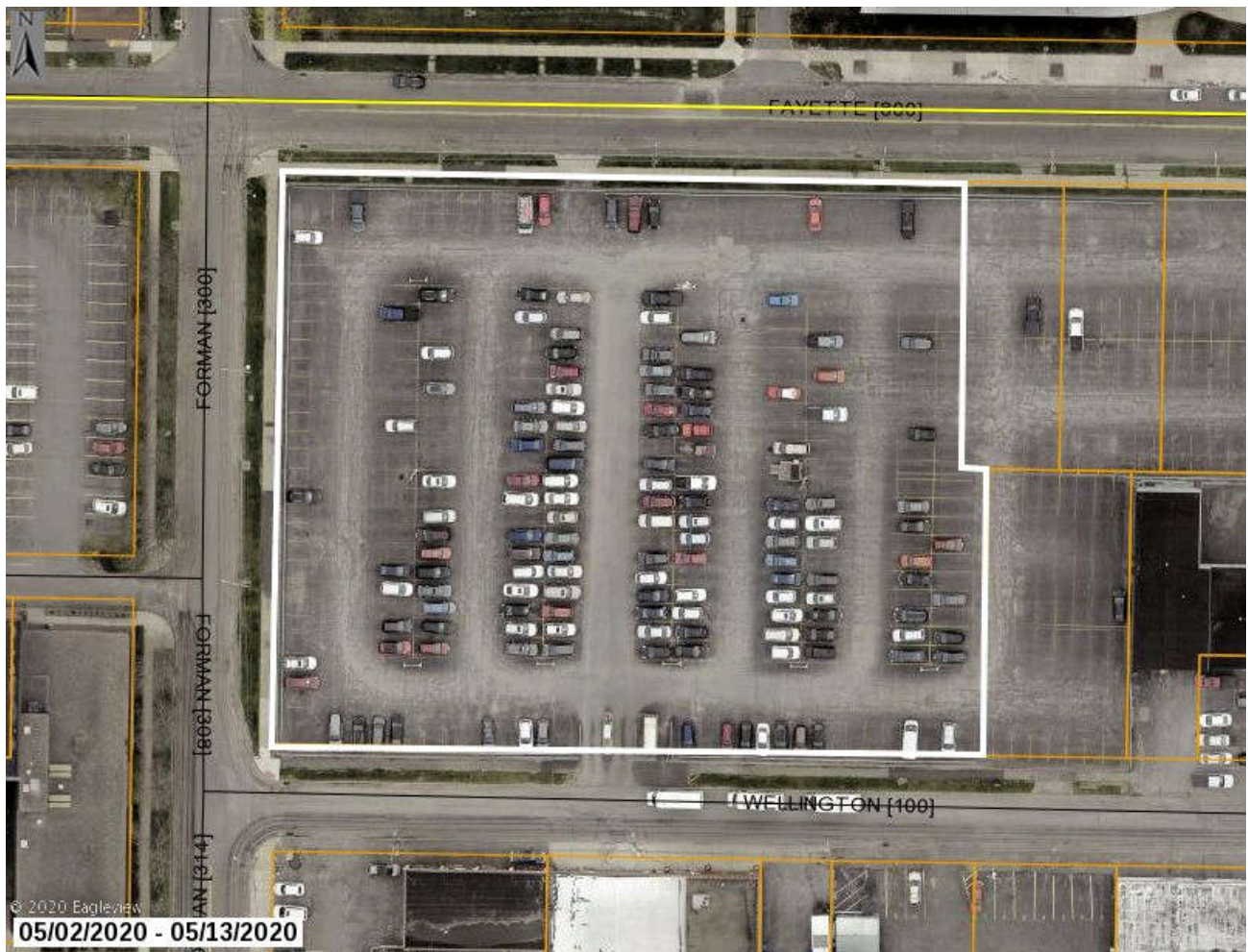
Z-21-171 City of Syracuse

Received: 5/19/2021

30-Day Deadline: 6/18/2021

- 1 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 Hutchings Psychiatric Center and the SUNY Upstate Biotech Accelerator, both state-owned facilities; and
- 2 the applicant is requesting several area variances to allow construction of a 193-unit apartment building on a 1.704-acre parcel in a Local Business, Class A (BA) zoning district; and
- 3 the Board is concurrently reviewing project site review (Z-21-171) and final subdivision (S-21-36) referrals as part of the proposed project; and
- 4 the site is located in the City's University Hill neighborhood; surrounding land uses include retail and restaurants, parking lots, student housing, and various buildings for the surrounding universities and hospitals; the submitted Topographic Survey dated February 5, 2021 shows the site has frontage on three city streets, East Fayette Street, Forman Avenue, and Wellington Place, and contains a parking lot with gated access and parking booth on Wellington Place; there are existing sidewalks along all frontages; and
- 5 the submitted Final Plan dated April 22, 2021 shows the subdivision will create two new lots; proposed Lot 101 (1.704 acres) is intended for the new apartment building; Lot 102 (0.535 acres) will remain parking and appears to include two adjacent parcels containing contiguous parking lots; the submitted Site Layout plan dated March 19, 2021 shows the proposed apartment building, Wellington Place Apartments, to be a u-shaped, six-story building with 40,755 sf footprint; the building is set at the East Fayette Street and Forman Avenue frontages; three sides of the building will occur around an on-grade courtyard, a 35-space parking lot, and a ramp to the building's underground parking garage; there will be two driveways onto Wellington Place for the apartment's parking lot and parking garage, and a new sidewalk along this frontage; following the proposed project, the site will have 193 apartment units and 194 on-site parking spaces; and
- 6 area variances are required to 1) reduce the minimum required front yard setback on Forman Avenue from 10 feet to 1.7 feet, 2) reduce the minimum required rear yard setback from 50 feet to 6 feet, 3) increase the maximum permitted building coverage from 40% to 55%, and 4) reduce the minimum required lot area per dwelling unit from 1,000 sf to 383 sf; per the local application, the proposed project is consistent with recently approved projects in the immediate area; the reduced setbacks are intended to provide adequate streetscape activity and pedestrian engagement; although the project exceeds the building coverage, it still allows for the minimum required 20% green space; and
- 7 per the submitted plans, Wellington Place Apartments will have (16) studio units, (36) one-bedroom units, (68) two-bedroom units, and (73) four-bedroom units; the complex will provide off-campus student housing; shared amenities include a roof deck, lounge space, courtyard, and underground parking; and
- 8 the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses"; and

- 9 per the submitted Environmental Assessment Form (EAF) dated April 23, 2021, 1.52 acres of the site will be disturbed by the proposed project; stormwater will be conveyed to proposed and existing storm drains and into the existing city storm sewer system; the Site Layout plan shows a subsurface stormwater management area below the courtyard;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- 10 the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new drinking water and sewer services are shown in the Utility Plan to connect to the service lines on East Fayette Street; per the Onondaga County Department of Water Environment Protection, the sewer line along East Fayette Street is a county-owned trunk sewer;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- 11 per the Onondaga County Department of Water Environment Protection, 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);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- 12 the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and



Z-21-172

S-21-35

FINAL SUBDIVISION

Adam Bregou / Missio Church
at 620 West Genesee Street

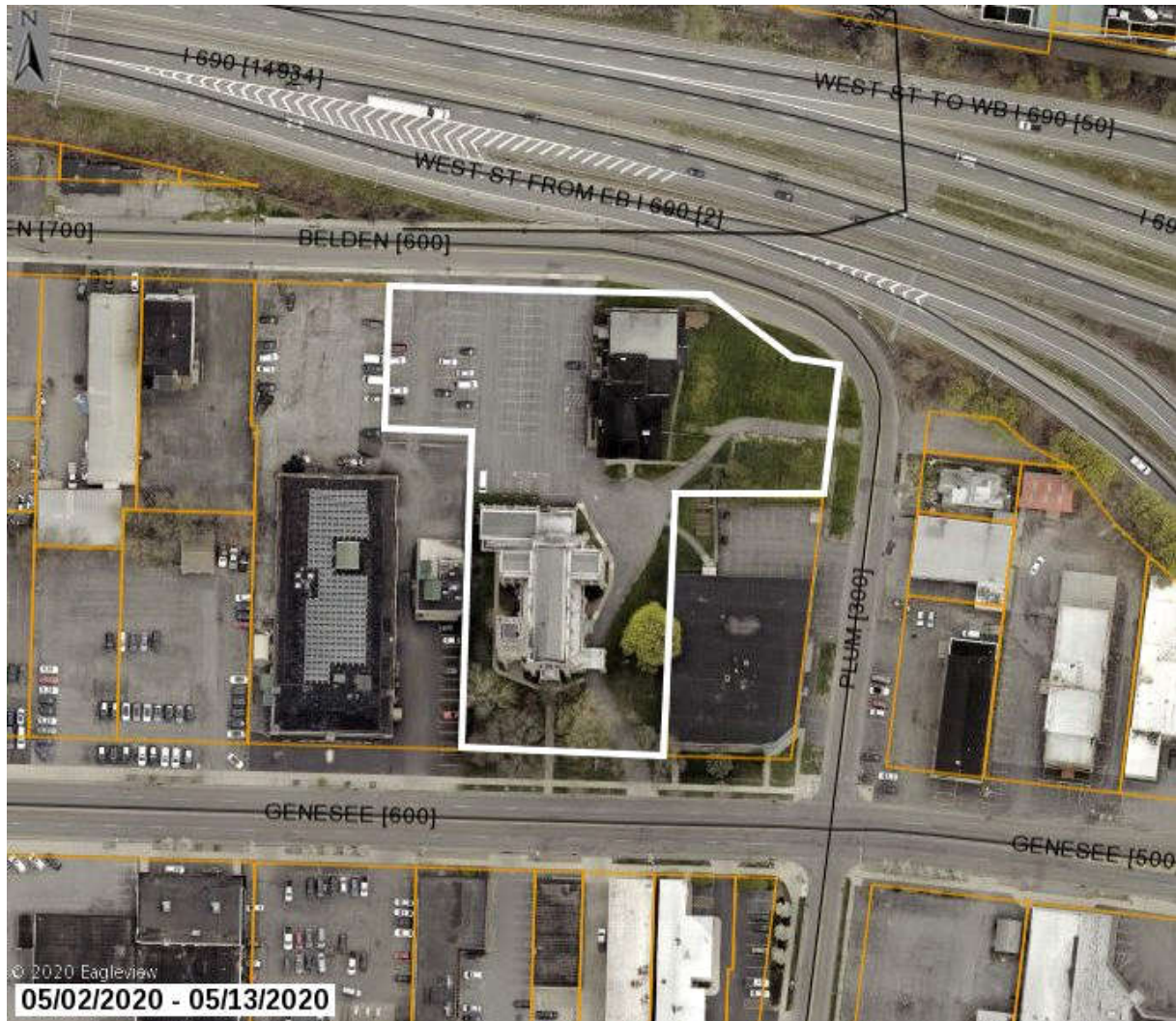
Missio Church
Tax Map # 106.-06-04.0

City of Syracuse

Received: 5/14/2021

30-Day Deadline: 6/13/2021

- 1 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 Route 690, a state
highway, and North West Street, a state arterial; and
- 2 the applicant is proposing to combine four properties into New Lot Nine A (2.16 acres) in
a Commercial, Class A zoning district; and
- 3 the site is located in the City's Westside neighborhood with surrounding commercial and
office land uses; the submitted resubdivision plan dated April 15, 2021 shows the site has
frontage on three city streets, West Genesee Street, Plum Street, and West Belden
Avenue, and contains two existing buildings; the building closest to the West Genesee
Street frontage is the Missio Church; the other building is located along West Belden
Avenue and appears to also be used by the church; and
- 4 aerial imagery dated May 2020 also shows a tarvia parking area with three cub cuts onto
West Belden Avenue and an existing driveway onto West Genesee Street; there are
existing sidewalks on all three frontages; there appears to be a remnant driveway onto
Plum Street with access restricted by two gates; the sidewalk along Plum Street appears
to be in disrepair in places; and
- 5 current tax maps indicate the four properties were previously combined to create one tax
parcel, though a formal subdivision to combine the lots into Lot Nine A (2.16 acres), as
shown in the resubdivision plan, was never filed; and
- 6 per the submitted Environmental Assessment Form (EAF) dated April 14, 2021, the
applicant also intends to replace the existing tarvia parking lot with a porous asphalt
parking lot and implement stormwater management measures, not described, as part of
the Missio Church Green Infrastructure Project; 0.87 acres of the site will be disturbed by
the proposed project; and
- 7 the site is served by public drinking water and sewers and is located in the Metropolitan
Wastewater Treatment Plant service area; no changes to the existing infrastructure are
proposed; and
- 8 per the Onondaga County Department of Water Environment Protection, 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); and
- 9 the City of Syracuse is currently undertaking a comprehensive project to revise and
modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June
2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide
appropriate areas that permit the development and continued use of land for commercial
and service uses characterized by frequent visits of customers and clients in high
volumes"; and
- 10 the project is within 2,000 feet of multiple sites (IDs: 734060, C734088A, C734143,
V00588, C734089) in the NYS Department of Environmental Conservation
Environmental Site Remediation database (per EAF Mapper); and
- 11 the site or a portion of it is located in or adjacent to an area designated as sensitive for
archaeological sites on the NYS Historic Preservation Office archaeological site
inventory (per EAF Mapper); and



S-21-35

S-21-37

FINAL SUBDIVISION

Pathfinder Bank

PathFinder Bank

at 422-428, 506 West Onondaga Street & 303
Slocum Avenue

Tax Map # 096.-14-08.0, 096.-14-10.2,

City of Syracuse

Received: 5/20/2021

30-Day Deadline: 6/19/2021

- 1 General Municipal Law Section 239-n allows the County Planning Board to review the
approval of subdivisions and the site is located within 500 feet of West Street, a state
arterial; and
- 2 the applicant is proposing to subdivide three parcels to create two new lots, New Lot 2A
(2.541 acres) and New Lot 4A (0.825 acres) in a Local Business, Class A (BA) zoning
district; and
- 3 the site is located in the City's Westside neighborhood with surrounding residential,
commercial, and office land uses and an elementary school; the submitted resubdivision
plan dated May 5, 2021 shows the site has frontage on three city streets, Shonnard Street,
Slocum Avenue, and West Onondaga Street, and contains two existing office buildings
and a two-story vacant mansion; and
- 4 aerial imagery dated May 2020 shows two frontages on West Onondaga Street occurring
on either side of a lot containing a mansion that has been converted to a spa; several other
older mansions in this area have been converted to similar commercial/office uses; the
site also has two frontages and an existing driveway on Slocum Avenue and an existing
driveway on the Shonnard Street frontage; the site appears to contain a large parking area
that is contiguous with parking on several adjacent parcels, including one with a county
health center; all frontages have existing sidewalks; and
- 5 per the resubdivision plan, proposed New Lot 2A (2.541 acres) will contain the two office
buildings and majority of the parking area and retain frontage on all three abutting streets;
proposed New Lot 4A (0.825 acres) will contain the mansion and an existing parking area
at the rear of the mansion, as well as part of the larger parking area; New Lot 4A will
have frontage on West Onondaga Street and Slocum Avenue; and
- 6 per the local application, the mansion will be renovated for a new bank use, Pathfinder
Bank; the new lot configuration allows for the bank site to have entrance-only access on
West Onondaga Street with one-way circulation through the site and new drive-thru bank
teller and ATM areas and exit-only access to Slocum Avenue; the rear parking area will
be reconfigured for 15 spaces; and
- 7 the submitted Overall Site Plan shows additional site modifications to include sidewalk
improvements along West Onondaga Street and Slocum Avenue, a new ramp system for
the building's rear entry, and on-site sidewalks between the parking area and rear
entrance and the front entrance and West Onondaga Street sidewalk; access between the
two proposed lots will be eliminated by a new curbed landscape island; a new 12' wide
connection is shown with the adjacent spa parcel, which will permit one-way access from
the spa to the bank; per the local application, an easement will be provided for this
connection; and
- 8 per the local application, hours of operation for the bank will be Monday through Friday
9AM to 5PM; the ATM will be open 24 hours; and
- 9 the mansion has been designated a Local Protected Site by the City of Syracuse, requiring
project review by the Syracuse Landmark Preservation Board (SLPB); per the local
application, the building renovation plans have been reviewed by the SLPB, as well as the
NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) and National Parks

for historic tax credits; and

10 the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;

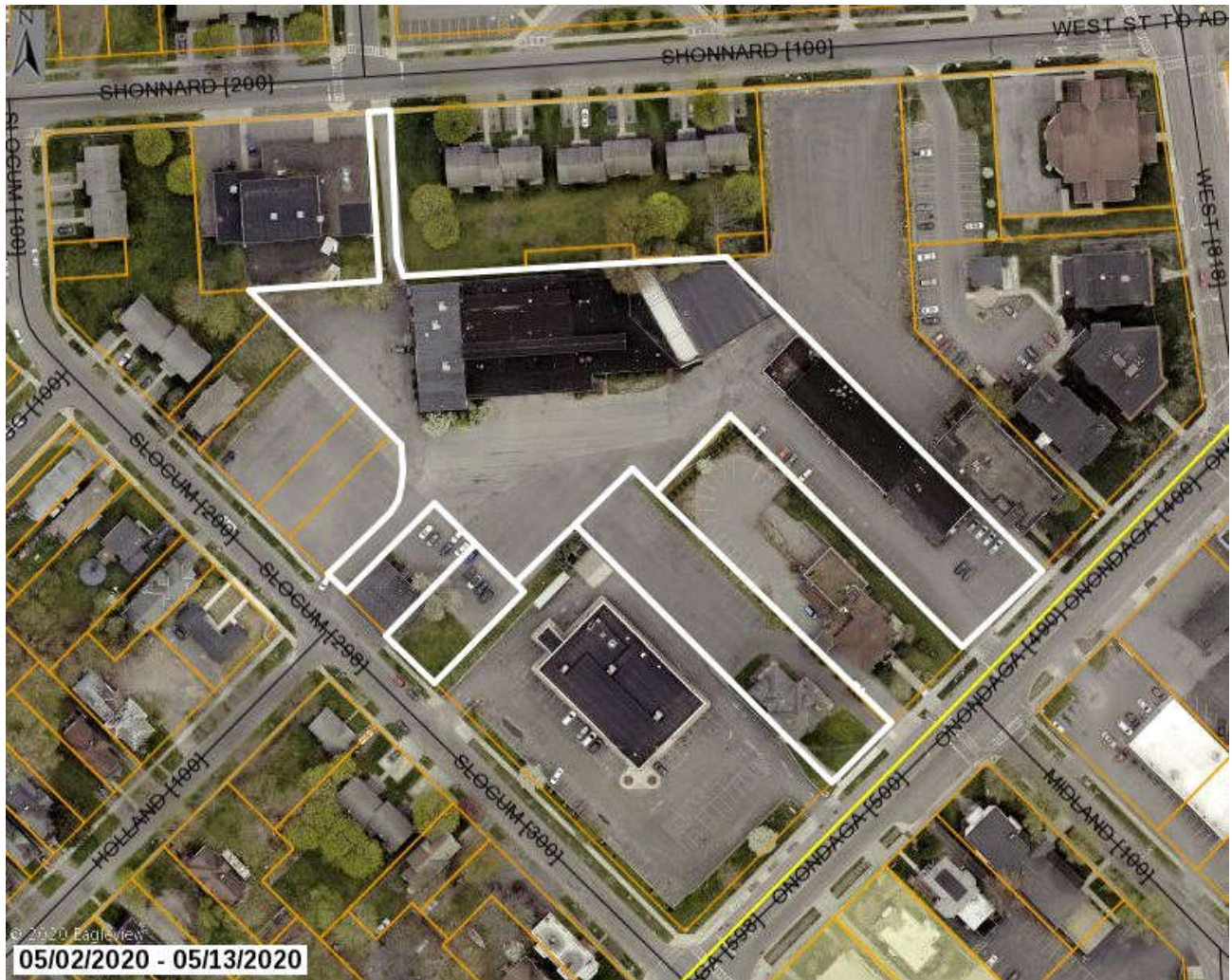
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

11 per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

12 the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for New Lot 2A is Mixed Use Transition (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; proposed New Lot 4A will be split-zoned MX-3, Mixed Use Urban Neighborhood (MX-1), and Mixed Use Neighborhood Center (MX-2); and

13 the project is within 2,000 feet of a site (ID: 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located near the William J. Gillet House and Trinity Episcopal Church which are both listed on the State and National Registers of Historic Places; and



S-21-37

S-21-39

FINAL SUBDIVISION

Greater Syracuse Property Development Corp.

at 227 & 233 McKinley Avenue

Tax Map # 077.-08-17.0, 077.-08-18.0

City of Syracuse

Received: 5/21/2021

30-Day Deadline: 6/20/2021

1 General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate 81, a state highway; and

2 the applicant is proposing to combine two properties into New Lot 7A (0.309 acres) in a Residential, Class AA (RAA) zoning district; and

3 the site is located in the City's Southside neighborhood in a residential area west of I-81; the submitted resubdivision plan dated April 27, 2021 shows the site has frontage on McKinley Avenue, a city street, and contains two residential lots, one vacant and one with an existing two-family house; there are two dilapidated garages, both to be demolished, and an existing driveway serving the house; and

4 a letter from the applicant to the City dated May 6, 2021 indicates the house was recently purchased from the Greater Syracuse Land Bank and is under redevelopment; the owner would like to purchase the vacant lot, which is currently under Land Bank ownership, to expand the yard space for future tenants; the letter notes that the property is not desirable for infill development given its proximity to I-81 and the limited amount of privately financed infill construction currently happening in the City; and

5 the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

6 per the Onondaga County Department of Water Environment Protection, 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); and

7 the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Two-Family Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and

8 the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

9 the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and



S-21-39

S-21-40

PRELIMINARY
SUBDIVISION

4086 Jordan Road, LLC

at 4086 Jordan Road

Tax Map # 027.-03-14.0

Town of Skaneateles

Received: 5/21/2021

30-Day Deadline: 6/20/2021

1

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 Jordan Road (Route 22), a county highway; and

2

the applicant is proposing to subdivide a 26.8-acre parcel into two new lots, Lot 1A (24.6 acres) and Lot 1B (2.2 acres), in Residential (RR) and Hamlet zoning districts; and

3

the site is located in the Mottville hamlet with surrounding residential and agricultural land uses; the submitted subdivision map dated April 8, 2021 shows the site has frontage on Jordan Road and contains an existing house; the remainder of the site appears to be undeveloped and wooded; and

4

per the subdivision plan, proposed Lot 1A (24.655 acres) will include the Jordan Road frontage and undeveloped lands; proposed Lot 1B (2.215 acres) will be landlocked; the new lot will contain the house, which has access to Jordan Road via an existing driveway and easement on an adjacent residential lot; no improvements are proposed; and

5

the site is served by public drinking water and an individual septic system; a possible septic area is shown at the rear of the house; no changes to the existing infrastructure are proposed;

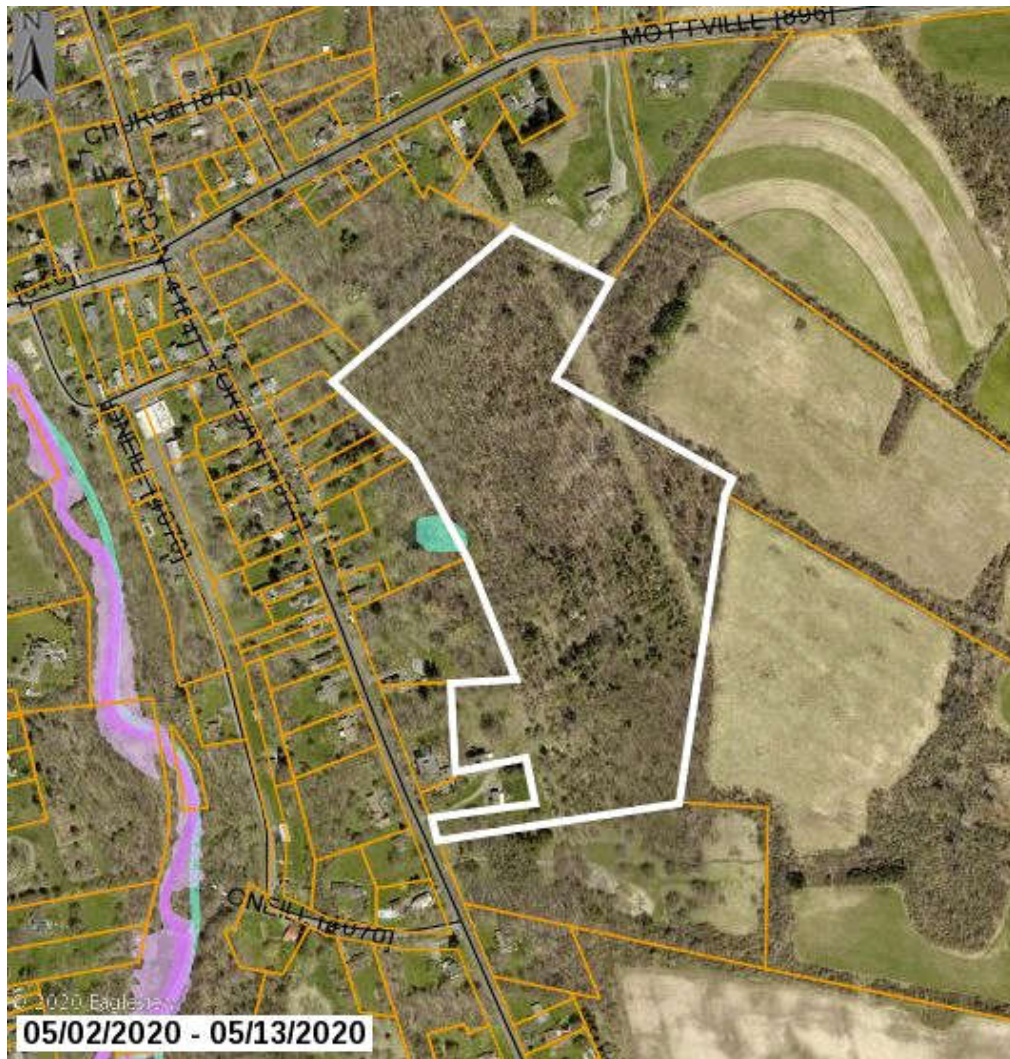
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1B prior to Department endorsement of the subdivision; and

6

the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

7

the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



S-21-40

Z-21-169

ZONE CHANGE

2018 North Eastern Properties, LLC
at 2503-2505 Court Street

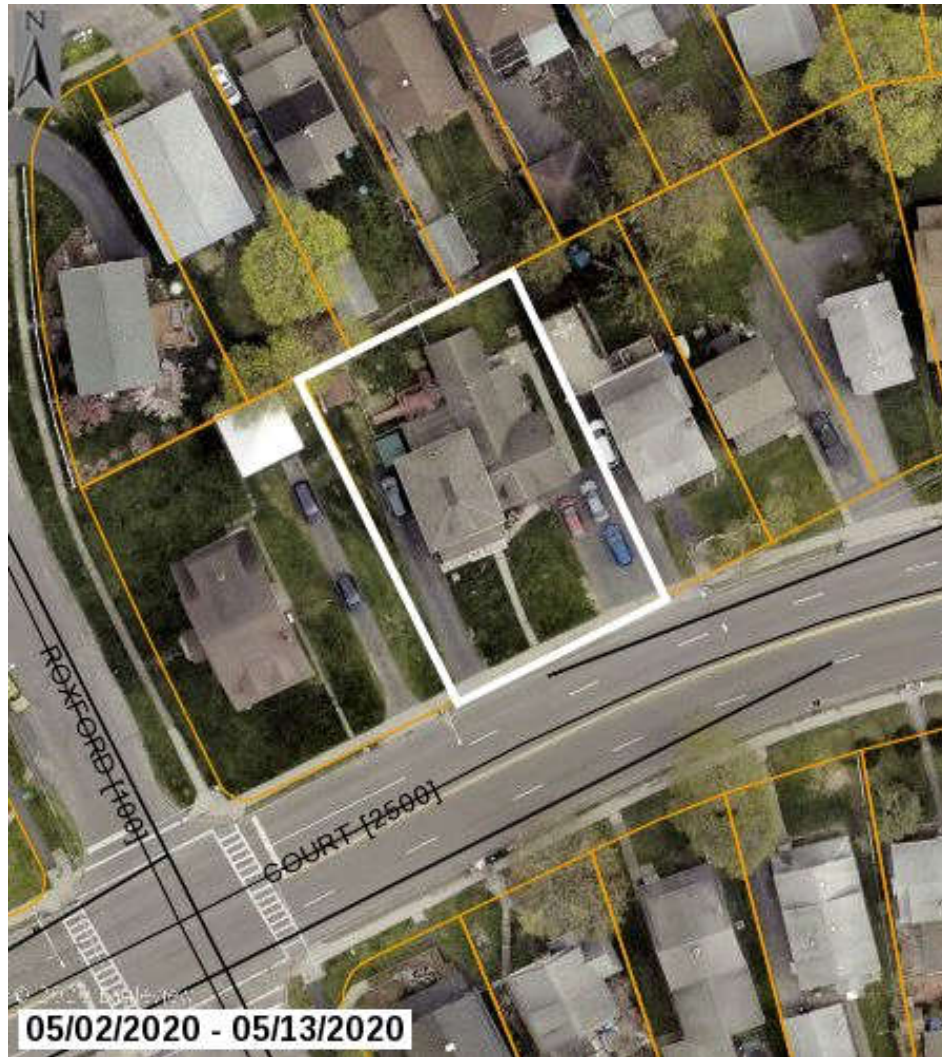
Tax Map # 072.-14-20.0

Town of Salina

Received: 5/19/2021

30-Day Deadline: 6/18/2021

- 1 General Municipal Law Section 239-m allows the County Planning Board to review the
adoption or amendment of a zoning ordinance or local law and the site is located within
500 feet of Court Street (Route 298), a state highway; and
- 2 the applicant is proposing a zone change on a 0.22-acre parcel from One- and Two-
Family Residential District (R-3) to Multiple-Family Residential District (R-4); and
- 3 the site is located in a residential neighborhood along Court Street; the submitted survey
map dated November 8, 2018 shows the site contains an existing three-family house and
two sheds; there are two existing driveways onto Court Street; and
- 4 per the local application, the three-family dwelling has been on the property and used as
such for over 30 years; the use is currently legal non-conforming; the proposed zone
change is intended to make it a conforming use; no changes to the site or use are
proposed; and
- 5 per the Town Zoning Code, the current R-3 zoning district permits one-family and two-
family dwellings, one-family townhouse developments, family day-care homes, and group
family day-care homes; the proposed R-4 district permits the same uses as R-3, as well as
multiple dwellings; and
- 6 the referral materials includes a draft local law that will amend the Town Zoning Map to
reflect the requested zone change; and
- 7 the site is served by public drinking water and sewers and is located in the Metropolitan
Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the
existing infrastructure are proposed; and
- 8 per the Onondaga County Department of Water Environment Protection, 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); and
- 9 the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek,
which are maintained by the Department of Water Environment Protection in this area;
and
- 10 the site or a portion of it is located in or adjacent to an area designated as sensitive for
archaeological sites on the NYS Historic Preservation Office archaeological site
inventory (per EAF Mapper); and



Z-21-169

Z-21-174

SITE PLAN

Cottages at Garden Grove / Tara Zgoda
at Meltzer Court & Jamboree Drive

Cottages at Garden Grove
Tax Map # 092.-01-27.1

Town of Cicero

Received: 5/19/2021

30-Day Deadline: 6/18/2021

1 General Municipal Law Section 239-m allows the County Planning Board to review
approval of site plans and the site is located within 500 feet of the municipal boundary
between the Town of Cicero and the Town of Clay; and

2 the applicant is proposing construction of a one-story 6,066 sf administration building for
a skilled nursing community, the Cottages at Garden Grove, on a 13.954-acre parcel in a
Planned Unit Development (PUD) zoning district; and

3 the site is located in Cicero Commons along Brewerton Road (US Route 11) in the Town
of Cicero; Cicero Commons is a Planned Unit Development containing a senior housing
complex (Spring Village Apartments), the Northern Onondaga Public Library, Cicero
Twin Rinks, and a recreation center, in addition to the skilled nursing community
(Cottages at Garden Grove) that the project is intended for; and

4 the Board has reviewed a number of referrals for development of the Cicero Commons
area, including subdivision (S-18-49) and site plan (Z-17-405) referrals for the Spring
Village Apartments and subdivision (S-10-49, S-14-60) and site plan (Z-10-192) referrals
for the Cottages at Garden Grove; and

5 the submitted survey map shows the site has frontage on two local roads, Meltzer Court
and Jamboree Drive, that form a circle with 6 buildings at the interior of the circle and 6
buildings around the perimeter; both roads have sidewalks and on-street parking serving
the facility; each building has a small parking lot (5 spaces) and driveway onto either
Meltzer Court or Jamboree Drive; and

6 the proposed administration building (6,066 sf) is shown in the Preliminary Site Plan to
be constructed along Meltzer Court; there will be a parking lot (18 spaces) and dumpster
enclosure adjacent to the building; sidewalks will be installed to connect to the sidewalk
along Meltzer Court and for access to the parking lot; new landscaping is shown at the
front of the building; and

7 per the local application, the office building was previously approved as part of the
original development plan; hours of operation will be 5 days a week, 8AM to 5PM; the
maximum number of employees on-site will be 14; and

8 per the submitted Environmental Assessment Form (EAF), 0.75 acres will be disturbed by
the proposed project; the facility has existing drainage facilities, including detention
ponds; the Preliminary Grading Plan shows proposed catch basins in the new parking lot
and a storm sewer connection to a detention pond along the southern lot line; and

9 the site is served by public drinking water and sewers and is located in the Oak Orchard
Treatment Plant service area; per the referral notice, new connections to the drinking
water and wastewater infrastructure are proposed;

ADVISORY NOTES: the Onondaga County Department of Water Environment
Protection asks that the applicant contact the Department's Flow Control office to
determine sewer availability and capacity; the applicant is advised to contact OCWA's
Engineering Department to determine the activities and structures permitted within
OCWA easements/right-of-ways, 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; and

- 10 the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area that ultimately flows to the Davis Road Pump Station which is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- 11 GIS mapping shows a potential state wetland area along the southern boundary of the site; all existing and proposed development appears to be outside the wetland and 100-foot buffer areas; and
- 12 the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no trees will be removed as part of the proposed project; and
- 13 per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Brewerton Road, with limited service to Cicero Commons and more frequent service at Brewerton Road, just north of the intersection with Meltzer Road; per CENTRO, site design that accommodates bikes and pedestrians can foster opportunities for transit services; and
- 14 ADVISORY NOTE: 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



Z-21-174

Z-21-180

SITE PLAN

Brian Bruno / Brian's Landing
at 6523 East Seneca Turnpike

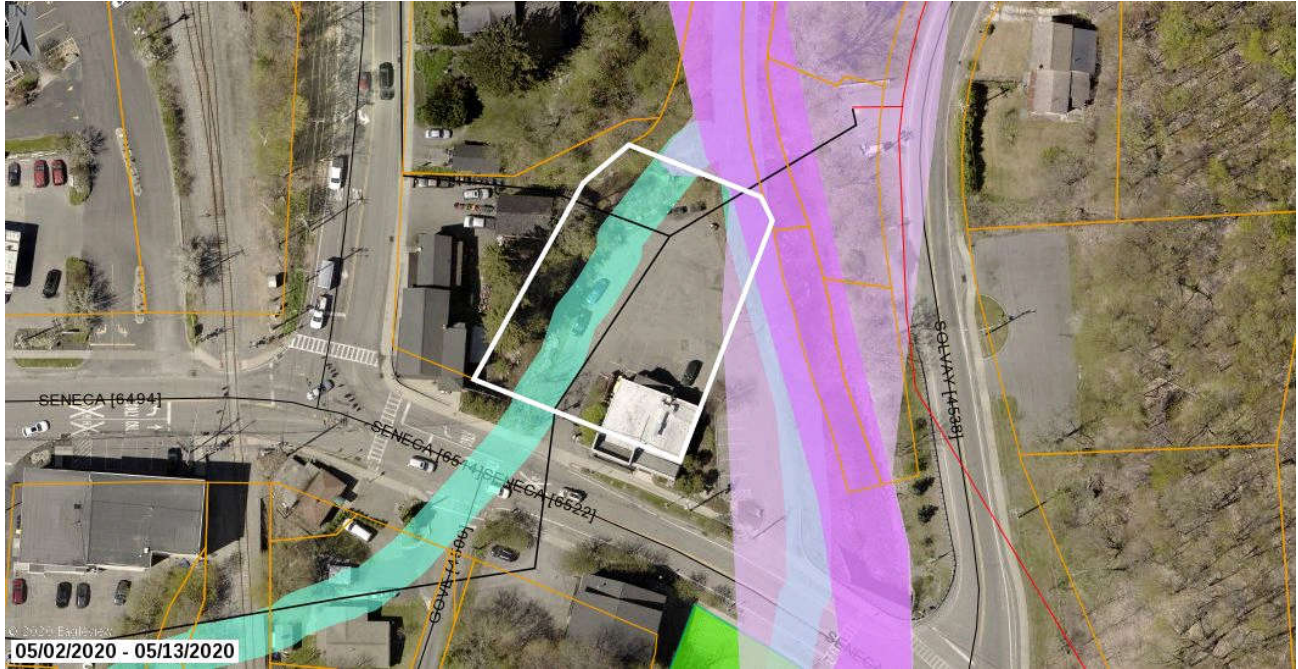
Brian's Landing
Tax Map # 086.-04-17.2

Town of DeWitt

Received: 5/20/2021

30-Day Deadline: 6/19/2021

- 1 General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Seneca Turnpike (Route 173) and Jamesville-Pompey Road (Route 91), both state highways, and North Street (Route 6) and South Street (Apulia Road / Route 2), both county highways; and
- 2 the applicant is proposing a deck addition to an existing restaurant on a 0.45-acre parcel in a Hamlet zoning district; and
- 3 the site is located in the Jamesville hamlet with surrounding commercial uses; the site is bound on two sides by Butternut Creek to the east and one of its tributaries, Rush Creek, to the west; parts of the site contain the 100-year floodplain and more restrictive floodway associated with Butternut Creek; and
- 4 the submitted Overall Site Plan dated May 10, 20201 shows the site has frontage and an existing sidewalk on East Seneca Turnpike and contains an existing restaurant, Brian's Landing, with parking on three sides of the building and two driveways serving the parking areas; a portion of the restaurant parking and one of the driveways occur on an adjacent parcel; and
- 5 per the Overall Site Plan, the deck addition will be constructed on the west side of the restaurant in an area that is currently landscaped; the addition appears to be outside the floodplain and floodway; no changes to access are proposed; and
- 6 the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- 7 per the Onondaga County Department of Water Environment Protection, 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); and
- 8 the site may contain the Indiana bat or Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- 9 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



Z-21-180

Z-21-181

SITE PLAN

My Network Realty - Mark Aberi
at 3460 County Line Road

The Barn
Tax Map # 048.-01-01.4

Town of Skaneateles

Received: 5/21/2021

30-Day Deadline: 6/20/2021

1

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and Cayuga County, and a farm operation located in a NYS Agricultural District; and

2

the applicant is proposing to maintain two existing signs exceeding 16 square feet located at the driveway entrance on a 2-acre parcel in a Rural and Farming (RF) zoning district; and

3

in 2019, the Board recommended modification of a site plan referral (Z-19-353) to expand the office use in an existing multi-tenant office building and make additional site modifications; the Board cited required coordination with the Onondaga County Health Department and encouraged additional landscape buffering for the watercourse on-site; previously, the Board recommended modification of concurrent site plan (Z-14-175) and special permit (Z-14-176) referrals to construct the two-story office building; and

4

the site is located in a rural area at the western boundary of the Town of Skaneateles; parcels east of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; per the submitted Site Plan, the site has frontage on County Line Road, a local road, and contains an existing two-story building, parking for 10 vehicles on the south side of the building, and a tarvia driveway; and

5

there are two existing signs (16.7 SF each) located on the existing rail fence on either side of the driveway; each sign is positioned at an angle so one can be seen by vehicles approaching from either direction on County Line Road; per the referral materials, signs may exceed 16 sf in the RF zoning district upon site plan review; the applicant is seeking site plan approval to maintain the existing signage as-is; and

6

the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

7

GIS mapping shows the watercourse, which crosses the southeast corner of the parcel, is tributary to the Skaneateles Creek, and appears to contain some areas of federal wetlands; Skaneateles Creek and its tributaries are listed as water-quality impaired waterbodies (per EAF Mapper); and

8

current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site contains a 100-year floodplain area associated with the watercourse, which may require elevation of structures and other mitigation; 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

9

ADVISORY NOTE: 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



Z-21-181

Z-21-184 PROJECT SITE

See Also Case: REVIEW

National Grid

National Grid

Z-21-185 at 900-940 South Clinton Street

Tax Map # 096.-08-03.0

City of Syracuse

Received: 5/24/2021

30-Day Deadline: 6/23/2021

- 1 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 SUNY Upstate Sarah Loguen Center, a state-owned facility; and
- 2 the applicant is proposing construction of two new buildings, related infrastructure and fencing as part of a project to expand an existing utility substation on a 3.55-acre parcel in an Industrial, Class A zoning district; and
- 3 the Board is concurrently reviewing an area variance referral (Z-21-185) as part of the proposed project; and
- 4 the site is located in the City's Southside neighborhood; aerial imagery dated May 2020 shows the site has frontage on four city streets, Oneida Street, West Taylor Street, West Adams Street, and Clinton Street, and contains a public utility electrical substation owned by National Grid; the site also abuts a short line rail line to the east; the substation is enclosed by a chain link fence; there are existing sidewalks along all frontages except Clinton Street; the site has gated access to Oneida Street; and
- 5 the submitted Environmental Assessment Form (EAF) indicates the project is intended for refurbishment and expansion of the utility substation known as the Temple Street Substation; 1.6 acres of the site will be disturbed by the proposed project; stormwater runoff will be detained in a porous substation cross-section prior to release to the existing storm sewer system;
- ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- 6 per the local application, the applicant is proposing to replace existing metal-clad switchgear with open air breakers, install (2) new control enclosures, re-configure the existing station supply, install a new security fence (8' tall chain link fence with 1' of barbed wire) to encompass the expanded yard area, install new station service transformers, and relocate existing underground gas and sewer lines; and
- 7 the submitted plan shows two expansion areas, one on the south side of the substation and one on the north; each new area will have a new control building and series of interconnected cables, switches, and circuit breakers; the site will have a second gated access point onto Oneida Street, aligning with the intersection of Temple Street to the west, and a new gated access point onto Clinton Street; and
- 8 a letter from the applicant to the City Board of Zoning Appeals, dated April 2, 2021, indicates fences above six feet in height and barbed wire security fencing are prohibited, necessitating an area variance; the letter notes that the security fencing, as proposed, is necessary to protect the public from coming into contact with the substation's high voltage electrical equipment; and
- 9 current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; 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

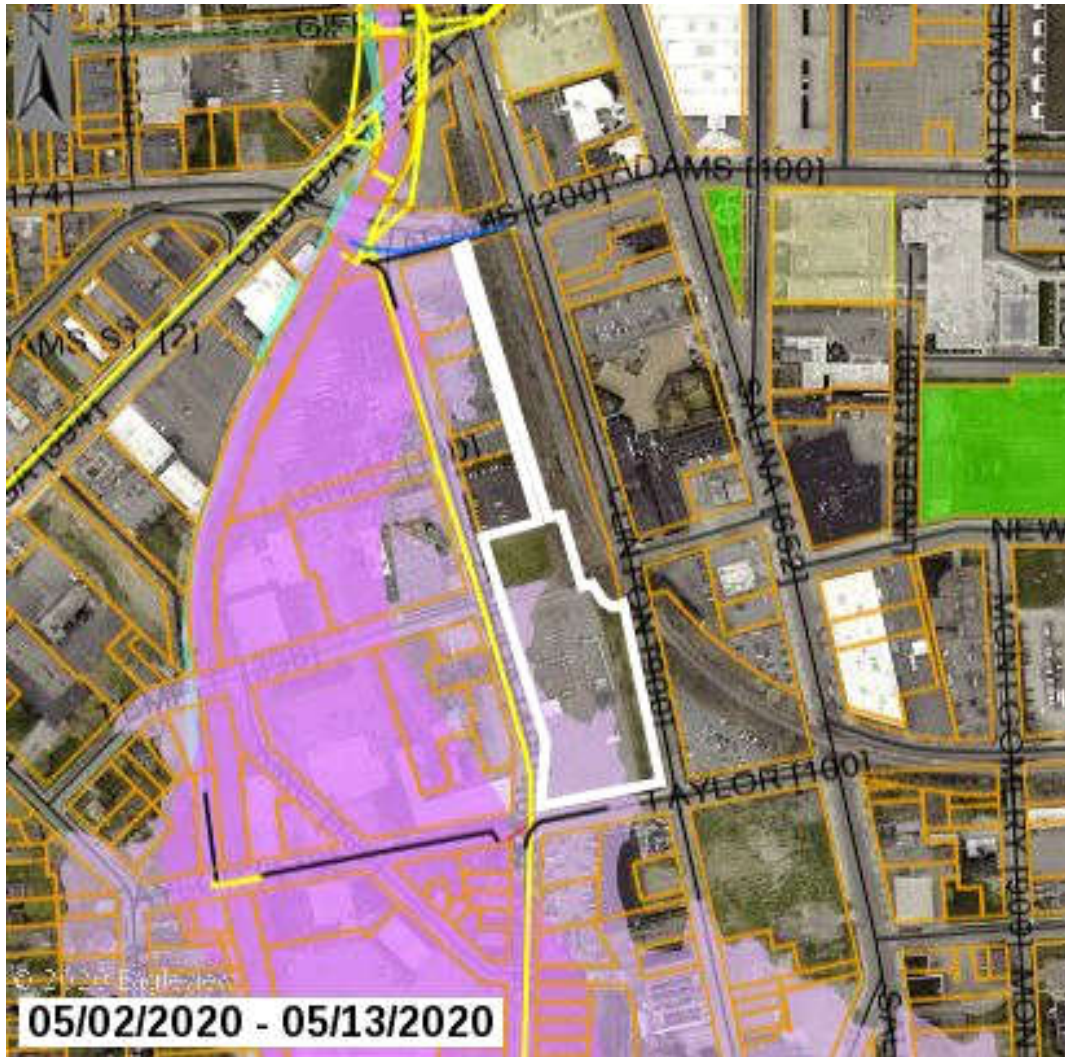
threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

10 the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed as part of the project; and

11 per the Onondaga County Department of Water Environment Protection, 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); and

12 the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated December 2019, the proposed zoning for this lot is Light Industry and Employment (LI), which would act to provide "a range of uses including industrial, commercial, office, retail, and entertainment uses, typically in a flex-space development pattern" in "areas in the City that have predominantly employment and commercial types of development"; and

13 the project is within 2,000 feet of multiple sites (IDs: C734140, C734144A, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and



Z-21-184

Z-21-185 AREA VARIANCE

See Also Case: National Grid

National Grid

Z-21-184 at 900-940 South Clinton Street

Tax Map # 096.-08-03.0

City of Syracuse

Received: 5/24/2021

30-Day Deadline: 6/23/2021

- 1 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 SUNY Upstate Sarah Loguen Center, a state-owned facility; and
- 2 the applicant is requesting an area variance to install an 8-foot high fence with barbed wire as part of a project to expand an existing utility substation on a 3.55-acre parcel in an Industrial, Class A zoning district; and
- 3 the Board is concurrently reviewing a project site review referral (Z-21-184) as part of the proposed project; and
- 4 the site is located in the City's Southside neighborhood; aerial imagery dated May 2020 shows the site has frontage on four city streets, Oneida Street, West Taylor Street, West Adams Street, and Clinton Street, and contains a public utility electrical substation owned by National Grid; the site also abuts a short line rail line to the east; the substation is enclosed by a chain link fence; there are existing sidewalks along all frontages except Clinton Street; the site has gated access to Oneida Street; and
- 5 the submitted Environmental Assessment Form (EAF) indicates the project is intended for refurbishment and expansion of the utility substation known as the Temple Street Substation; 1.6 acres of the site will be disturbed by the proposed project; stormwater runoff will be detained in a porous substation cross-section prior to release to the existing storm sewer system;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- 6 per the local application, the applicant is proposing to replace existing metal-clad switchgear with open air breakers, install (2) new control enclosures, re-configure the existing station supply, install a new security fence (8' tall chain link fence with 1' of barbed wire) to encompass the expanded yard area, install new station service transformers, and relocate existing underground gas and sewer lines; and
- 7 the submitted plan shows two expansion areas, one on the south side of the substation and one on the north; each new area will have a new control building and series of interconnected cables, switches, and circuit breakers; the site will have a second gated access point onto Oneida Street, aligning with the intersection of Temple Street to the west, and a new gated access point onto Clinton Street; and
- 8 a letter from the applicant to the City Board of Zoning Appeals, dated April 2, 2021, indicates fences above six feet in height and barbed wire security fencing are prohibited, necessitating an area variance; the letter notes that the security fencing, as proposed, is necessary to protect the public from coming into contact with the substation's high voltage electrical equipment; and
- 9 current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; 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

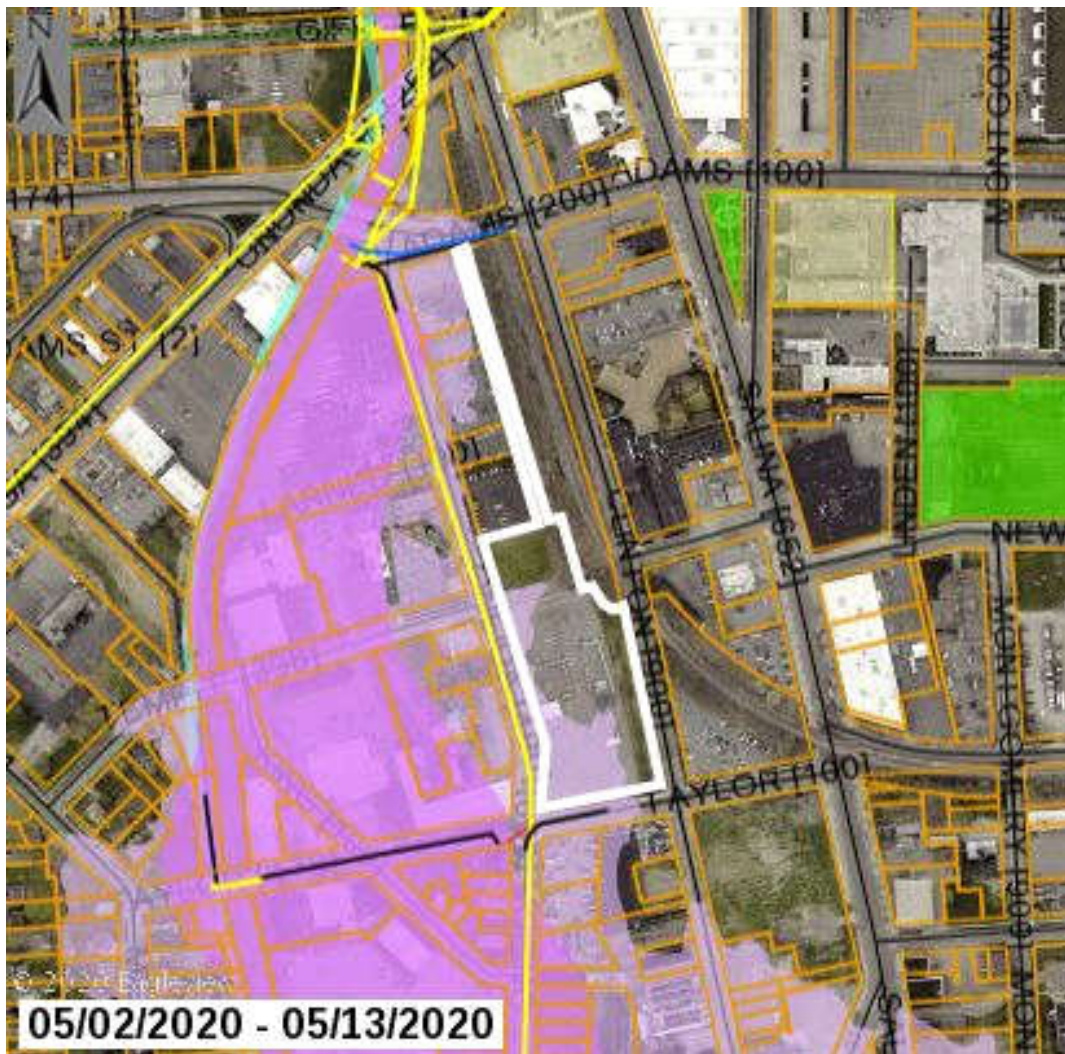
flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed as part of the project; and

per the Onondaga County Department of Water Environment Protection, 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); and

the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated December 2019, the proposed zoning for this lot is Light Industry and Employment (LI), which would act to provide "a range of uses including industrial, commercial, office, retail, and entertainment uses, typically in a flex-space development pattern" in "areas in the City that have predominantly employment and commercial types of development"; and

the project is within 2,000 feet of multiple sites (IDs: C734140, C734144A, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and



Z-21-185

Z-21-186

THREE-MILE LIMIT

Matthew Kerwin

at Airport Road

Tax Map # 011.-01-26.1

City of Syracuse

Received: 5/25/2021

30-Day Deadline: 6/24/2021

1

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 Warners Road (Route 63), Airport Road (Route 100), Bennet Road (Route 190), and Gere Lock/Belle Isle Road (Route 220), all county highways, Route 695, a state highway, and the municipal boundary between the Town of Camillus and Town of Geddes; and

2

the applicant is proposing to subdivide a 733.6-acre parcel into three lots, New Lot 1 (692.43 acres), New Lot 2A (19.1), and New Lot 2B (22.1 acres), in Industrial and Residential (R-3) zoning districts; and

3

the Board recently offered no position with comment for the preliminary subdivision referral (S-21-25) associated with this three-mile limit review; the Board advised the applicant to contact the Onondaga County Department of Transportation to ensure access to Airport Road will be granted and that the proposed lots meet minimum sight distance requirements; and

4

the 733.63-acre parcel is owned by Honeywell and contains a Solvay waste bed; the site has frontage on Airport Road and Warners Road and abuts I-695; there is a CSX rail line along the northern boundary of the site; adjacent land uses include the Camillus Landfill, OCRRA Amboy Compost Site, Town parkland, and recreational trails; and

5

per the local application, the eastern portion of the parcel is used in connection with the Onondaga Lake NPL site remediation; the western portion of the site, across Airport Road, is undeveloped; the proposed subdivision will create two new tax lots on the western portion of the site to allow for future conveyance; no development is currently proposed; and

6

the submitted subdivision plan dated October 15, 2020 shows proposed New Lot 1 (692.43 acres) will contain the eastern portion of the site, which contains several large detention ponds, several small structures, one larger building at the center of the lot, and a network of asphalt and tarvia drives with access to Gere Lock Road; the western portion of the site is shown to be New Lot 2A (19.1 acres) and New Lot 2B (22.1 acres) and will each be a new tax parcel; there is an undeveloped parcel separating New Lots 2A and 2B; and

7

Ninemile Creek, a classification C(T), impaired waterbody, crosses the rear of New Lots 2A and 2B; current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to the creek are located within the 100-year floodplain and floodway; more than half of this new tax parcel appears to be encumbered by the creek and floodplain and floodway areas; only the creek boundary is shown on the subdivision plan; and

8

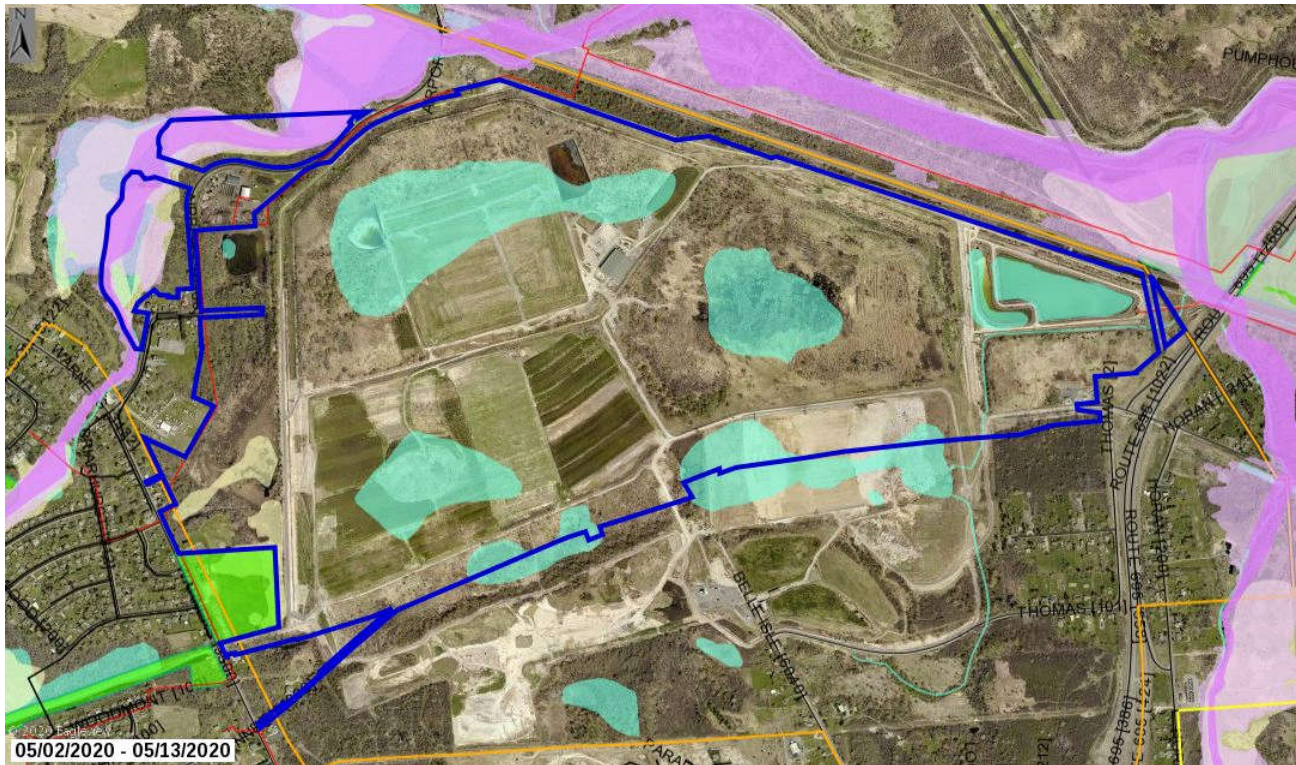
GIS mapping shows parts of the site may also be encumbered by state or federal wetlands; New Lot 1 appears to have multiple potential federal wetland areas, some of which overlap with a detention pond; on New Lots 2A and 2B potential state and federal wetland areas further reduce the amount of unencumbered land for development; and

9

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

10

discouraged; and
no drinking water or wastewater services are proposed; the site is located outside of the Onondaga County Sanitary District boundary and does not have access to public sewerage; public drinking water is available in this area; and



Z-21-186

Z-21-170

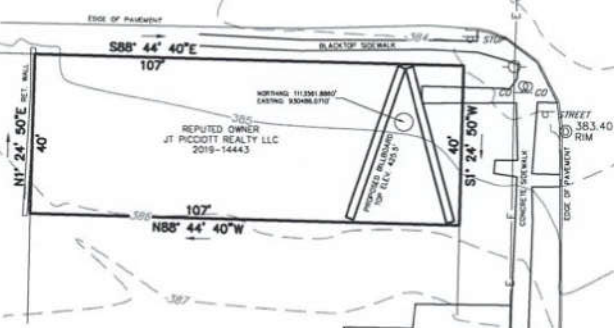


RT. 690 EASTBOUND

EDGE OF PAVEMENT ELEV. 385.5

N GEDDES STREET

EDISON STREET



- NOTES:
- VERTICAL DATUM NAVD 1988
 - NEW YORK STATE PLANE CENTRAL COORDINATE SYSTEM



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 04-14-2021.

Paul J. Olszewski
PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7309, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S WET SEAL OR HIS UNDOUBTED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

DATE: APRIL 19, 2021

SCALE: 1" = 20 FEET

PROJECT No. SY108.2-03-07

PART OF LOT 5
BLOCK 121

CITY OF SYRACUSE

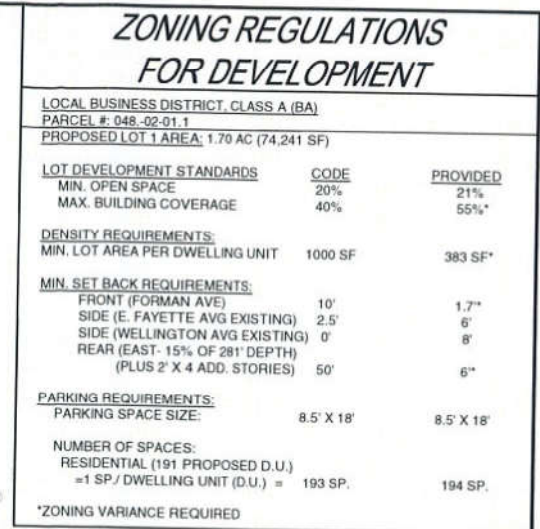
COUNTY OF ONONDAGA

STATE OF NEW YORK

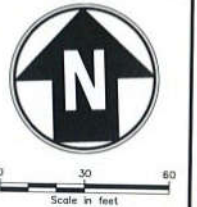
PAUL JAMES OLSZEWSKI, P.L.S., PLLC
51 FENNELL STREET

SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

File: V:\PROJECTS\ANY\5\066863.000\09_DESIGN\DRAWINGS\CIVIL\SHEET FILES\066863_C-100-LAYT.DWG
 Saved: 4/22/2021 12:30:58 PM Plotted: 4/22/2021 12:31:21 PM Current User: May, Ronald Last Saved By: 5600




GILBANE DEVELOPMENT COMPANY
7 JACKSON WALKWAY
PROVIDENCE, RI 02903



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER OR ITEM IN ANY WAY IF AN ITEM BEARING THE
STAMP OF A LICENSED ENGINEER OR SURVEYOR (THE ALTERNATE)
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

WELLINGTON PLACE APARTMENTS
800-08 E FAYETTE ST & FORMAN AVE
SYRACUSE, NY 13210

No.	Submitted / Revision	App'd:	By	Date
 ZONING REVIEW SUBMISSION		JMT	JMV	04/14/21

SITE LAYOUT

Designed By: BFB	Drawn By: RPM/AMV	Checked By: JFT
Issue Date: 3/19/2021	Project No: 66863	Scale: AS SHOWN

Drawing No.:

C-100



MASTROIANNI ENGINEERING, PLLC
204 BASS STREET
P.O. BOX 2572
LIVERPOOL, NEW YORK 13089
(315) 652-2000 OFFICE
(315) 278-0261 MOBILE

FLAVOURS RESTAURANT

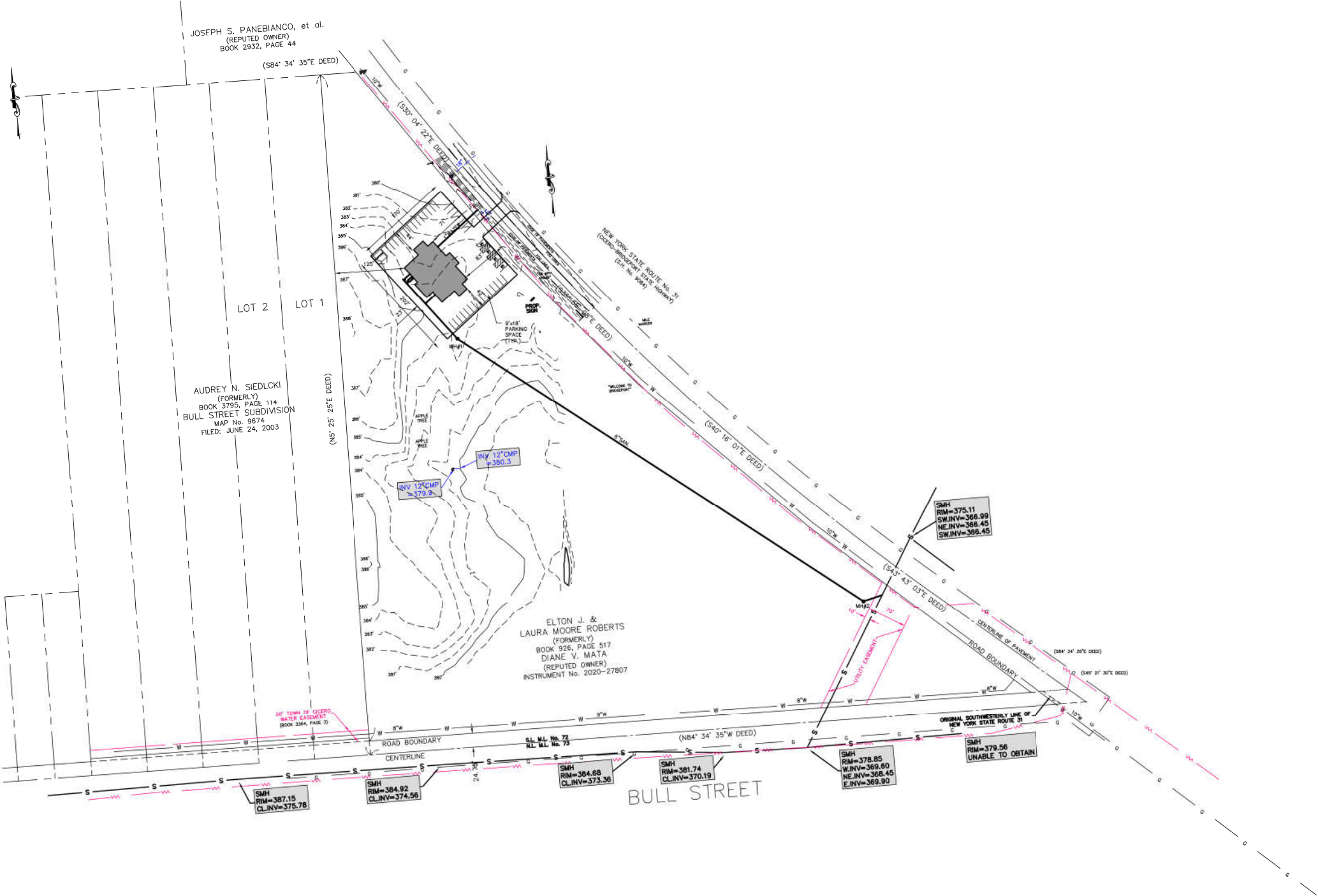
STATE ROUTE 31
CICERO, NEW YORK



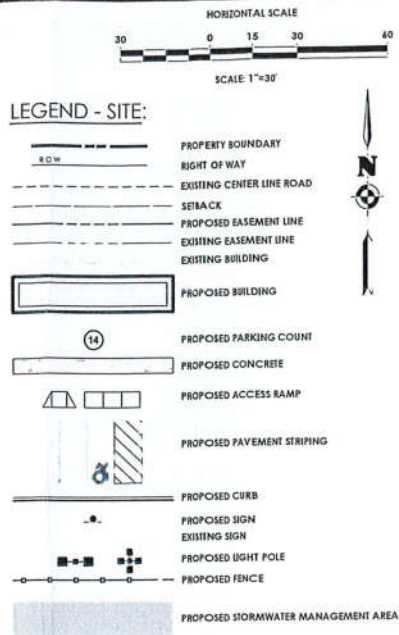
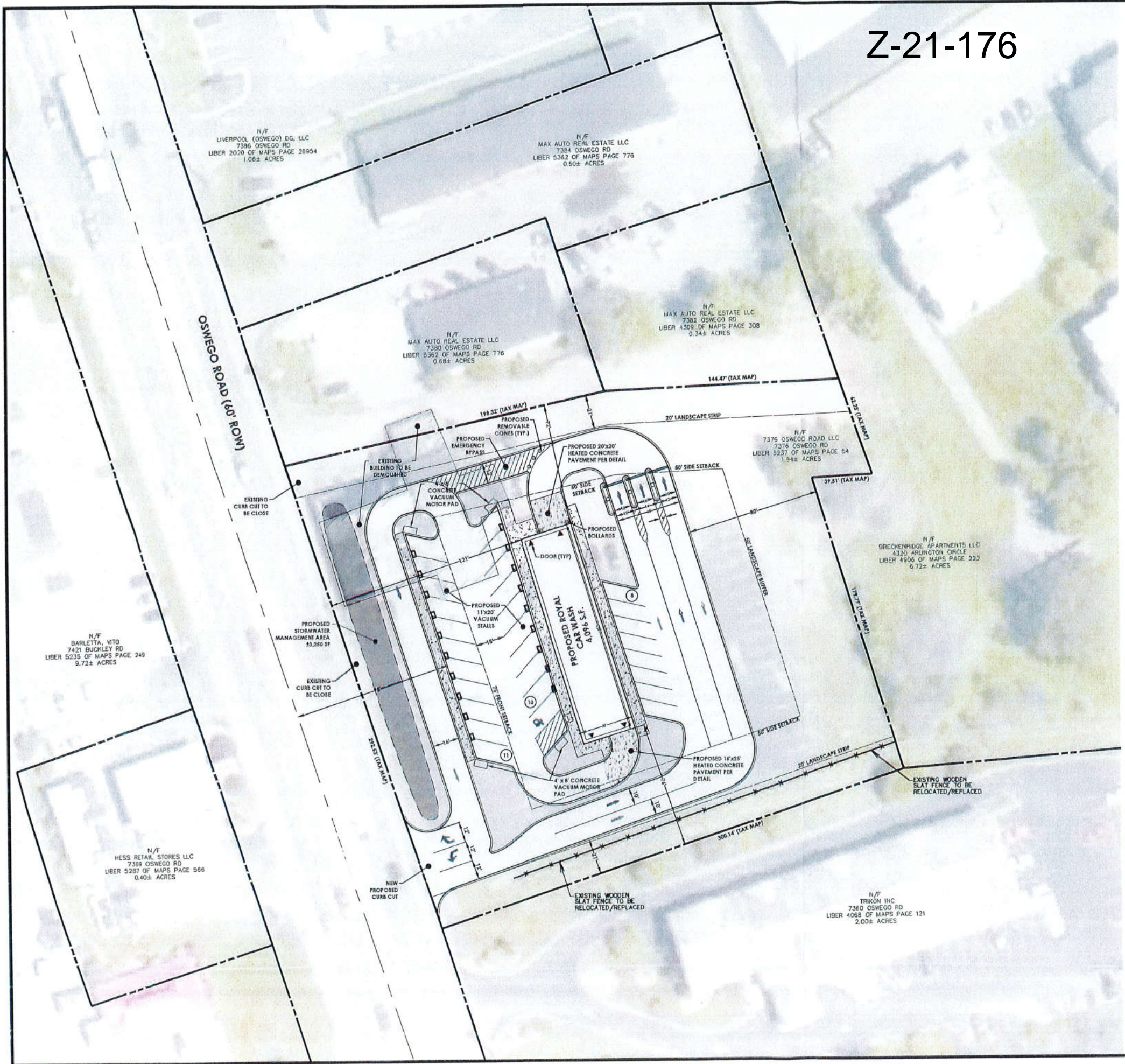
TOWN OF CICERO
COUNTY OF ONONDAGA

SITE PLAN

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN
BEARING THE SEAL OF A LICENSED ENGINEER OR LAND
SURVEYOR IS A VIOLATION OF SECTION 7209
SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION
LAW.
COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT
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THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL
ENGINEER/LAND SURVEYOR SHALL NOT BE CONSIDERED
VALID COPIES.



Z-21-176



SITE DATA

1. TAX ACCOUNT NUMBER: 104-03-04.1
2. PARCEL ADDRESS: 7374 OSWEGO ROAD
3. TOTAL PARCEL AREA: 1.94 ACRES (84,504 S.F.)
LOT WIDTH: 293', LOT DEPTH: 295'
4. EXISTING ZONING: HC-1 HIGHWAY COMMERCIAL/HIGHWAY OVERLAY ZONETYPE B
5. EXISTING USE: RESTAURANT
PROPOSED USE: AUTOMOBILE CAR WASH FACILITY
6. AREA REQUIREMENTS:

ZONING REQUIREMENTS - HIGHWAY COMMERCIAL/ HIGHWAY OVERLAY TYPE B			
	HC-1 REQUIRED	OVERLAY REQUIRED	PROPOSED
LOT			
WIDTH	200' MIN	1.75 x MIN FRONTAGE = 1.75 x 200 = 350' MIN	293'
DEPTH	N/A	200' MIN	295'
OPEN SPACE		N/A	53.0%
AREA	80,000 SF MIN	1.75 x MIN AREA = 1.75 x 80,000 SF = 140,000 SF MIN	83,400 SF (PRE EXISTING-NON CONFORMING)
SETBACK			
PERIMETER LANDSCAPED STRIP	20'		20'
FRONT	75'	140'	121'
ONE SIDE		50'	72'
BOTH SIDES		100'	148'
REAR		80'	80'
BUILDING			
HEIGHT		35' MAX	35'
AREA		30,000 SF MAX	N/A
PARKING			
STALLS	5 / ACRE 1.94 AC = 10 SPACES	N/A	29
STALL SIZE (PERPENDICULAR)	9.5'x20'	N/A	9.5'x20' MIN
DRIVE AISLE WIDTH	20'	N/A	24'

- *WAIVER REQUIRED
7. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE US FISH AND WILDLIFE SERVICES NATIONAL WETLAND INVENTORY.
 8. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
 9. THE SITE IS OUTSIDE THE 100 YEAR FLOOD PLAIN PER FIRM MAP COMMUNITY PANEL NO. 34067C0089F DATED 11/04/2014.
 10. PUBLIC WATER WILL BE PROVIDED BY THE TOWN OF CLAY.
 11. ELECTRIC SERVICE WILL BE SUPPLIED BY NATIONAL GRID.
 12. GAS SERVICE WILL BE SUPPLIED BY NATIONAL GRID.
 13. SANITARY SEWER WILL BE PROVIDED BY TOWN OF CLAY.
 14. STORM SEWER AND DRAINAGE FACILITIES WILL BE PUBLIC/PRIVATE AND MAINTAINED BY OWNER.
 15. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY.

PA

PASSERO ASSOCIATES

engineering architecture

Client:

DANIELE FAMILY COMPANIES

2851 MONROE AVENUE

ROCHESTER, NY 14618

243 West Main Street Suite 100

East Rochester, New York 14448

845.335.1000

Fax: (845) 335-1001

Principal-in-Charge

Project Manager

Designed by

Jess Sudol, PE

David Cox, PE

Austin Goodwin, EIT

STATE OF NEW YORK

SEAL

PROFESSIONAL ENGINEER

2295

Revisions

No.	Date	By	Description
1			

CONCEPT PLAN

RCW CLAY

Town/City: CLAY

County: ONONDAGA

State: NEW YORK

Project No.

20213123.0000

Drawing No.

C 101

Sheet No.

1

Scale:

1" = 30'

Date:

APRIL 2021

NOT FOR CONSTRUCTION

Z-21-177

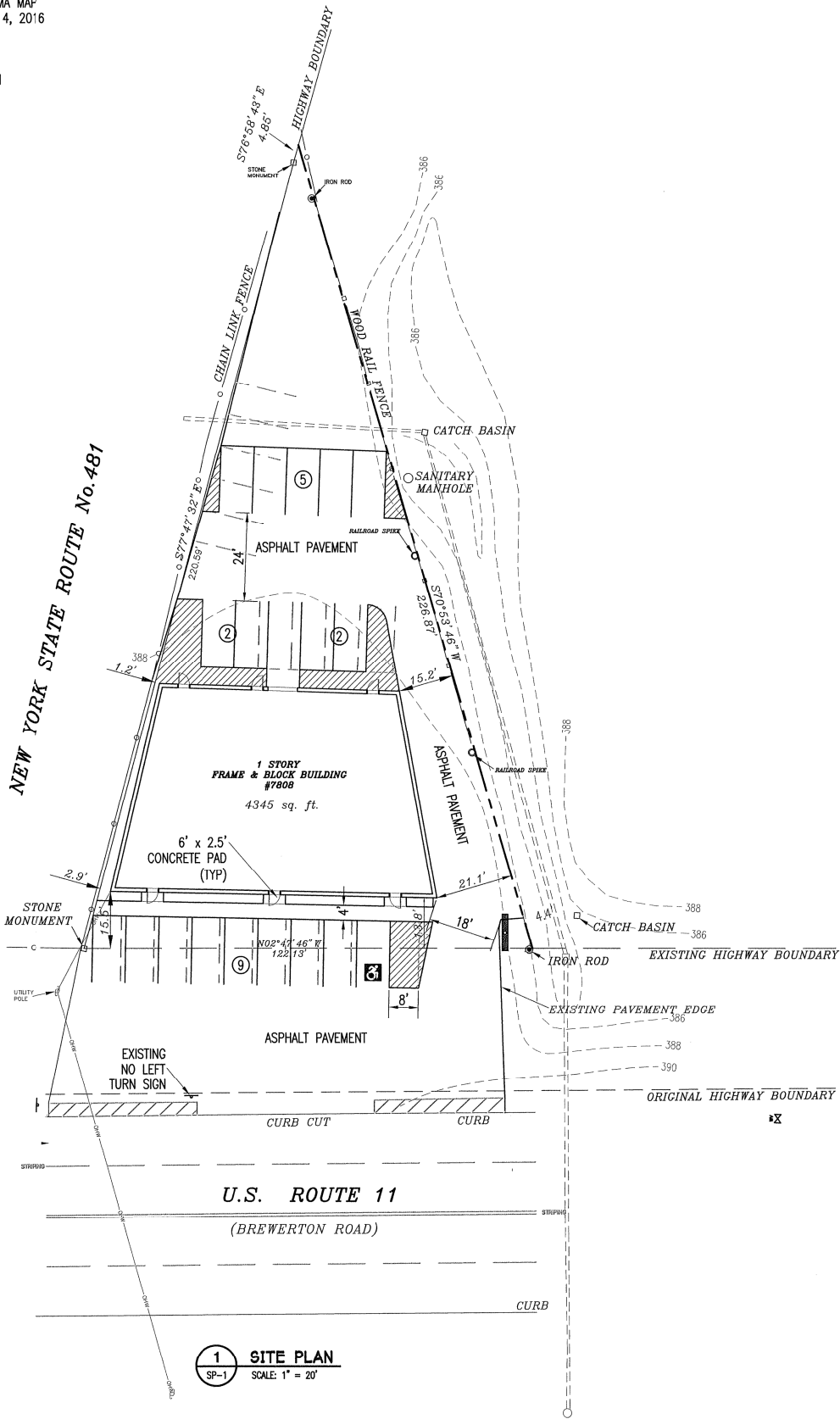
TOTAL AREA 0.31 ACRES

ZONE - GENERAL COMERCIAL DISTRICT

FLOOD HAZARD - ZONE "X" ACCORDING TO FEMA MAP
FIRM PANEL No.36067C0094F, DATED NOVEMBER 4, 2016

TAX MAP No. 036.-04-20.0

PROPOSED PARKING - 17 REGULAR SPACES & 1
HANDICAPPED = 18 TOTAL SPACES



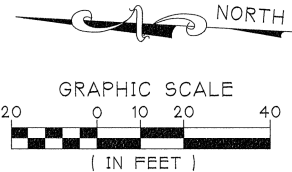
GENERAL NOTES:

- 1.SURVEY BY J. STEPHEN SEHNERT L.S. NO. 45023 DATED OCTOBER 24,2011.
- 2."DIG SAFELY NEW YORK" TO BE CONTACTED 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- 3.LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TEST EXCAVATIONS TO DETERMINE ACTUAL LOCATIONS. THERE MAY BE OTHER UTILITIES NOT SHOWN, THE LOCATION OF WHICH ARE UNKNOWN.
- 4.ALL WORK IN THE RIGHT-OF-WAY OF NYS ROUTE 11 REQUIRES A PERMIT FROM NEW YORK STATE D.O.T.
- 5.UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE TOPSOILED (6"), FINE GRADED, SEEDED WITH LAWN SEED, AND MULCHED AS SHOWN OR NOTED ON PLAN.
LAWN SEED MIXTURE SHALL BE:
65% KENTUCKY BLUEGRASS BLEND - .25 LBS/100 SQ.FT.
20% PERENNIAL RYE GRASS - .1 LBS/100 SQ.FT.
15% FINE FESQUE - .1 LBS/100 SQ.FT.
- 6.ALL PAVEMENT MARKINGS AND PARKING STRIPING SHALL RECEIVE TWO COATS OF TRAFFIC YELLOW PAINT. REPAINT EXISTING PARKING STRIPING TO REMAIN.

NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

DUNN & SGROMO ENGINEERS E. SYRACUSE, NEW YORK 5800 HERITAGE LANDING DRIVE (315)449-4940 (315)449-4941 FAX	NOT FOR CONSTRUCTION		IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY. ©DUNN & SGROMO ENGINEERS - 2021 ALL RIGHTS RESERVED	
	NO.	DATE	REVISION	BY
PART OF LOT 66 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK				
7808 BREWERTON ROAD				
SCALE: AS NOTED		FILE NO.: 1059.006		
DESIGNED BY: GS		DATE: 05.03.2021		
DRAWN BY: MDW		DWG. NO:		
CHECKED BY: GS		SP-1		



D

C

B

A

SHEET C-103, C-105, C-107

Z-21-178

SHEET C-102, C-104, C-106

SITE DATA

APPLICANT/OWNER:
URBAN VILLAGES PFA, LLC
925 SEVENTH NORTH STREET
LIVERPOOL, NEW YORK 13088

AREA: PARCEL #086-01-15.2 11.50+ AC (TOWN OF SALINA)
PARCEL #001.2-02-23.0 1.54+ AC (CITY OF SYRACUSE)

TOTAL AREA 13.04+ AC

ZONE: 086-01-15.2 (SALINA) I-1, INDUSTRIAL
w/ REPURPOSING & REUSE
OVERLAY DISTRICT
IA, INDUSTRIAL

001.2-02-23.0 (SYRACUSE)

BUK AREA REGULATIONS:

LOT	REQUIRED	PROVIDED
MINIMUM AREA:	20,000 SF	568,291 SF
MINIMUM WIDTH:	100'	977.20' ±
MINIMUM DEPTH:	N/A	802.89' ±
COVERAGE, MAXIMUM (BUILDING)	50%	138,800 SF (24.4% EXISTING) 33,800 SF (5.9% NEW) 172,400 SF (30.3% TOTAL)
YARD		
FRONT YARD	50'	15.24' (MIN, EX BLDG 3A)
SIDE YARD	20'	47' ±
REAR YARD	20'	25' MIN.
STRUCTURE REQUIREMENTS		
HEIGHT, MAXIMUM	45'	53' ± (EX BLDG 2)
PARKING:		
DIMENSIONS:		
DRIVEWAYS	20' (MIN)	20' MIN.
PARKING STALL	9' x 19' (MIN)	9' x 19'
LOADING SPACE	15' x 50'	N/A
SPACES REQUIRED		
RESIDENTIAL (200)	500	241 (EXTERIOR)
RESTAURANT (1180 SF GFA)	50	329 (INDOOR)
TOTAL	550	570
OTHER USES AS PERMITTED	REFER TO §235-31	



Calocerinos Engineering, PLLC
P.O. Box 2187
Syracuse, New York 13220
Phone: (315)214-5861
Fax: (315)214-5904



URBAN VILLAGES
100 Buckley Road
Liverpool, New York 13088
Tax Parcel ID #086-01-15.2

For:

Urban Villages PFA, LLC
925 Seventh North Street
Liverpool, New York 13088

Town of Salina,
Onondaga County, New York

MARK DATE DESCRIPTION

REVISIONS

PROJECT NO: 1047.001
DATE: 4.16.21
DRAWN BY: MPD
DESIGNED BY: S. CALOCERINOS, P.E.
CHECKED BY: S. CALOCERINOS, P.E.

NO ALTERATION PERMITTED HEREON EXCEPT AS
PROVIDED UNDER SECTION 7209 SUBDIVISION 2
OF THE NEW YORK STATE EDUCATION LAW

CIVIL

OVERALL
SITE
PLAN

G-102

A1 OVERALL SITE PLAN
SCALE: 1" = 60'-0"

PLAYA RIENTA
1200 STATE FAIR BLVD
SYRACUSE, NY 13209



A horizontal scale bar with a black and white checkered pattern. It has tick marks at 20 and 40, with the label "Scale in feet" centered below it.



IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

JAMMERS RESTAURANT

3535 WALTERS RD.
SYRACUSE, NY 13209

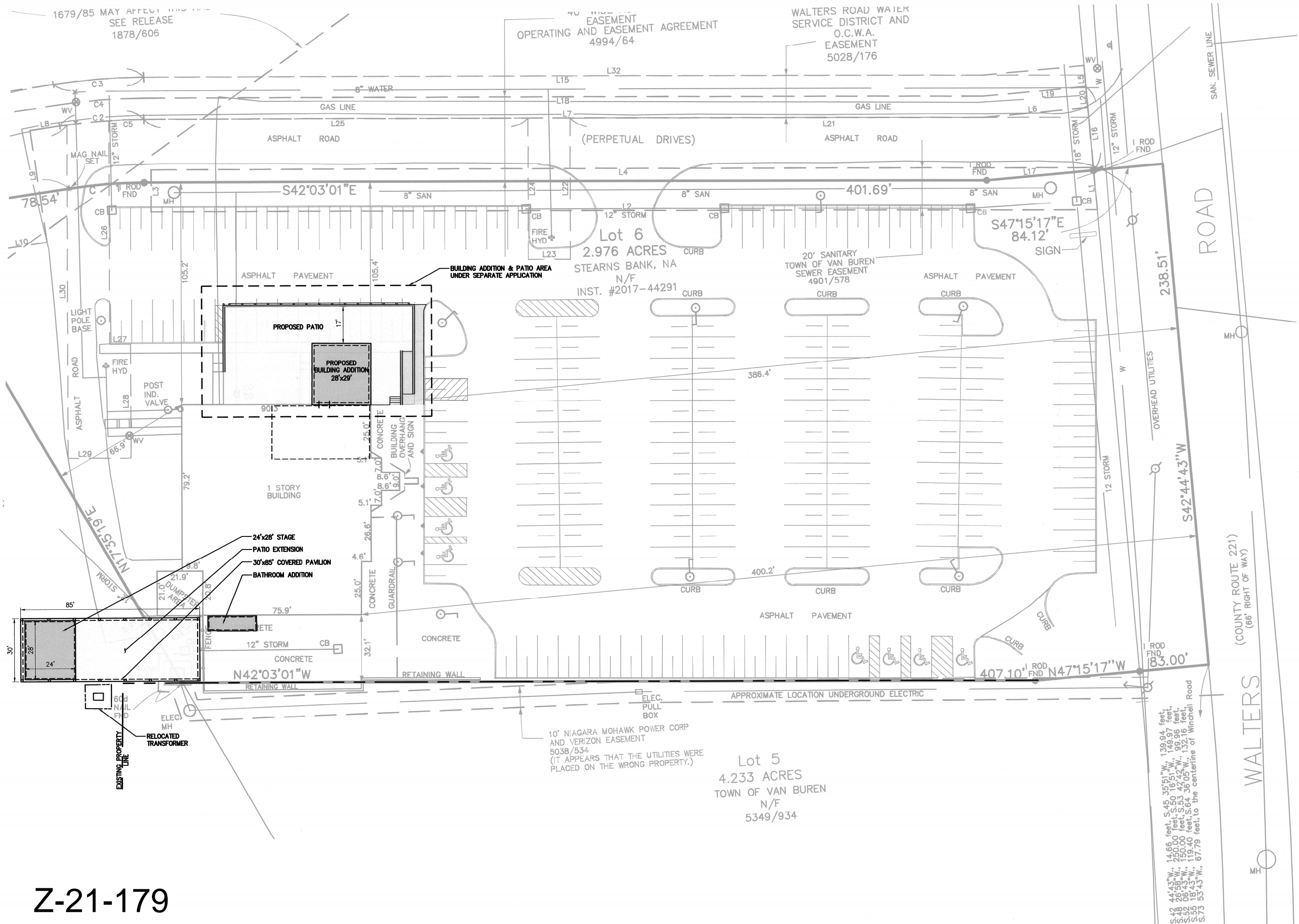
[illegible]

STAGE RELOCATION

Designed By: BFB	Drawn By: AMV	Checked By: JFT
Issue Date: 5/3/21	Project No: 23278	Scale: AS SHOWN

Drawing No.:

C-1



Z-21-179

COUNTY APPROPRIATION
MAP 30 PARCEL 30

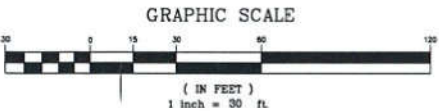
S-21-36



LOCATION PLAN
Scale: NOT TO SCALE

NOTES:
Total area: 97,554 sq. ft.
Present Zone: Local Business District, Class A (BA).
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain, according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C02177, effective date: November 4, 2016.
Tax Map Nos. 48-02-01.1, 01.2 & 01.3.
C.E.P. No. 183

- LEGEND:**
- ⊙ Ls indicates light stand
 - indicates utility pole, anchor & overhead lines
 - ⊙ IR indicates iron pipe and/or monument found
 - ⊙ indicates ballard
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates underground television cable & box
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road
 - ⊙ IR indicates iron rod set

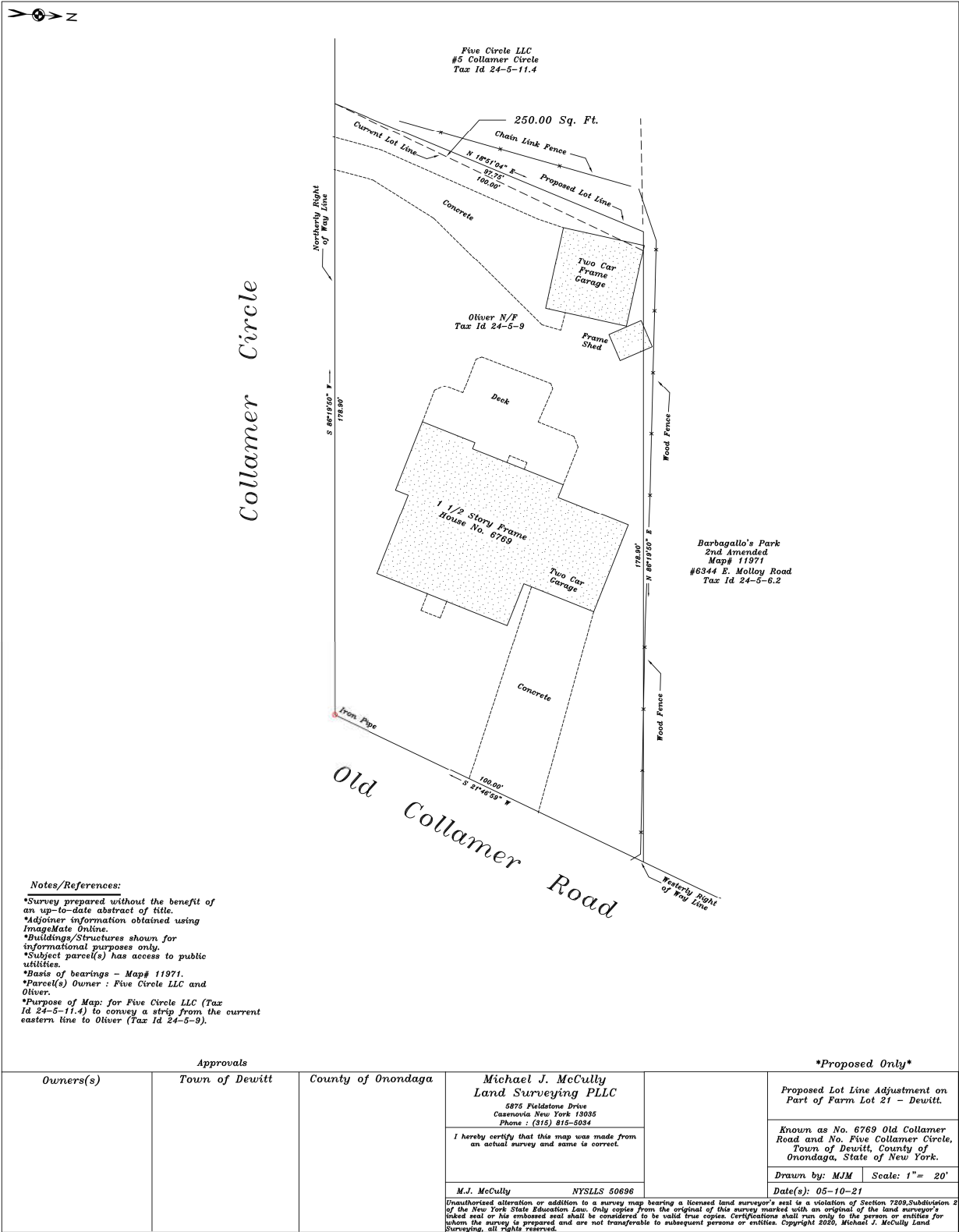


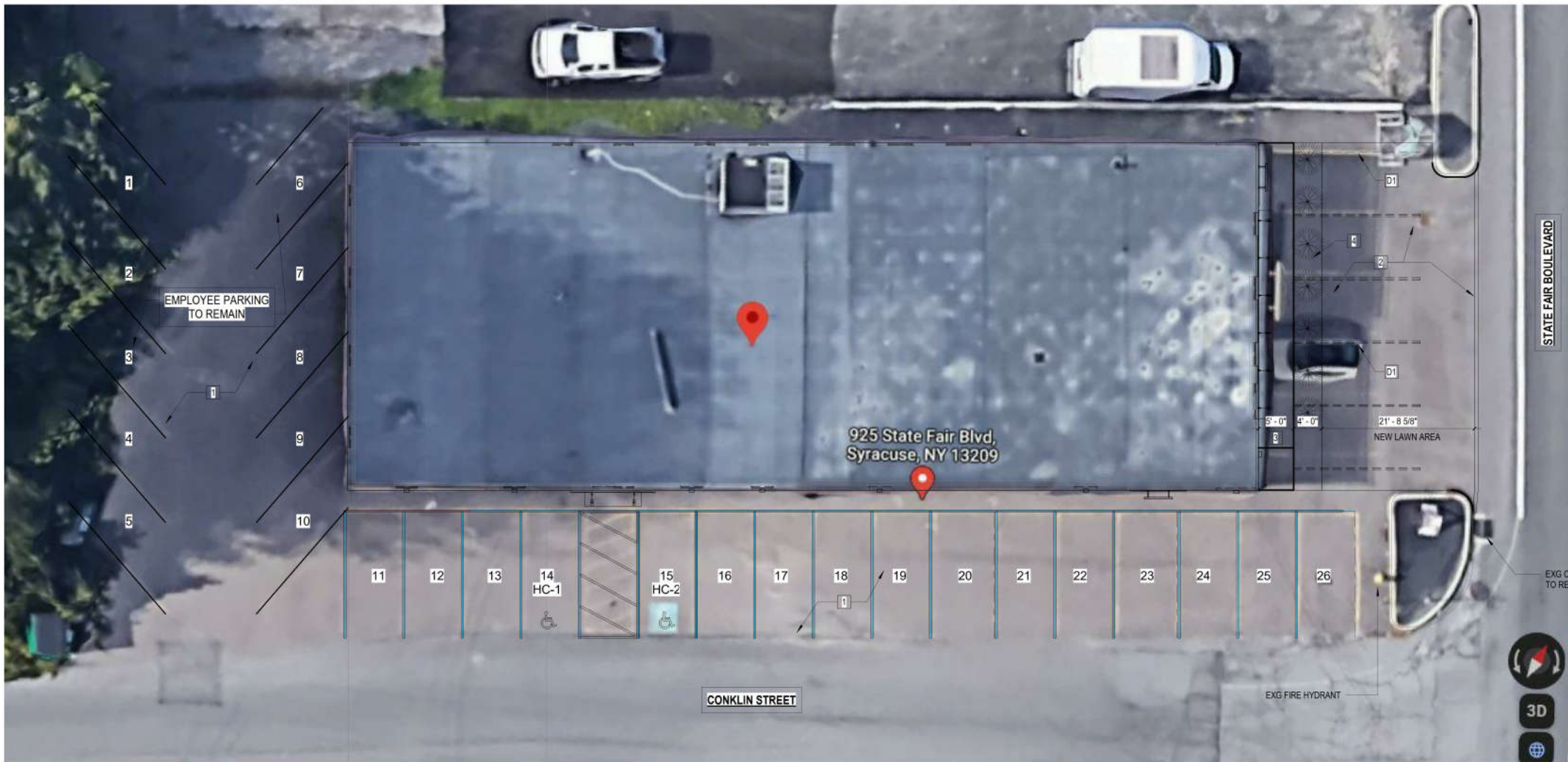
BULK REGULATIONS	
PRESENT ZONE:	BA LOCAL BUSINESS CLASS A
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	4 feet
Minimum Rear Yard Setback	20 feet

TRACT MAP:
By: CHRISTOPHERSON LAND SURVEYOR
Date Filed: JULY 24, 1996
Map No.: 8333

REVISIONS		FINAL PLAN	
WELLINGTON PLACE SUBDIVISION			
PART OF BLOCK No. 236			
CITY OF SYRACUSE			
ONONDAGA COUNTY, NEW YORK			
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com		DATE: APRIL 22, 2021 SCALE: 1" = 30' FILE No.: 2286.091	SHEET No. 1 OF 1 F.B. No. 1656

S-21-38





Z-21-167
Z-21-168

1 PROPOSED SITE PLAN
S1.1 SCALE: 1" = 10'-0"

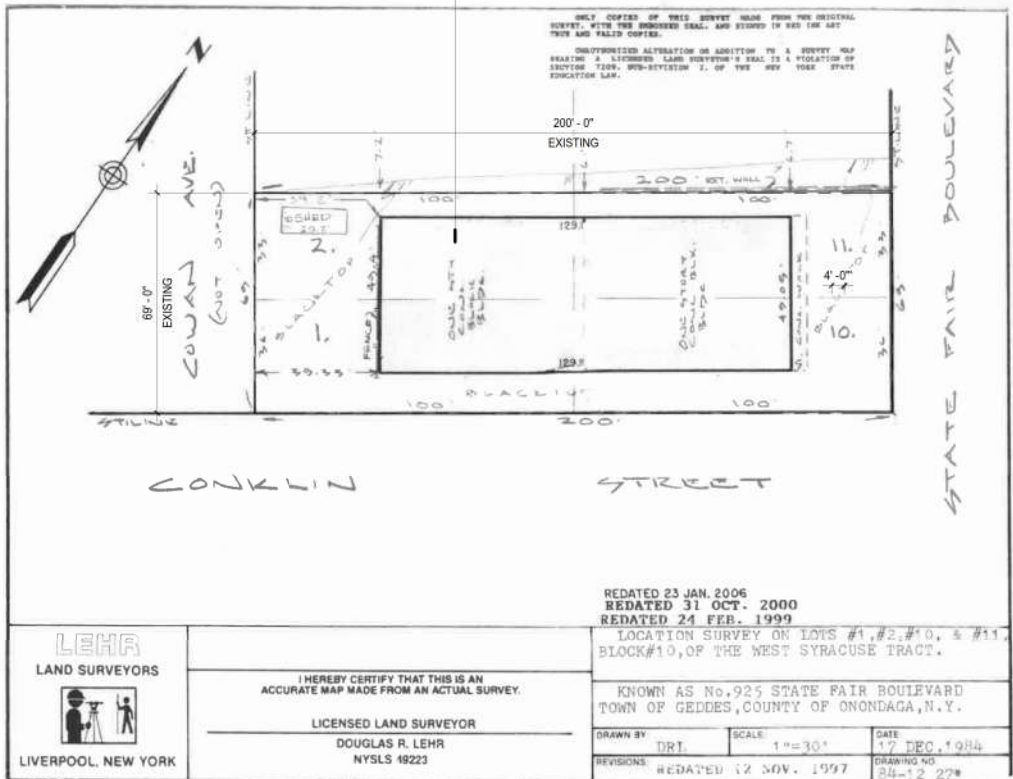
ARTICLE VI - PARKING AND LOADING:
240-28 - OFF-STREET PARKING SCHEDULE:
NON-RESIDENTIAL (12) BUSINESS OFFICE -
6,363 SF / 200 SF PER SPACE = 32 REQUIRED SPACES

EXISTING PARKING SPACES = 31 SPACES

PROPOSED REMOVAL OF 5 STATE FAIR BOULEVARD PARKING SPACES

REQUESTING VARIANCE TO REDUCE PARKING COUNT:
26 TOTAL SPACES (2 HANDICAPPED SPACES)

SITE PLAN NOTES	
1	PATCH, SEAL AND RE-STRIP EXISTING PARKING AREAS PER PLAN. MAINTAIN CURRENT EXISTING 30 PARKING SPACES.
2	PROVIDE NEW CONCRETE CURB AT STREET TO MATCH EXISTING. STRIP EXISTING PAVING AREA, PROVIDED NEW TOPSOIL AND GRASS SEED AT AREAS INDICATED.
3	NEW CAST-IN-PLACE SIDEWALK WITH ADA ACCESSIBLE RAMP FROM PARKING.
4	LANDSCAPING BUFFER
D1	ELIMINATE PARKING AREA (5 SPACES) THAT CURRENTLY BACK ONTO STATE FAIR BOULEVARD.



2 EXISTING SURVEY
S1.1 SCALE: 1" = 30'-0"

PROJECT:
RENOVATIONS TO:
925 STATE FAIR BOULEVARD
SOLVAY, NY 13209

ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
225 Wilburton Street - Suite 106 - Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

PROJECT NORTH

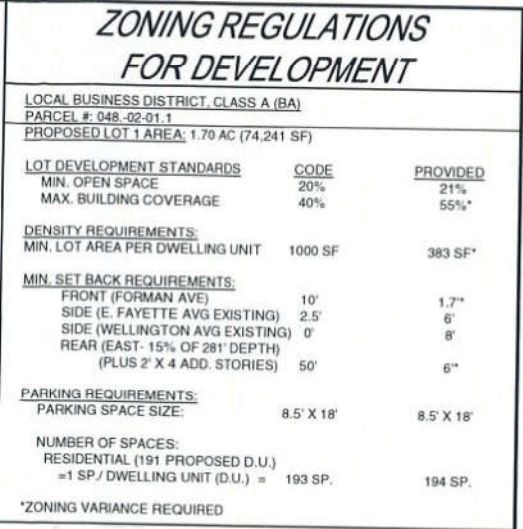
Revision
No Date

DATE
04/22/21
SCALE
As indicated
DRAWN BY
A.KOLB
JOB No.
20-084

DRAWING DESCRIPTION
EXISTING SITE PLAN

SHEET NUMBER
S1.1

File: V:\PROJECTS\ANY\K5\066863.000\09 DESIGN\DRAWINGS\CIVIL\SHEET FILES\066863_C-100-LAYT.DWG
 Saved: 4/22/2021 12:30:56 PM Plotted: 4/22/2021 12:31:21 PM Current User: May, Ronald LastSavedBy: 5600




GILBANE DEVELOPMENT COMPANY
7 JACKSON WALKWAY
PROVIDENCE, RI 02903



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO REUSE OR REUSE IN ANY WAY, OR AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INK THE NOTATION "ALtered BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

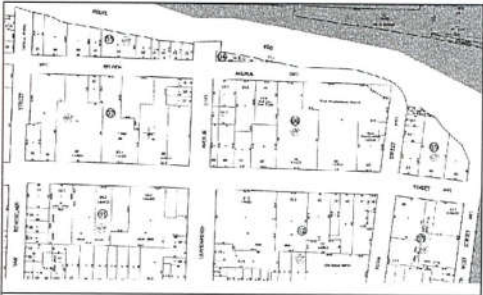
WELLINGTON PLACE APARTMENTS
800-08 E FAYETTE ST & FORMAN AVE
SYRACUSE, NY 13210

No.	Submitted / Revision	App'd.	By	Date
 ZONING REVIEW SUBMISSION		JMT	JMV	04/14/21

Designed By: BFB	Drawn By: RPM/AMV	Checked By: JFT
Issue Date: 3/19/2021	Project No: 66863	Scale: AS SHOWN

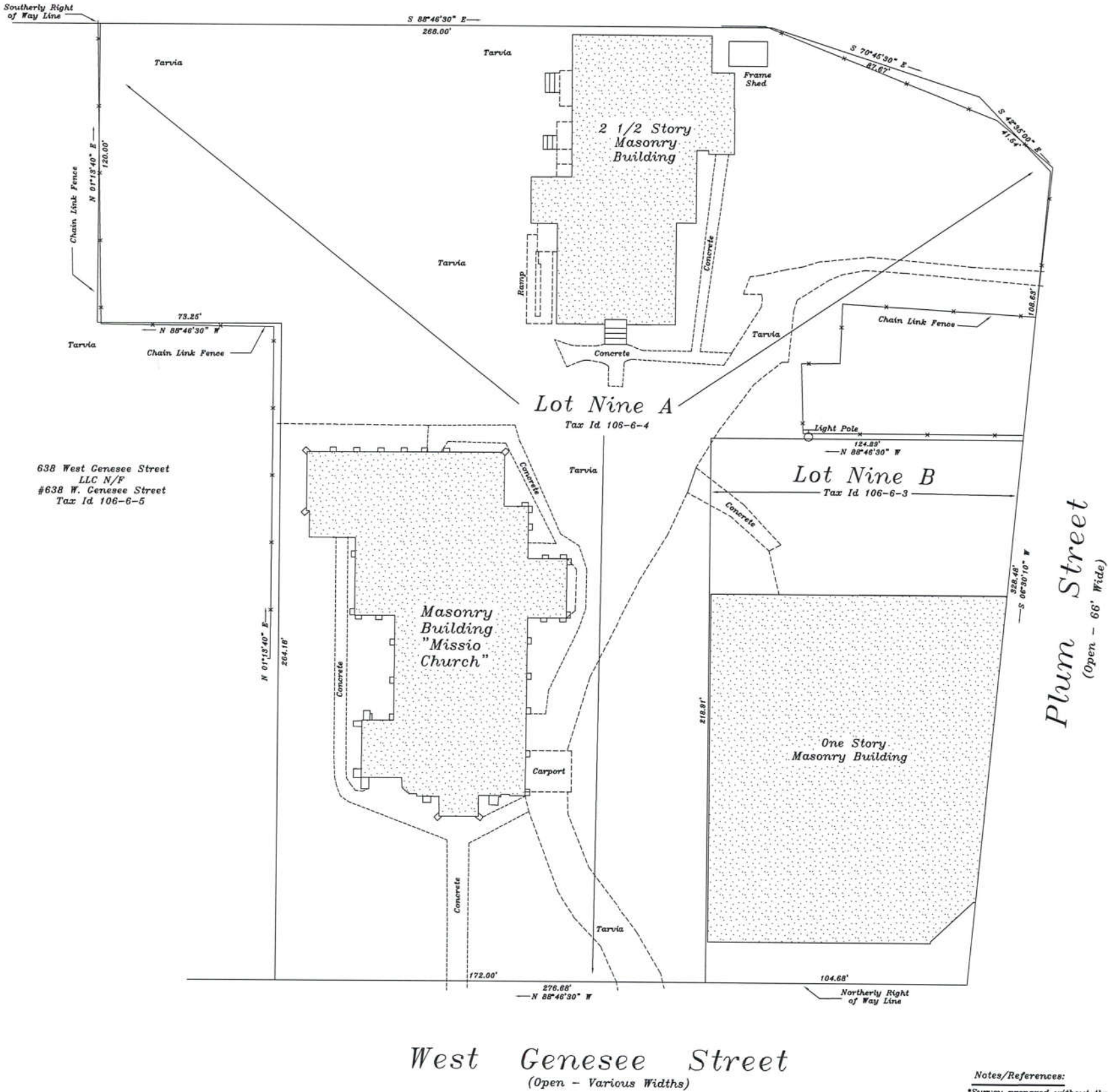
Drawing No.:

C-100



Site Vicinity Locator
(not to scale)

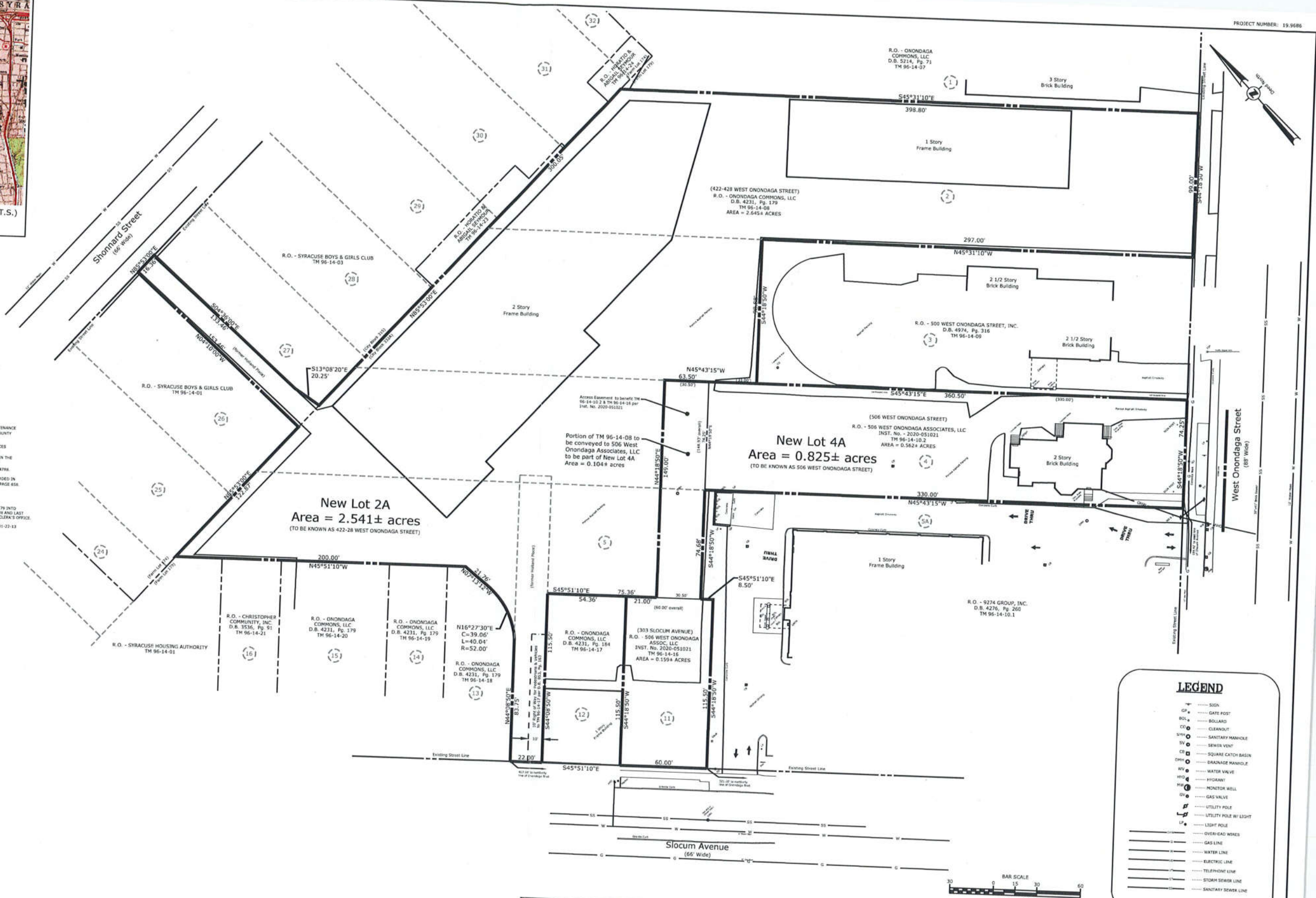
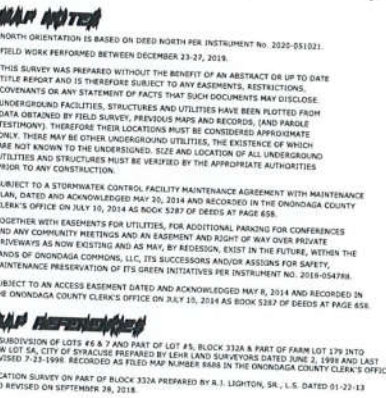
West Belden Avenue
(Open - Various Widths)



Approvals

- Notes/References:
- *Survey prepared without the benefit of an up-to-date abstract of title.
 - *Adjother information obtained using ImagelMate Online.
 - *Buildings/Structures shown for informational purposes only.
 - *Subject parcel(s) has access to public utilities.
 - *New Lot Nine A Area = 2.16 Acres.
 - *New Lot Nine B Area = 0.58 Acres.
 - *Parcel(s) Owner : Missio Church.
 - *Deed Reference: 5267/836.
 - *Revised 5-10-21 to show 2 Lots.

Abstract: Not Provided		*Proposed Only*	
Michael J. McCully Land Surveying PLLC 5875 Piedmont Drive Casenovia New York 13035 Phone : (315) 815-5034		Proposed Rem subdivision on Lots Nine, Ten, 11, 12, 15, 21, 22 and Part of Lots Eight, 13, 14 & 20, Block 64. To be New Lots Nine A,B.	
I hereby certify that this map was made from an actual survey and same is correct.		Known as No. 600-608 & 620 West Genesee Street, City of Syracuse, County of Onondaga, State of New York.	
M.J. McCully NYSLS 50896		Drawn by: MJM	Scale: 1"= 30'
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's United seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2021, Michael J. McCully Land Surveying, all rights reserved.		Date(s): 04-15-21	



S-21-37

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY ORIGINALLY COMPLETED BY US ON DECEMBER 27, 2019.

DAVID W. SUSKI, P.L.S. #50105

[illegible]

UNAUTHORIZED ALTERATION OR
ADDITION TO THIS DOCUMENT IS
VIOLATION OF THE NEW YORK STATE
EDUCATION LAW.

2020
C.T. MALE ASSOCIATES

APPROVED:
DRAFTED : DMS
CHECKED : DMS
PROJ. NO : 19.9586
SCALE : 1" = 20 FT.
DATE : MAY 5, 2021

RESUBDIVISION PLAT
OF LOTS 2, 4 & 11 AND PART OF LOTS 3 & 5 OF CITY BLOCK 332A AND THE FORMER HOLLAND PLACE INTO
NEW LOT 4A IN CITY BLOCK 332A AND NEW LOT 4B IN CITY BLOCK 315 & 332A
422-428 & 506 WEST ONONDAGA STREET AND 303 SLOCUM AVENUE

CITY OF SYRACUSE

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY • JOHNSTOWN, NY
LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY

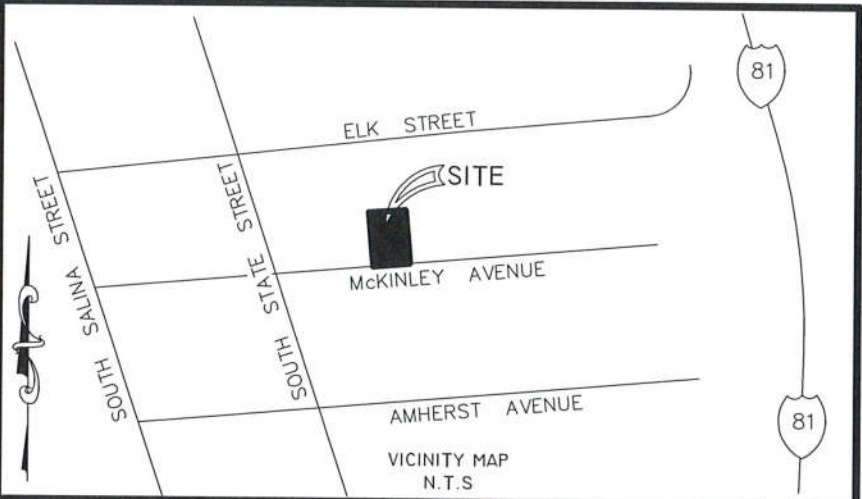


SHEET 1 OF 1
DWG. NO: 21-0285

GRAPHIC SCALE



(IN FEET)
1 inch = 20' ft.



APPROVALS

S-21-39

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

NOW OR FORMERLY
C.Jr. & J. COLLINS
BOOK 2836 PAGE 155

NOW OR FORMERLY
M.K. & W.J. DIXIE
BOOK 5368 PAGE 155

NOW OR FORMERLY
O.D. & S.D. COOPER
BOOK 3646 PAGE 217

N 85°44'20" E
96.01'

NEW LOT 7A
0.309 acres or 13,468 sq.ft.

S 4°51'20" E 139.80'

N 4°51'20" W 140.79'

NOW OR FORMERLY
GREATER SYRACUSE PROPERTY
DEVELOPMENT CORPORATION
INSTRUMENT #2019-031846

SALUJA RESUBDIVISION
PRELIMINARY PLAN

244.09' TO
EASTERLY
ROAD BOUNDARY
SOUTH STATE STREET

CONCRETE SIDEWALK 96.00'

S 85°08'40" W
McKINLEY AVENUE
60' PUBLIC RIGHT-OF-WAY

LEHR
LAND SURVEYORS D.P.C.



116 SALINA STREET- SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR

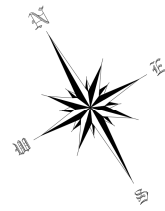
DOUGLAS R. LEHR NYSLS 49223

RESUBDIVISION OF LOTS 7 & 8, BLOCK 2 OF THE BALLARD TRACT,
FILED FEBRUARY 8, 1898 AS MAP #940, INTO NEW LOT No.7A

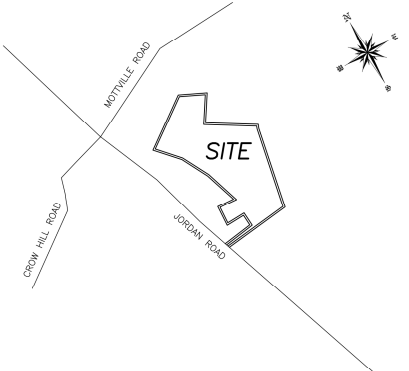
KNOWN AS No.227 McKINLEY AVENUE, CITY OF SYRACUSE,
COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 04-13-2021 MAP DATE: 04-27-2021 SCALE: 1"=20' DRAWN BY: WJH

REVISIONS: DRAWING No. 21-C-78
B



S-21-40



LOCATION PLAN

SURFACE TABLE

LOT 1A

LOT AREA TO ROAD LINE = 1071981 sq. ft.
IMPERMEABLE SURFACES
TOTAL IMPERMEABLE SURFACE AREA = 0 sq. ft.
0 sq. ft./1071981 sq. ft. = 0% IMPERMEABLE COVERAGE

PERMEABLE SURFACES

TOTAL PERMEABLE SURFACE AREA = 0 sq. ft.
0 sq. ft./1071981 sq. ft. = 0% PERMEABLE COVERAGE

LOT 1B

LOT AREA = 96472 sq. ft.
IMPERMEABLE SURFACES
1) HOUSE/PORCH AREA = 2577 sq. ft.
2) GRAVEL DRIVE AREA = 590 sq. ft.
TOTAL IMPERMEABLE SURFACE AREA = 3167 sq. ft.
3167 sq. ft./96472 sq. ft. = 3.3% IMPERMEABLE COVERAGE

PERMEABLE SURFACES

1) DECK = 295 sq. ft.
TOTAL PERMEABLE SURFACE AREA = 295 sq. ft.
295 sq. ft./96472 sq. ft. = 0.3% PERMEABLE COVERAGE

APPROVED TOWN OF SKANEATELES PLANNING BOARD

DATE: BY:

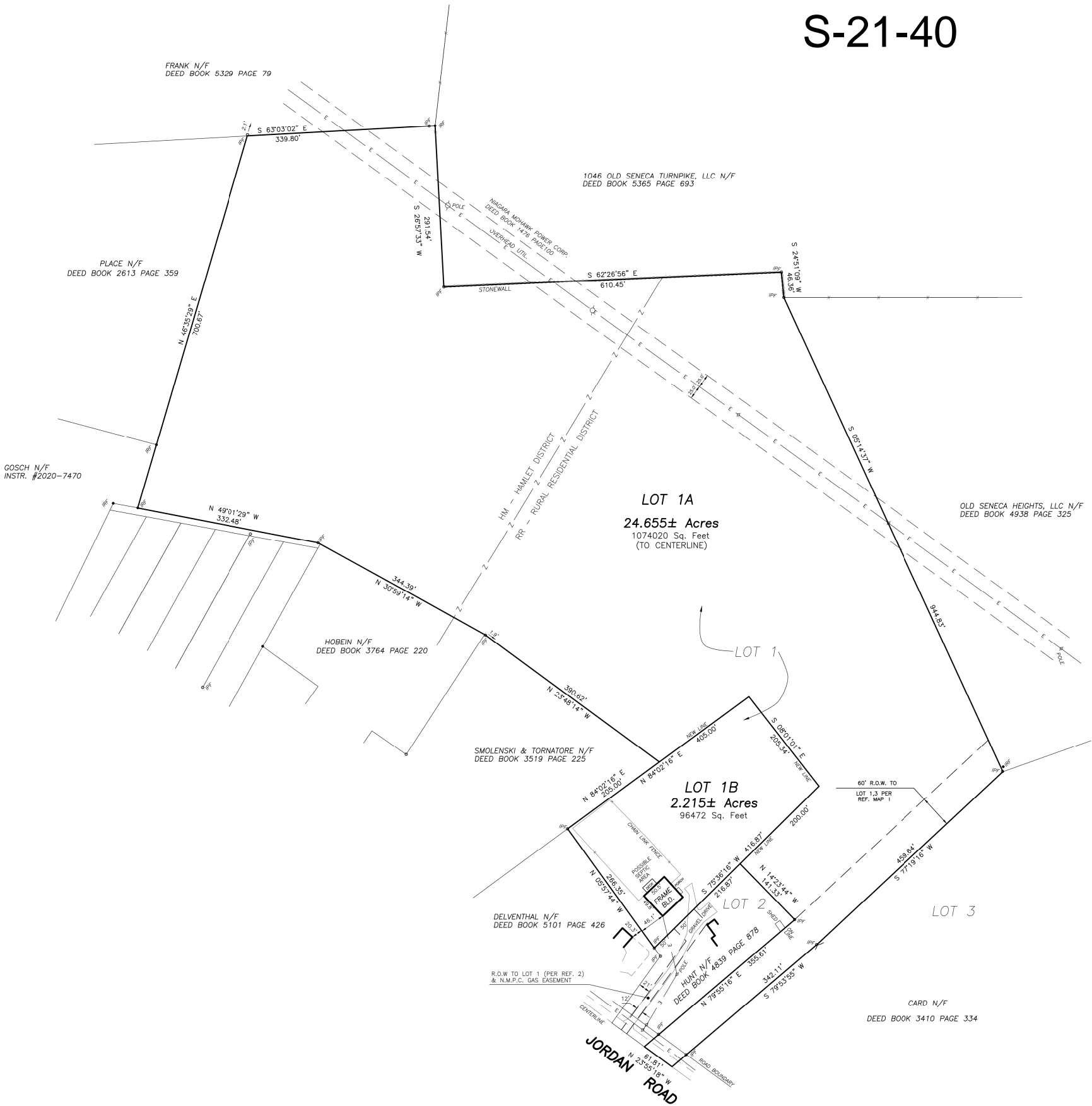
OWNER APPROVAL: 4086 JORDAN RD., LLC

DATE: BY:

COUNTY HEALTH DEPARTMENT APPROVAL

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

Only survey maps with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 1209, subsection 2, of the New York State Education Law. The certification is limited to the persons for whom the survey map is prepared and on its behalf to the title company, governmental agency, and the lending institution (lender, lender's agent, and the lender's agent's agent) and is not intended to constitute insurance or a substitute therefor. The location of underground improvements, structures, and utilities are not covered by this certificate.



PARCEL NOTES:

1. TOTAL AREA = 26.870± ACRES
2. TOTAL NUMBER OF LOTS 2.
3. DOMESTIC WATER FROM TOWN WATER DISTRICT.
4. PARCEL DOES NOT HAVE ANY WETLANDS ON IT PER N.Y.S.D.E.C WEBSITE.
5. PARCEL IS LOCATED IN FLOOD ZONE "X" PER FEMA WEBSITE.
6. ZONING: SHOWN ON MAP

SUBDIVISION PURPOSED & NOTES

THE PURPOSE OF THIS SUBDIVISION MAP IS TO SUBDIVIDE LOT 1 OF THE "STINSON ACRES SUBDIVISION" (SEE REF. 1) INTO TWO LOTS. PROPOSED LOT 1B WILL HAVE ACCESS USING AN APPROVED R.O.W. SHOWN ON THE ORIGINAL TOWN APPROVED SUBDIVISION MAP. PROPOSED LOT 1A HAS ROAD FRONTAGE AS SHOWN ON SAID SUBDIVISION MAP AND THIS MAP.

REFERENCES:

1. SUBDIVISION MAP ENTITLED "MAP OF SURVEY OF STINSON ACRES" PREPARED BY CRAIG BLISS, L.S. 28072. MAP NOT FILED. A COPY OF THIS MAP WAS FOUND AT THE SKANEATELES TOWN OFFICE.
2. SURVEY MAP ENTITLED "LOT 2 OF STINSON ACRES" PREPARED BY CRAIG BLISS, L.S. 28072. DATED 10/21/1977.
3. SURVEY MAP ENTITLED "LOT 2 OF STINSON ACRES" PREPARED BY RUSSELL GETMAN, L.S. 49298. DATED 6/25/2004.



SUBDIVISION MAP
RESUBIVISION OF LOT 1 STINSON ACRES
PART OF LOT 19 - TOWN OF SKANEATELES
ONONDAGA COUNTY, NEW YORK

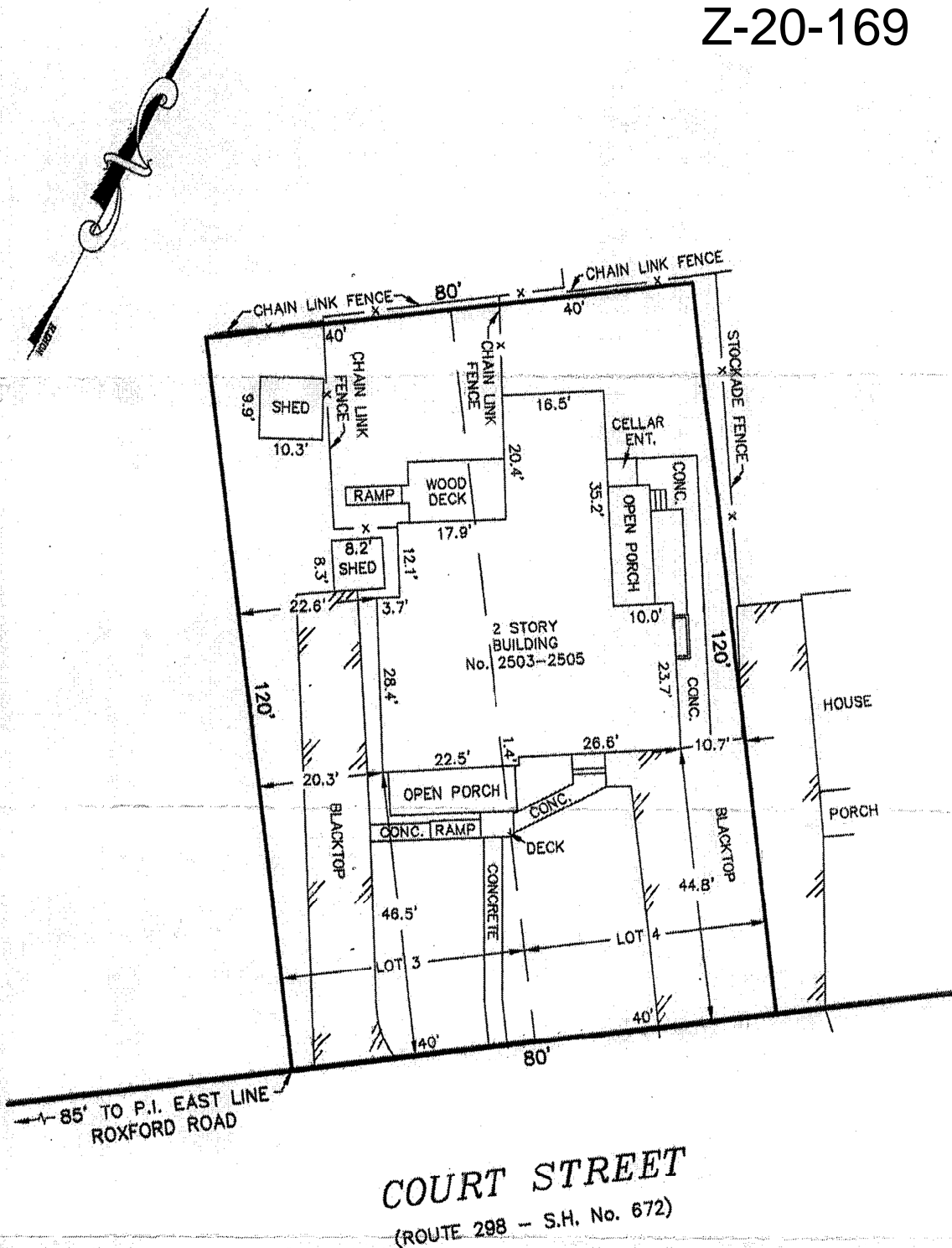
SURVEY AND MAP PREPARED BY:
SeGUIN LAND SURVEYING, P.L.L.C.
FORREST L. SEGUIN, L.S.
6197 DYKE ROAD, CHITTENANGO, N.Y. 13037
PHONE: (315) 263-1642 FAX: (315) 687-0002

SCALE: 1" = 100'
DATE: 4/8/2021
PROJECT NO. 21032
TAX MAP NO. 27-03-14
DWG. SKAN 27-03-14

The undersigned surveyor hereby certifies that this map was made from an actual field survey completed on 3/12/2021, using the references and evidence shown hereon.

Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384

Z-20-169



COURT STREET
(ROUTE 298 - S.H. No. 672)

CERTIFIED TO:
1) CHICAGO TITLE INSURANCE COMPANY

SURVEY SUBJECT TO ANY FACTS THAT AN UP TO DATE ABSTRACT OF TITLE MAY SHOW

LAND LINES
SURVEYING, P.C.
6181 JAMESVILLE TOLL ROAD
JAMESVILLE, NEW YORK 13078
315-492-4604

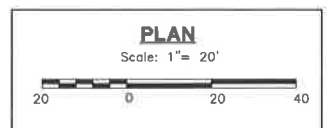
I HEREBY CERTIFY THAT THIS
IS A CORRECT MAP MADE
FROM A SURVEY
GOLDINAM DRAFT
LICENSE No. 50450

LOTS 3 & 4
LINDENWOOD
FILED 7/2/1919 MAP No. 1646
TOWN OF SALINA
COUNTY OF ONONDAGA
STATE OF NEW YORK
KNOWN AS:
2503-2505 COURT STREET

DRAWN BY: CMK	DATE: 11/8/2018
SCALE: 1"=20'	DWG.No.: 180952



Z-21-174



REVISIONS			
No.	Date	Description	By

Seal
**PROGRESS PRINT
NOT FOR
CONSTRUCTION**
Not Valid Without Signature

L.J.R. Engineering, P.C.
ELTA Business Park
8394 ELTA Drive
Cicero, New York 13039
Phone: 315-898-9833 Fax: 315-898-9842

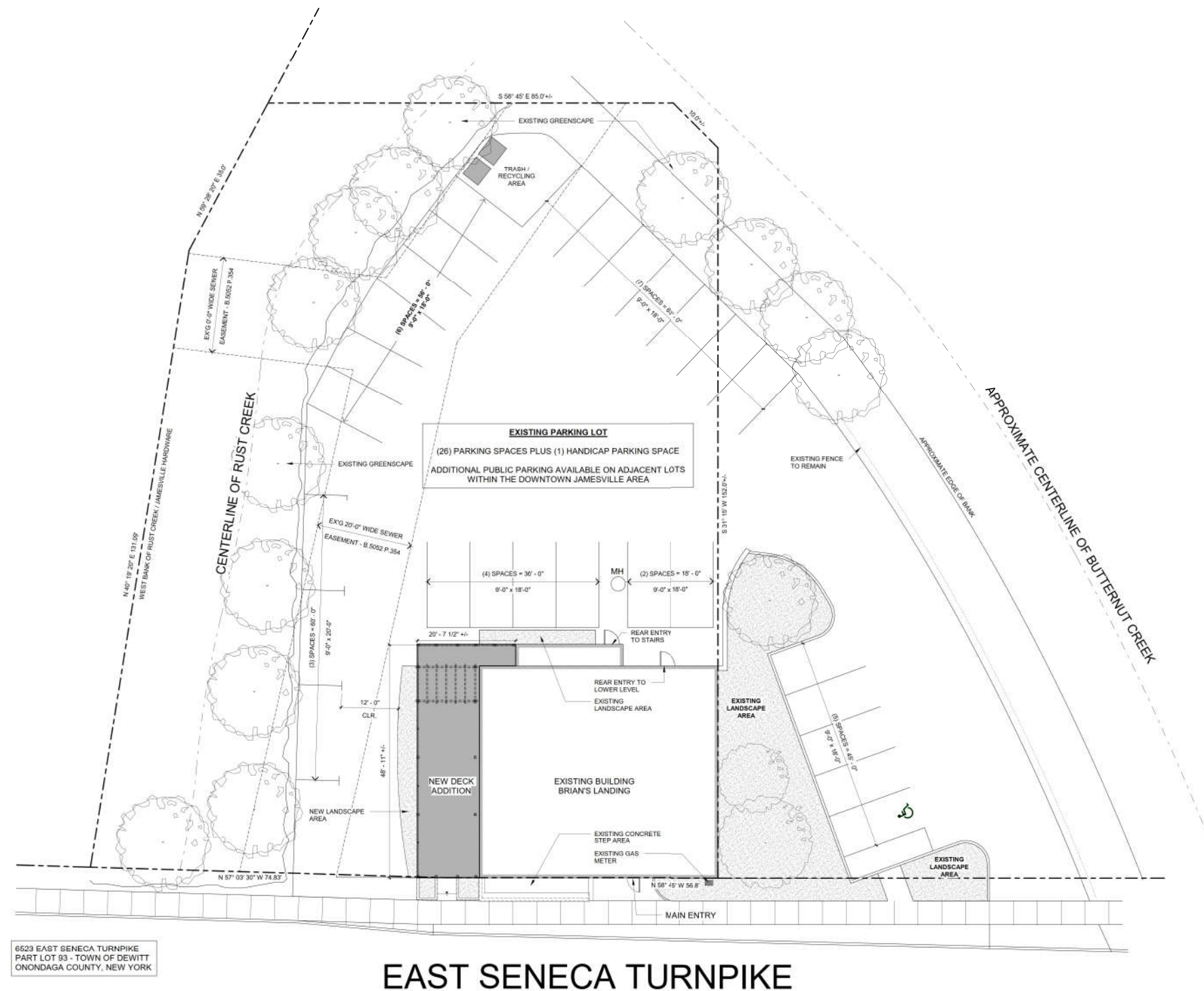
Project **THE COTTAGES AT GARDEN GROVE**
TOWN OF CICERO SHEET TITLE
ADMINISTRATION BUILDING
PRELIMINARY SITE PLAN

ACAD FILE: 1024001C2.dwg	
Date	MAY 4, 2021
Drawn By	S.R.M.
Checked By	A.J.W., P.E.
Job No.	1024.001
Scale	AS SHOWN
Sheet No.	C1.0
Sheet	1 of 2

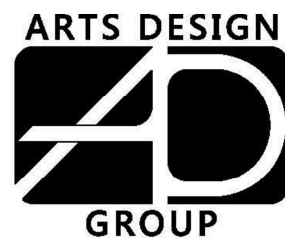
BRIAN'S LANDING DECK ADDITION

DRAWING LIST

- ## MECHANICAL-ELECTRICAL-PLUMBING UNDER SEPARATE PERMITS



Z-21-180



ARTS DESIGN GROUP
16 TAYLOR STREET
CORTLAND, NY 13045
(P) 607.745.9922
E-Mail:
ArtsDesignGroup@yahoo.com



ARTS DESIGN GROUP
16 TAYLOR STREET
CORTLAND, NY 13045
(P) 607.745.9922
(E) artsdesigngroup@yahoo.com



PROJECT NAME
BRIAN'S LANDING DECK ADDITION

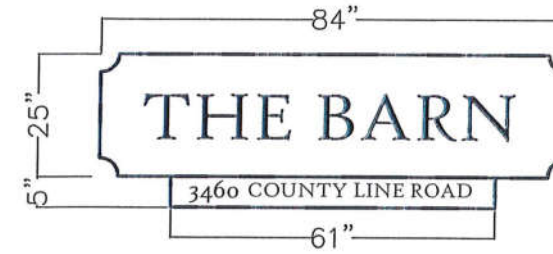
SHEET TITLE
COVER SHEET

[illegible]

DRAWING No.

G1

Z-21-181



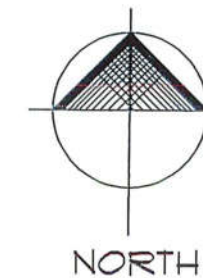
AREA OF EACH SIGN: 16.7 SF.

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.L.S. PLLC DATED 9/30/2019
ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

LOT AREA TO ROAD LINE 87,494 SF

<u>IMPERMEABLE COVERAGE</u>		<u>EXIST.</u>
BUILDING/PORCH	2,487 SF	
GRAVEL DRIVE	0 SF	
TARVIA DRIVE	6,072 SF	
SIDEWALK	142 SF	
SIGNAGE	33 SF	
TOTAL	8,734 SF	
% IMPERMEABLE	9.9 %	

<u>PERMEABLE COVERAGE</u>	EXIST.
PERMEABLE	0 SF
IMPERMEABLE	8,134 SF
TOTAL	8,134 SF
% TOTAL COVERAGE	90.0 %



SITE PLAN:

MY NETWORK REALTY LLC, MARK ABERI
3460 COUNTY LINE ROAD
TN OF SKANEATELES, NY

architect

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 19003

DATE:

28 OCT 2019
16 DEC 2019
03 MAY 2021

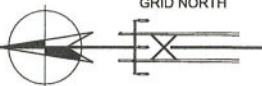
1 OF 3

SITE PLAN

$$I'' = 4\phi' - \phi''$$

FOUNDATION SCHEDULE			
FDN. No.	QUAN.	DRAWING DESCRIPTION	DRAWING No.
SEE SH. 2		ENLARGED FOUNDATION PLAN - AREA "A"	C-70834-C, SH. 2
SEE SH. 3		ENLARGED FOUNDATION PLAN - AREA "B"	C-70834-C, SH. 3
FD-2	5	115KV MOD DISC. SW., BUS OR CVT SUPPORT FOUN.	D-70847-C
FD-13	1	TRANSFORMER No. 4 FOUNDATION DETAILS	D-70842-C
FD-14	1	CONDUIT DUCT BANK RISER FOUNDATION AT TB*3	D-70844-C, SH. 5
FD-15	3	CONDUIT DUCT BANK RISER FOUNDATION	D-70844-C, SH. 4
FD-18	2	STATION SERVICE TRANSFORMER FOUNDATIONS	D-70857-C, SH. 1
FD-19	2	STATION SERVICE TRANSFORMER FOUNDATIONS	D-75780-C
FD-20	1	NATIONAL GRID STANDARD TWO-WAY MANHOLE	
OC-1	1	TRANSFORMER No. 4 OIL CONTAINMENT SYSTEM	D-70843-C
OC-2	2	STATION SERVICE TRANSFORMER CONTAINMENTS	D-70857-C, SH. 2
DB-1	1	CONDUIT DUCT BANK FROM TR*1 TO SOUTH BUS	C-20809-C, SH. 4
DB-2	1	CONDUIT DUCT BANK FROM TR*4 TO SOUTH BUS	C-20809-C, SH. 5
DB-3	1	CONDUIT DUCT BANK FROM TR*2 TO NORTH BUS	C-20809-C, SH. 6
DB-4	1	CONDUIT DUCT BANK FROM TR*3 TO NORTH BUS	C-20809-C, SH. 7
DB-5	1	CONDUIT DUCT BANK FOR BUS-TIE	C-20809-C, SH. 8-9

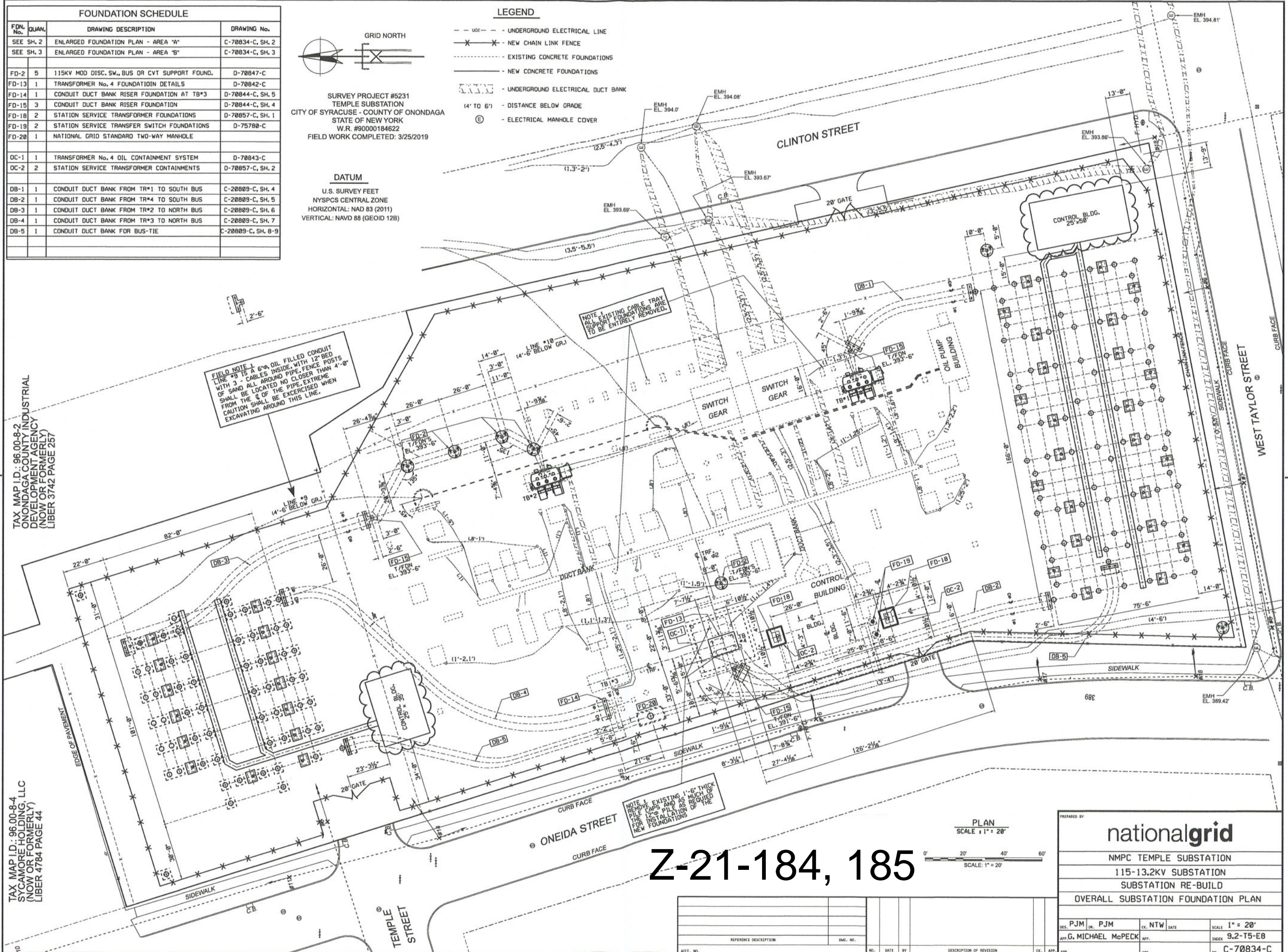
GRID NORTH



SURVEY PROJECT #5231
TEMPLE SUBSTATION
CITY OF SYRACUSE - COUNTY OF ONONDAGA
STATE OF NEW YORK
W.R. #9000184622
FIELD WORK COMPLETED: 3/25/2019

DATUM
U.S. SURVEY FEET
NYSPCS CENTRAL ZONE
HORIZONTAL: NAD 83 (2011)
VERTICAL: NAVD 88 (GEOID 128)

- LEGEND
- UGE --- UNDERGROUND ELECTRICAL LINE
 - * * * * * NEW CHAIN LINK FENCE
 - EXISTING CONCRETE FOUNDATIONS
 - NEW CONCRETE FOUNDATIONS
 - UNDERGROUND ELECTRICAL DUCT BANK
 - (4' TO 6') DISTANCE BELOW GRADE
 - (E) ELECTRICAL MANHOLE COVER



TAX MAP I.D.: 96.00-8-2
ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
(NOW OR FORMERLY)
LIBER 3742 PAGE 257

TAX MAP I.D.: 96.00-8-4
SYCAMORE HOLDING, LLC
(NOW OR FORMERLY)
LIBER 4784 PAGE 44

Z-21-184, 185

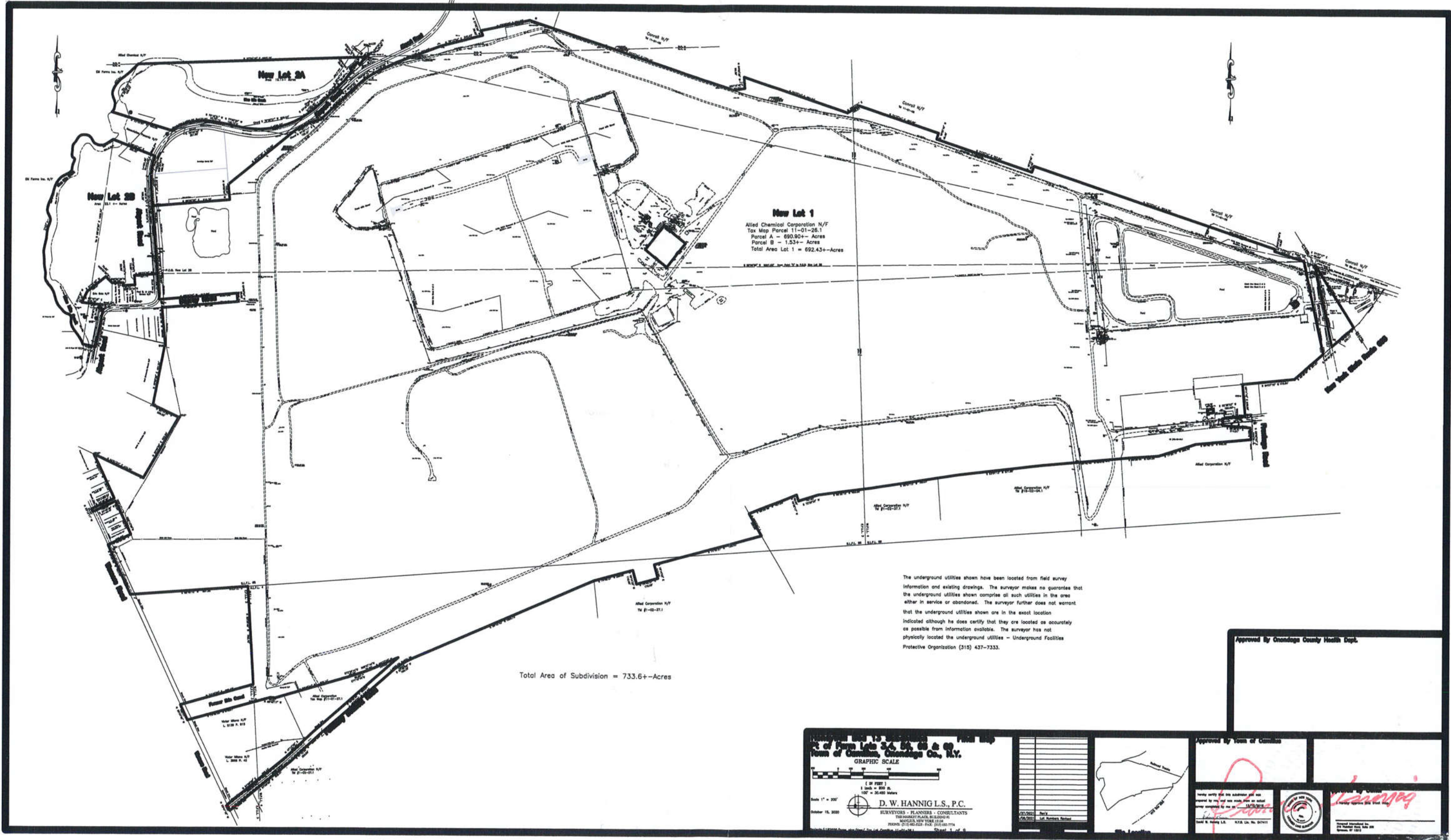
PREPARED BY

nationalgrid

NMPC TEMPLE SUBSTATION
115-13.2KV SUBSTATION
SUBSTATION RE-BUILD
OVERALL SUBSTATION FOUNDATION PLAN

DES. PJM	DR. PJM	CK. NTW	DATE	SCALE 1" = 20'
APP. G. MICHAEL McPECK	APP.	APP.		INDEX 9.2-T5-E8
NO.				C-70834-C

W0# 9000184622 SHEET 1, CONT'D ON 2



New Lot 1
Allied Chemical Corporation N/F
Tax Map Parcel 11-01-26.1
Parcel A - 690.90+- Acres
Parcel B - 1.53+- Acres
Total Area Lot 1 = 692.43+-Acres

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities - Underground Facilities Protective Organization (315) 437-7333.

Total Area of Subdivision = 733.6+-Acres

Project No. 15-000000-0000
Site Plan
Part of Town Lots 2A, 2B, 2C & 2D
Town of Canastota, Onondaga Co., N.Y.

GRAPHIC SCALE
1" = 100'
1" = 300'
1" = 600'

October 15, 2020

D. W. HANNIG L.S., P.C.
SURVEYORS - PLANNERS - CONSULTANTS
100 HANCOCK STREET, SUITE 200
MANHATTAN, NEW YORK 10014
PHONE: (212) 462-1234 FAX: (212) 462-1234

Approved by Onondaga County Health Dept.

Approved by Town of Canastota

Seal of Onondaga County

Seal of Town of Canastota