

ONONDAGA COUNTY PLANNING BOARD

Wednesday, September 26, 2018 11:00 AM 11th Floor Conference Room John H. Mulroy Civic Center

MEETING AGENDA

- I. Call to Order
- II. Approval of the Minutes of the September 5, 2018 meeting
- III. Onondaga County Capital Improvement Plan Presentation
- IV. Resolutions GML Section 239 Municipal Referrals Summary of referrals may be found on following page
- V. Adjournment

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PRELIMINA SUBDIVISI		
Patrick Gray		
at 4272 Jorda	an Road	Tax Map # 02303-06.2
Town of Ska Received:	neateles 9/12/2018	30-Day Deadline: 10/12/2018
approval of subd	ivisions and the site is	llows the County Planning Board to review the located within 500 feet of Jordan Road (Route 22) h county highways; and
to TM #02303- 1 (10.2 acres) an	08.0 and to subdivide t d Lot 2 (44.6 acres), in	stment to convey 2.0 acres of a 56.8-acre parcel he remainder of the parcel into two new lots, Lot a Rural Residential (RR) zoning district and an g district; and
a driveway with requirement from	culvert and establish a n the Onondaga County	ication of a site plan referral (Z-10-133) to install farm-access drive on the subject parcel, citing a Department of Transportation to close the Road; and
containing the W	elch Allyn manufactur	Yown of Skaneateles and abuts a 152-acre parcel ing facility; other surrounding land uses are low
situated behind 7 the west, both co line with a grave shows the remain a 3-acre wooded	residential parcels from unty roads; the site has l driveway serving an e ander of the site is prima area and 50' Niagara M	ptember 7, 2018 shows the bulk of the site to be nting on Vinegar Hill Road and Jordan Road to 55' of frontage on Jordan Road near the south lot xisting two-story house on the site; aerial imagery rily agricultural land separated from the house by Mohawk Power Corp. electric/telephone easement
		acres) to contain the Jordan Road frontage,
site to one of the 03-08.0) and 0.29	adjacent residential pa 9 acres will be transfer	ot line adjustment will convey 2.02 acres of the rcels fronting on Vinegar Hill Road (TM #023 red to proposed Lot 2 (44.6 acres), to be created in
agricultural land on Vinegar Hill	on the site; the 0.29-ac Road; though, the acces	lands, which appears to include all of the re conveyance provides Lot 2 with 75' of frontage as to Vinegar Hill Road on Lot 2 is restricted by and
conveyed Vinega the north;	ar Hill Road frontage is	owards the front of the site; in addition, the located in an area where the road slopes down to
existing or propo Department requ access and work the existing hous the submitted En connection to pu	sed driveways on Vine irements; any proposed permits and will be sub the is served by public driver vironmental Assessment blic drinking water is p	a County Department of Transportation, all gar Hill Road or Jordan Road must meet d driveways to serve Lot 2 will require highway bject to the availability of sight distance; and rinking water and an individual septic system; per at Form (EAF) dated September 4, 2018, a new roposed; no additional information regarding oposed development, were included in the referral
	Patrick Gray at 4272 Jorda Town of Ska Received: General Municip approval of subd and Vinegar Hill the applicant is p to TM #02303- 1 (10.2 acres) an Industrial/Resear in 2010, the Boar a driveway with requirement from existing farm acc the site is located containing the W density residentia the submitted sul situated behind 7 the west, both co line with a grave shows the remain a 3-acre wooded and overhead uti the subdivision m driveway, house, per the subdivisia site to one of the 03-08.0) and 0.22 the subdivision; Lot 2 is shown to agricultural land on Vinegar Hill 1 the existing utilit GIS mapping sho conveyed Vinega the north; ADVISORY NO existing or proport Department requ access and work the existing house	General Municipal Law Section 239-n a approval of subdivisions and the site is J and Vinegar Hill Road (Route 142), bot the applicant is proposing a lot line adju to TM #02303-08.0 and to subdivide th 1 (10.2 acres) and Lot 2 (44.6 acres), in Industrial/Research/Office (IRO) zoning in 2010, the Board recommended modif a driveway with culvert and establish a trequirement from the Onondaga County existing farm access road on Mottville F the site is located in a rural area in the T containing the Welch Allyn manufactur density residential and agriculture; and the submitted subdivision map dated Sep situated behind 7 residential parcels from the west, both county roads; the site has line with a gravel driveway serving an e shows the remainder of the site is prima a 3-acre wooded area and 50' Niagara M and overhead utility lines; and the subdivision map shows Lot 1 (10.2 a driveway, house, and wooded area; and per the subdivision; and Lot 2 is shown to contain the remaining agricultural land on the site; the 0.29-ac on Vinegar Hill Road; though, the access the existing utility lines and easement; a GIS mapping shows a 60' slope down to conveyed Vinegar Hill Road frontage is the north; ADVISORY NOTES: per the Onondaga existing or proposed driveways on Vine Department requirements; any proposed access and work permits and will be sub the existing house is served by public dr the submitted Environmental Assessmer connection to public drinking water is p

materials; it is not clear if wastewater disposal for the new drinking water connection will be handled by the existing septic system;

ADVISORY NOTE: any use proposing drinking water must be accompanied by a wastewater disposal plan, to be approved by the Onondaga County Health Department; and

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



S-18-68

Z-18-288	USE VARIANCE	
	Daniel R. Wolnik	
	at 2522 West Genesee Street	Tax Map # 03502-32.0
	Town of Geddes	
	Received: 9/7/2018	30-Day Deadline: 10/7/2018
1	General Municipal Law Section 239-m allows the Co granting of use or area variances and the site is locate Street (Route 5), a state highway, and the municipal b Geddes and the Village of Solvay; and	ed within 500 feet of West Genesee
2	the applicant is requesting a use variance to allow the and service facility in an existing building on a 0.58- district; and	acre parcel in a Residential A zoning
3	in 2017, the Board offered no position with comment 435) to establish and operate a day spa in the existing coordination with the Onondaga County Health Depa Environment Protection regarding adequate wastewa sewer or septic approvals and coordination with the N Transportation on access plans to West Genesee Stre withdrawn by the applicant; and	g building, recommending artment and Department of Water ter disposal plans and appropriate New York State Department of et; the application was ultimately
4	the site is located along West Genesee Street, a state- Town of Geddes; the site abuts the municipal bounda adjacent to wooded lands; other surrounding land use churches; the corridor was the subject of a 2014 zoni County Planning Agency for the Town of Geddes; an	rry with the Village of Solvay and is es include residential lots and two ng study by the Syracuse-Onondaga
5	the submitted survey map shows the site contains an building, formerly a commercial garage, located on the West Genesee Street frontage; aerial imagery shows forested, rising sharply to the north, and the front of the covered by an existing parking lot; the site has unrest along the entire road frontage, to be reduced to a 24' ADVISORY NOTE: per the NYS Department of Tran driveways on West Genesee Street must meet Depart	he western side of the site along the the rear of the site is entirely the site east of the building is tricted access to West Genesee Street wide driveway; nsportation, all existing or proposed
6	per the Town of Geddes zoning ordinance, permitted district are single-family dwellings, religious uses, ac single-family dwellings or religious uses, and family indicates that the prior non-conforming use (a tractor code, but the building has been vacant for more than the proposed operation is classified as a motor vehicl and repair use as defined in the Town zoning ordinan regulations of the Commercial C (Heavy Commercia area variances for the existing building; and	ccessory buildings and structures to day-cares; the local application dealership) pre-dated the zoning six months; per the local application, e sales and motor vehicle service ace and would be subject to the
7	per the application, converting the building to a resid and would not provide a reasonable return; the submi 15, 2018 indicates that an appraisal report from a lice submitted as part of the application to the Town and the use variance is granted; and	itted Letter of Intent dated February ensed property appraiser will be a site plan review will be pursued if
8	the submitted Site Plan dated August 6, 2018 shows a motor vehicle sales and service facility to include a p	

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building and delineating the side parking lot to accommodate 8 parking spaces, including 3 for vehicle display; and

- 9 per the Letter of Intent, proposed hours of operation for the motor vehicle repair operation will be Monday through Saturday 8am – 6pm with the sales operation having the same hours, but extended until 7pm; the average number of employees on site will be 5-6 with peak hours of operation serving 6-10 customers; and
- 10 per the Letter of Intent, the existing projecting sign structure will be removed and proposed signage for the site (not designed yet) will include a wall sign on the front of the building; the submitted elevation drawings dated August 6, 2018 also show the two existing billboards on the west elevation of the building to be removed; and
- the site is served by public drinking water and an individual septic system, which is shown in the Site Plan to occur at the front of the building; per the submitted Environmental Assessment Form (EAF), wastewater services will be provided by a septic system "as is" though GIS mapping indicates public sewers are available along the southern side of West Genesee Street; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- 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



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Z-18-292	SITE PLAN		
See Also C	ase: Unifirst Corp	oration	Unifirst
Z-18-291	103 Luther A	venue	Tax Map # 08511-08.1, 08511-10.1,
Z-18-293	Town of Salin Received:	na 9/11/2018	30-Day Deadline: 10/11/2018
1	approval of site p		he County Planning Board to review hin 500 feet of 7th North Street (Route ghway; and
2	building to house		ting structures and construct a new or Unifirst on 7 parcels totaling 3.1 acres O-2) zoning district; and
3		urrently reviewing zone chang part of the proposed project; an	e (Z-18-291) and area variance (Z-18- nd
4	Ley Creek and a C on Luther Avenue length of both fro August 14, 2018 s demolished and th	CSX rail line, and 7th North S e and Old 7th North Street, both ntages; the submitted Site Prep shows the site contains 7 one-s	wath of industrial land uses bound by I-81, treet, a county road; the site has frontage th local roads, with unrestricted access the paration and Erosion Control Plan dated story buildings, 2 of which were recently lished as part of the project; the remainder d; and
5	lot was approved	in 2016; however, the map wa	ine change to combine the parcels into one as never filed; the Town has advised the e legally recognized until the map is filed;
6	fronting on Luthe per the Town zon adjacent to highw	r Avenue, are zoned C-3 and a ing ordinance, the intent of the rays designed to handle large t ciated with well-planned and -	are zoned O-2; the remaining 3 parcels, all are intended for the proposed zone change; e O-2 district is to "provide areas, near or raffic volumes, where the quality of -designed office and light industrial parks
7	building occupyin front (north and e with a proposed d the plans, there w parking, one each both rows of park	ng over an acre at the front of t ast) sides of the building and t riveway onto Luther Avenue p ill be a main parking lot at the occurring along the Luther A	ugust 14, 2018 shows a single, proposed the site; sidewalks are shown along the there is a rear loading area for large trucks providing access to the rear of the site; per rear of the building and two rows of venue and Old 7th North Street frontages; ess and appear to partially fall within the al of 110 parking spaces; and
8	2 district; the loca requires a 25' set the proposed build	al Zoning Board of Appeals Appeals Appeals Appeals along Luther Avenue and	nt yard setback of 50' is required in the O- pplication indicates the new construction I a 10' setback along Old 7th North Street; ovide at least 65' of clearance to allow
9	3.1 acres of the si to a NYSDEC-app Plan to be located	te will be disturbed by the pro proved stormwater detention b l at the rear of the site; per the	(EAF) dated August 31, 2018 indicates posed project; stormwater will be directed pasin, shown in the Grading and Drainage local Zoning Board of Appeals and surrounding neighbors will be limited;

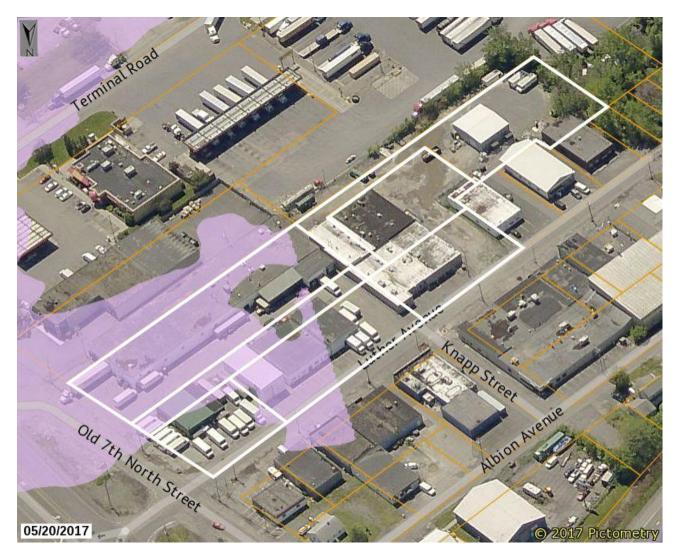
ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered 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

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;
 ADVISORY NOTE: per the Onondaga County Department of Water Environment
 Protection, any and all demolition of buildings requires a permit for sewer disconnects;
 the applicant must contact Plumbing Control to ensure appropriate permits are obtained;
 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

12 current FEMA Flood Insurance Rate Maps (FIRM) indicate that the front half of the site, including a portion of the proposed building, 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 project is within 2,000 feet of multiple sites (IDs: 734123, C734118, 734004) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including the lower two miles of Ley Creek which are classified as a Code 2 in the State Superfund Program, meaning the disposal of hazardous waste has been confirmed on the site or it has been listed on the Federal National Priorities List (NPL); and
- 14 the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may 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); 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-18-292

Z-18-295	SITE PLAN		
See Also Ca	se: Carl Byrne		
Z-18-296	at 887 West	Elizabeth Street	Tax Map # 04702-02.0
	Town of Ska	neateles	
	Received:	9/12/2018	30-Day Deadline: 10/12/2018
1	approval of site p	lans and the site is loca	allows the County Planning Board to review ated within 500 feet of the municipal boundary he Village of Skaneateles; and
2	** *		of a 1,326 sf detached three-car garage and 2.4-acre parcel in a Rural Residential (RR) zoning
3	proposed project (Z-14-299) and a accessory apartm approvals from th	; in 2014, the Board rec rea variance (Z-14-300 ent and to expand the c ne Onondaga County H	area variance referral (Z-18-296) as part of the commended modification of concurrent site plan) referrals to construct a detached garage with an driveway on the subject site, citing required ealth Department; the proposed garage does not
4	the site is located Skaneateles; the		Street, a local road, just west of the Village of ally forested lot to the rear and single-family
5	story house and t Street; a waterco	wo sheds; there is an ex	vember 17, 2012, the site contains an existing two- xisting gravel driveway onto West Elizabeth ong the east lot line, intersecting with a small eds; and
6	existing sheds; th	e existing driveway wi	sed 3-car garage (1,326 sf) will replace the ll be reconfigured into a u-shaped driveway with est Elizabeth Street; and
7	permitted within	100' of a wetland or w	accessory structures larger than 600 sf are not atercourse; the proposed garage is shown to occur equiring an area variance; and
8	of the site will di change the currer	sturbed and current dra nt drainage patterns and hange in elevation with	ment Form (EAF) dated July 7, 2018, 0.12 acres inage and stormwater runoff "will not greatly direction of flow"; the survey map shows the the site generally sloping down towards the
9	existing raised be		er and an individual septic system, with the northwest corner of the proposed garage; no e proposed; and
10	the site is located and	over, or immediately a	adjoining, a principal aquifer (per EAF Mapper);
11	archaeological si inventory (per EA	tes on the NYS Historic AF Mapper); and	adjacent to an area designated as sensitive for c Preservation Office archaeological site
12	having jurisdiction hearing is held by	on in a municipality sha y such body relating to	a, the legislative body or other authorized body all give notice to an adjacent municipality when a a subdivision, site plan, special use permit, or a 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-18-296	AREA VAR	IANCE		
See Also C	ase: Carl Byrne			
Z-18-295	at 887 West	Elizabeth Street	Tax Map # 04702-02.0	
	Town of Ska	ineateles		
	Received:	9/12/2018	30-Day Deadline: 10/12/2018	
1	granting of use of	or area variances and the s	ows the County Planning Board to review the ite is located within 500 feet of the municipal es and the Village of Skaneateles; and	
2	three-car garage Residential (RR)	in the required 100' water) zoning district; and	e to allow construction of a 1,326 sf detached course setback on a 2.4-acre parcel in a Rural	
3	project; in 2014, and area varianc apartment and to	the Board recommended e (Z-14-300) referrals to c expand the driveway on ounty Health Department;	plan referral (Z-18-295) as part of the propose modification of concurrent site plan (Z-14-29) construct a detached garage with an accessory the subject site, citing required approvals from the proposed garage does not appear to have	9)
4	the site is located Skaneateles; the	d along West Elizabeth St	reet, a local road, just west of the Village of y forested lot to the rear and single-family	
5	story house and Street; a waterco	two sheds; there is an exis	mber 17, 2012, the site contains an existing twe sting gravel driveway onto West Elizabeth g the east lot line, intersecting with a small s; and	° 0-
6	existing sheds; the		d 3-car garage (1,326 sf) will replace the be reconfigured into a u-shaped driveway with Elizabeth Street; and	h
7	permitted within	100' of a wetland or wate	cessory structures larger than 600 sf are not ercourse; the proposed garage is shown to occ juiring an area variance; and	ur
8	of the site will d change the curre	isturbed and current drain nt drainage patterns and d change in elevation with th	ent Form (EAF) dated July 7, 2018, 0.12 acres age and stormwater runoff "will not greatly lirection of flow"; the survey map shows the he site generally sloping down towards the	5
9	existing raised b		and an individual septic system, with the rthwest corner of the proposed garage; no proposed; and	
10	and		joining, a principal aquifer (per EAF Mapper)	;
11	archaeological s		ljacent to an area designated as sensitive for Preservation Office archaeological site	



Z-18-298	SITE PLAN	
See Also	ise: CWI, Inc. Camping World	
Z-18-299	at Pasubio Terrace & 5864 Carmenica Drive Tax Map # 09001-36.1, 09001-4	44.0,
	Town of CiceroReceived:9/13/201830-Day Deadline:10/13/2018	
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 Pardee Road (Route 253), a county road, but also part of the interstate ramp system which is controlled by New York State, and Route 81 and NYS Route 31, both state highways; and	
2	the applicant is proposing to construct a 16,000 sf (14 bay) RV service building, 249 RV display parking spaces and associated site improvements on three parcels totaling 9.65 acres in a General Commercial zoning district; and	
3	the Board is concurrently reviewing an area variance referral (Z-18-299) as part of the proposed project; in 2014, the Board recommended modification of a zone change referral (Z-14-55) to change the zoning of 105 acres, including two of the subject parcels, to General Commercial Plus; the zone change application was ultimately withdrawn by the applicant; the Board reviewed a similar zone change referral (Z-17-185) again in 2017, noting infrastructure constraints in the area and advising consultation with appropriate agencies on infrastructure planning and a more comprehensive approach to large-scale zoning actions; and	
4	the site consists of three parcels, two vacant and one containing the recently opened and rebranded Gander Outdoors, formerly known as Gander Mountain; the site is generally included within the Carmel Runne commercial subdivision created in the early 2000s with new road and sewer infrastructure; surrounding land uses include other undeveloped lands and retail, apartments, and hotel properties within and adjacent to the Carmel Runne development; and	
5	the site has frontage on Pardee Road, a county road to the west, and Carmenica Drive and Pasubio Terrace, both local roads; the submitted survey maps dated June 15, 2017 show the two vacant parcels to be partially-forested, with wooded areas to be removed, per the submitted Existing Features/Demolition Plan; per aerial imagery, the Gander Outdoors parcel contains a large existing building set towards the rear of the site, with front and south side parking areas and four existing driveways, two each on Carmenica Drive to the north and Pasubio Terrace to the east; and	
6	the submitted Site Plan dated September 5, 2018 shows the proposed 16,000 sf RV service building (Camping World) and a large gravel parking lot (249 RV display parking spaces) to cover more than 7 acres of undeveloped lands and be enclosed by a security and chain link fence; the service building will include 14 bays, 7 occurring on the north and south sides of the building with a concrete pad on either side; overhead canopies are shown on the north and west sides of the building; and	
7	per the Site Plan, proposed improvements to the Gander Outdoors parcel include replacing the existing parking on the south side of the existing building with a row of golf cart parking (11 spaces) and two curbed landscape islands; access to the RV service building and parking is shown to come from a gated asphalt driveway connection to the Gander Outdoors parcel, and ultimately the existing, southerly driveway onto Pasubio Terrace, to be widened; and	
8	the Site Plan shows the proposed service building will be located 43.6' from Pasubio Terrace, requiring a variance from the district's 50' front yard setback requirement; the site is encumbered by a 99' Onondaga County Water Authority Easement which runs	

diagonally across the site; per the local application, the building's location in the front yard setback is intended to prevent encroachment into the easement; and the submitted Landscaping Plan dated September 5, 2018 shows 5 proposed trees along 9 Pasubio Terrace and additional landscaping along the west lot line adjacent to a lot containing an existing restaurant (Cracker Barrel); a lighting plan was also included with the referral materials, showing 27 pole-mounted light fixtures situated throughout the parking area and 7 wall-mounted fixtures spaced around the building; and the submitted signage drawings show proposed signage to include a wall-mounted, 10 internally-illuminated channel letter sign (38'-6 1/4" x 2'-7") to be mounted over the service drop-off canopy on the west side of the proposed building and a wall-mounted internally-illuminated channel letter sign (20'-7 1/2" x 2'-11 1/2") to be mounted on the front of the Gander Outdoors building; and per the local application, proposed hours of operation will be Monday through Saturday 11 9am to 9pm and Sunday 9am to 7pm; the maximum number of employees on site will be 90; and per the Environmental Assessment Form (EAF) dated August 31, 2018, 9.66 acres of the 12 site will be disturbed by the proposed project and stormwater discharges will be conveyed to the existing stormwater management facility on the site; three proposed bioretention areas are shown in the Site Plan, with one occurring on the Gander Outdoors parcel and the other two occurring along the west and south sides of the gravel RV parking; the survey maps also show a 20' wide drainage easement along the west lot line, a 30' drainage easement along the south lot line, and a triangular-shaped drainage easement with an existing detention basin area at the southwest corner of the site; ADVISORY NOTES: 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; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and the existing building is served by public drinking water and sewers and is located in the 13 Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station services areas; additional connections to the drinking water and sewer infrastructure are proposed for the new building; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the 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 14 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



S-18-69	PRELIMINA SUBDIVISIO		
	Russel Zechi	man	
	at 2054 Coor	n Hill Road	Tax Map # 04702-02.0
	Town of Ska	neateles	
	Received:	9/12/2018	30-Day Deadline: 10/12/2018
1	approval of subd 27) and Shamroc between the Tow	ivisions and the site is k Road (Route 235), be	llows the County Planning Board to review the located within 500 feet of Coon Hill Road (Route oth county highways, the municipal boundary ne Town of Marcellus, and a farm operation and
2			a 7.8-acre parcel into three new lots, Lot 1 (2.3 acres), in a Rural and Farming (RF) zoning
3	Skaneateles; the	•	, a county road, in a rural area in the Town of nds are enrolled in NYS Agricultural District 2 nd
4	existing one-stor more than 400' f Road; ADVISORY NO	y house, an attached ga rom the road front; the TE: per the Onondaga	ptember 4, 2018 shows the site contains an rage, a rear shed, and a detached barn, all set back re is an existing gravel driveway onto Coon Hill County Department of Transportation, all existing
		•	ad must meet Department requirements; and
5	•••	-	t corner of the site to contain more than an acre of etive and shared with the adjacent parcel to the
6	and Coon Hill Re impermeable sur middle lands, inc acres) will contai	bad; Lot 1 (2.3 acres) is face coverage totaling 2 cluding 2.4% of existing	1, 2, and 3 will be roughly parallel to one another a shown at the front of the site with existing 3.4%; Lot 2 (2.3 acres) is shown to contain the g impermeable surface coverage; and Lot 3 (3.2 as and the rear lands of the site with existing 0.4%; and
7	the subdivision p	olan indicates that the th	aree proposed lots will each use the existing nown on Lots 1 and 2; and
8	management; no	additional information	are to have on-site bioswales for stormwater regarding any proposed development or with the referral materials; and
9			dual well and septic system, which is shown to be and septic systems are proposed for the Lots 1 and
10	ADVISORY NO Engineering mus 2 prior to Depart ADVISORY NO having jurisdiction hearing is held by use variance on p	t formally approve any ment endorsement of th TE: per GML § 239-nr on in a municipality sha y such body relating to property that is within f	nty Health Department's Bureau of Public Health existing or proposed septic system for Lots 1 and he subdivision; and h, the legislative body or other authorized body all give notice to an adjacent municipality when a a subdivision, site plan, special use permit, or a five hundred feet of an adjacent municipality; such hic transmission to the clerk of the adjacent

municipality at least ten days prior to any such hearing; and



S-18-69

S-18-70	PRELIMIN. FINAL SUE	BDIVISION		
	Trey Jay, Ll at 6477 Lak	LC eshore Road		Tax Map # 08602-25.1
	Town of Cid			
	Received:	9/12/2018		30-Day Deadline: 10/12/2018
1	approval of sub	divisions and the site i ighway, and the muni	is located within	nty Planning Board to review the 500 feet of Lakeshore Road (Route between the Town of Cicero and
2	** /	Lot 1B (7.038 acres),		arcel into three new lots, Lot 1A 86 acres), in a General Commercial
3	construct a 248- apartment project recommending r Department of T requirements; th light of subsequ previously-prop- not be part of th	unit apartment compl ct was previously revi modification and citin Transportation (OCDC are Town requested the ent information and c osed marina improver e apartment project; a	ex on three parce ewed in 2017 (Z g wetland consider DT) access, traffi Board re-examination with nents were no lound	for a site plan referral (Z-18-138) to els totaling 24.8 acres; the proposed (-17-461) with the Board derations and Onondaga County c, drainage and lighting ne its 2017 recommendations, in the OCDOT, and noted that the nger to be considered and would
4	Road, a local roaresidential, with and south and a the site plan reference been	ad, and Lakeshore Ro the site abutting 14 s vacant 15-acre parcel errals (Z-17-461, Z-18 combined into one parcal for the combination	ad, a county road ingle-family resi to the east zoned 3-138), the site co arcel, per current	at the intersection of Mud Mill d; surrounding land uses are dential parcels primarily to the west d for residential use; at the time of onsisted of three tax parcels which tax maps; the Board has not which may have been done
5	between two res existing 100-slip storage at the re- be demolished, a removed, servin intersection; the	idential lots on Beach o marina at the northe ar of the marina, to be at the Lakeshore Road g the marina that is lo parcel is shown to be	a Road, a local ro astern corner of e removed, and a d frontage; there cated at the Lake e otherwise open	f additional frontage occurring bad to the west; the site contains an the site with space for on-site boat n existing house and driveway, to is an existing driveway, to be eshore Road/Mud Mill Road space and partially forested; and
6	will create three lands occurring and driveways, I marina, and Lot	new lots, with Lot 12 at the front of the site Lot 1B (7.038 acres) t	A (16.516 acres) , including the ex to contain 490' o	shows the proposed subdivision to contain all road frontage and xisting on-site boat storage, house f lake frontage and the existing northeast corner of the site and
7	referral (Z-18-12 apartment build network (Loso I	38) showed the apartm ings, 7 detached garag Drive), parking areas a	nent complex (24 ge buildings (71) at the front of the	pposed Lot 1A; the 2018 site plan 48 units total) to include 14 parking spaces), an internal road e apartment buildings (324 parking access to the apartment complex

will include a gated driveway 150' east of the intersection of Mud Mill Road and Lakeshore Road, which is shown on the subdivision map the extend to the marina, and a gated driveway via the 50' frontage onto Beach Road; the proposed sidewalk will be extended along Loso Drive to Lakeshore Road and a bus stop area at the road front; additional parking is shown along Loso Drive, including 3 spaces for short term staging/storage area for trailers and vehicles and a 30-space parking lot at the front of the site; and

8 no proposed development has been indicated for proposed Lots 1B and 1C, though Lot 1B would presumably contain the marina modifications included in the 2017 site plan referral (Z-17-461) should those plans proceed; proposed work for the marina included removing the existing docks, dredging the marina area, installing sheet pile along the interior portion of the marina, installing two permanent piers perpendicular to the shoreline at the mouth of the marina, and installing a lakefront seawall to allow for 70 boat slips in the modified marina; and

- 9 per the subdivision map, there is a 30' sanitary easement crossing the northern portion of the site, specifically proposed Lots 1B and 1C and the existing marina area; per the Onondaga County Department of Water Environment Protection, the depicted sewer line is the county-owned Lakeshore trunk sewer; and
- 10 per the 2018 site plan referral (Z-18-138), 13.0 acres of the site will be disturbed for the proposed apartment project; the referral indicated a wet pond would be located towards the center of the site just south of the marina area and several of the northernmost buildings, with the storm system designed to collect water during peak events, and include an overflow mechanism that goes across the swale and into the marina during high water events; the referral materials included a copy of the Stormwater Pollution Prevention Plan (SWPPP) dated December 18, 2017 (revised February 16, 2018) and a letter from the Town engineer indicating that the SWPPP has been reviewed and is found to be in substantial compliance with the State Pollutant Discharge Elimination System (SPDES) permit; and
- the site has access to public drinking water and sewer infrastructure and is located in the Brewerton Wastewater Treatment Plant service area; per the 2018 site plan referral (Z-18-138), anticipated drinking water demand for the apartment complex is 72,200 gallons per day and anticipated liquid waste generation is 79,200 gallons per day; and
- 12 GIS mapping shows potential federal wetlands on proposed Lots 1B and 1C of the site, which generally occur between the proposed apartment buildings and the lake, and areas surrounding the marina; and
- the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northern portion of the site along Oneida Lake, almost the entirety of proposed Lots 1B and 1C, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the floodplain appears to encroach on the northernmost portions of the proposed apartment complex; 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
- 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); the site may contain lake sturgeon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); per the submitted Environmental Assessment Form (EAF) dated September 4, 2018, these potential impacts have "been addressed previously"; and



S-18-70

Z-18-284	SITE PLAN			
	Roop Town	nouses		
	at 34 North	Street	Tax Map # 00201	1-12.0
	Village of M Received:	farcellus 8/31/2018	30-Day Deadline:	9/30/2018
1	approval of site	plans and the site is locate and the municipal bounda	ows the County Planning Board ed within 500 feet of North Stree ary between the Village of Marco	et (Route 174),
2	accommodate ad		ly 2,600-square foot expansion of mpster enclosure for existing tow tial zoning district; and	· ·
3	local road, and e larger campus co	ast across North Street fro	rth Street (NYS Route 174) and om CS Driver Middle School, wh and high schools for the Marcellu rimarily residential; and	hich is part of a
4	Paul Street and i	s separated from a row of	ining 15 townhouse units; the b front yard, asphalt parking (22-2 unrestricted access to Paul Street	24 spaces) by a
5	asphalt to be loc provide an addit	ated on the east side of the ional 7-8 new parking spa	ed project includes a 2,600 sf exp e building, replacing an existing ces; a 10' x 20' dumpster corral to be included in the additional	lawn area, and l area, to be
6	· ·	posed asphalt area is shown to Paul Street; and	vn to come from the front parkir	ng with no
7	Telephone Co., o	one each generally occurri	o the NYS Electric and Gas Cor ing on the west and east sides of It area to partially occur within t	the building;
8		to slope towards North S	to drain towards the street; aeri treet and include a catch basin n	•••
9	· ·	public drinking water and	Finance Office of Real Property I Village sewers; no changes to t	
10		an 500' north of the Tefft er of Historic Places; and	-Steadman House which is listed	d on the
11	archaeological s		ljacent to an area designated as s Preservation Office archaeologic	
12	having jurisdicti hearing is held b use variance on j notice shall be g	on in a municipality shall by such body relating to a property that is within five	he legislative body or other auth give notice to an adjacent munic subdivision, site plan, special us e hundred feet of an adjacent mu transmission to the clerk of the such hearing; and	cipality when a e permit, or a unicipality; such



Z-18-285	ZONE CHANGE			
	Red Barn Country, LLC at 110 Red Barn Circle & Lands Adjacent Tax Map # 11701-11.0, 117			11.0 117 01.08 1
		rn Circle & Lands Adjacent	Tax Map # 11701	-11.0, 11701-08.1
	Town of Clay Received:	8/31/2018	30-Day Deadline:	9/30/2018
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 Buckley Road, a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and			
2	the applicant is proposing a zone change for 0.907 acres of land from One-Family Residential (R-10) to Highway Commercial (HC-1) to allow for a lot line adjustment with the adjacent Red Barn site as part of a larger commercial development project; and			
3	the Board has recently reviewed several referrals, including area variance (Z-18-192), subdivision (S-18-38), and concurrent site plan (Z-18-73), special permit (Z-18-74), and area variance (Z-18-91) referrals to construct a 5,700 sf Brooklyn Pickle restaurant on a proposed 2.99-acre lot, as part of a larger redevelopment project on adjacent land (the former Hafner's Red Barn site); a coordinated review meeting was held on May 15, 2018 at the request of the Town to discuss full build out potential for the Red Barn site and surrounding area, including the subject parcels; during the meeting, access management strategies, stormwater management, and wastewater accommodations were discussed in consideration of the Brooklyn Pickle restaurant, Red Barn site and surrounding area; and			
4	additional reviews occurred in 2011, with the Board recommending disapproval of subdivision (S-11-42) and zone change (Z-11-189, Z-11-190) referrals as part of a development proposal to create 36 single-family residential lots and 38,000 sf of commercial space from three lots, which ultimately created one of the subject parcels; and			
5	the site consists of two vacant parcels adjacent to the Red Barn site along Buckley Road, a county road, with one parcel located at the rear of the Red Barn site and the other situated to the south; the southerly parcel has frontage on Red Barn Circle, a local road serving the residential neighborhood created as part of the 2011 subdivision and zone change referrals; and			
6	the submitted plan dated August 14, 2018 shows the proposed zone change is intended for "Parcel 1", the entirety of the southerly parcel (0.234 acres), and "Parcel 2", 0.673 acres of the rear parcel that are immediately adjacent to the Red Barn site; the current R- 10 zoning will remain for the rest of the rear parcel, over 8 acres of land; and			
7	the plan shows Lots 1 and 2 of the Red Barn site, which will be created by the proposed subdivision (S-18-38), are zoned HC-1 and contain a drainage easement at the rear of Lot 2; per the local application, Parcels 1 and 2 will be combined with Lot 2 and used for easements and buffering purposes; Parcel 2 is intended to allow for a joint detention area; and			
8	maintain "the qual	lay zoning ordinance, within the HG ity of environment that is usually for but generally not immediately adja	ound in areas of comm	nercial use
9	referral materials f indicated that the c property" includes	from GTS Consulting dated Februar for the proposed Brooklyn Pickle (Z overall concept plan for future redev a 6,400 sf building behind the prop he Brooklyn Pickle, a 3,000 sf bank	-18-73, Z-18-74, Z-18 velopment of the "ren posed Brooklyn Pickle	8-91), naining Hafner e, a 5,000 sf

Page 24

and a 5,000 sf building south of Red Barn Circle; the letter indicated that the existing driveways on the Red Barn site will be replaced by a single, full access roadway opposite Dolshire Road, a local road serving a residential neighborhood to the east; numerous potential developments adjacent to and near the site were discussed at the coordinated review meeting, in the context of long term planning for increased traffic in the area, and the need for interconnected roadways, consolidated access points, turning lanes, and/or traffic signals, as well as long-term shared funding mechanisms; and

10 the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would likely be beneficial to connect residents and businesses; this site is located within a priority zone; and

the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon offset

12 per discussion at the coordinated review meeting, wastewater service for the Red Barn 12 site, and possibly adjacent parcels, would flow east through Pitcher Hill, subject to agreements allowing for 3,000 gpd maximum flowage through Town of Salina infrastructure; and

plan/project in coordination with the municipal engineer; and

- the New York State Department of Environmental Conservation (NYS DEC) EAF
 Mapper indicates the site is located over, or immediately adjoining, a principal aquifer; and
- 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, and 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-18-287	SITE PLAN			
	Buried Acorn B	rewing Co., LLC	Buried Acorn Brewi	ing Co.
	at 881 Van Ren	sselaer Street	Tax Map # 11503	-04.1
	City of Syracus	2		
	Received:	9/7/2018	30-Day Deadline:	10/7/2018
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 Onondaga County Metropolitan Wastewater Treatment Plant; and			
2	the applicant is proposing an outdoor seating area and a pole sign for an existing microbrewery located on a 0.46-acre parcel in a Lakefront T5 zoning district; and			
3	in 2017, the Board offered no position with comment for a final subdivision referral (S- 17-68) that combined two lots into the current 0.46-acre parcel; and			
4	the site is located just south of the Destiny USA mall at the intersection of Hiawatha Boulevard West and Van Rensselaer Street, both city streets, in the Lakefront neighborhood of the City of Syracuse; the site is across Hiawatha Boulevard from several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and			
5	the submitted Site Plan dated April 1, 2017 (revised August 22, 2018) shows the site contains an existing one-story building, the recently established Buried Acorn Brewing Co., a front yard asphalt parking lot (7 spaces), and a rear yard asphalt parking lot (9 spaces); the site has two existing 24' wide driveways, one each on Van Rensselaer Street and Hiawatha Boulevard, and 5' wide concrete sidewalks (as per City specs) along both road fronts and continuing through the driveways; and			
6	per the local application, proposed site modifications include requests for an outdoor seating area with three bistro tables (30" x 30" each) on the existing concrete patio and to allow the existing pole sign to remain (25' tall with 5'x 7' fabric sign panel and 35" x 26" barrel); the Site Plan shows the concrete patio and existing pole sign to be located at the northern corner of the building, near the Van Rensselaer Street/Hiawatha Boulevard intersection; and			
7	the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the rear of the site is Mixed Use Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses" and the proposed zoning for the front of the site is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses"; and			
8	•	public drinking water and sewers ent Plant service area; no changes		*
9	Environmental Asse the Enlarged Erie B	tate Department of Environmenta essment Form (EAF) Mapper, the arge Canal which is listed on, or l reservation for inclusion on, the S	site is substantially conas been nominated by	ontiguous to the NYS

10	York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734059, V00002, C734083, 734083, V00222, C734133, C734132, 734048, 734020, C734130, C734134, C734135, C734136, C734137, C734104, C734131, 734030); and
11	the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
12	per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
13	the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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Z-18-291	ZONE CHAI	NGE	
See Also Case: Unifirst Corporation		poration	Unifirst
Z-18-292	at 103 Luthe	r Avenue	Tax Map # 08602-01.0, 08602-02.0,
Z-18-293	Town of Sali		
	Received:	9/11/2018	30-Day Deadline: 10/11/2018
1	adoption or amer	ndment of a zoning or	n allows the County Planning Board to review the rdinance or local law and the site is located within), a county highway, and Route 81, a state highway;
2	the applicant is proposing a zone change from Planned Commercial (C-3) to Office and Light Industrial Park (O-2) on four parcels as part of a larger industrial development project for Unifirst; and		
3	the Board is concurrently reviewing site plan (Z-18-292) and area variance (Z-18-293) referrals as part of the proposed project; and		
4	the site consists of 7 parcels situated within a swath of industrial land uses bound by I-81, Ley Creek and a CSX rail line, and 7th North Street, a county road; the site has frontage on Luther Avenue and Old 7th North Street, both local roads, with unrestricted access the length of both frontages; the submitted Site Preparation and Erosion Control Plan dated August 14, 2018 shows the site contains 7 one-story buildings, 2 of which were recently demolished and the remaining 5 are to be demolished as part of the project; the remainder of the site is covered with asphalt, to be removed; and		
5	per a phone conversation with the Town, a lot line change to combine the parcels into one lot was approved in 2016; however, the map was never filed; the Town has advised the applicant that the approved single lot will not be legally recognized until the map is filed; and		
6	the Town zoning map shows 4 of the 7 parcels are zoned O-2; the remaining 3 parcels, all fronting on Luther Avenue, are zoned C-3 and are intended for the proposed zone change; per the Town zoning ordinance, the intent of the O-2 district is to "provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and –designed office and light industrial parks is encouraged and preserved"; and		
7	building occupyi front (north and o with a proposed the plans, there v parking, one each both rows of part	ng over an acre at the east) sides of the buil driveway onto Luther vill be a main parking h occurring along the king will have unrest	in dated August 14, 2018 shows a single, proposed e front of the site; sidewalks are shown along the ding and there is a rear loading area for large trucks Avenue providing access to the rear of the site; per g lot at the rear of the building and two rows of Luther Avenue and Old 7th North Street frontages; ricted access and appear to partially fall within the wide a total of 110 parking spaces; and
8	2 district; the loc requires a 25' set the proposed bui	al Zoning Board of A tback along Luther A	imum front yard setback of 50' is required in the O- appeals Application indicates the new construction venue and a 10' setback along Old 7th North Street; ired to provide at least 65' of clearance to allow y; and
9	3.1 acres of the s to a NYSDEC-ap	ite will be disturbed proved stormwater d	hent Form (EAF) dated August 31, 2018 indicates by the proposed project; stormwater will be directed etention basin, shown in the Grading and Drainage e; per the local Zoning Board of Appeals

Application, runoff from the site to Ley Creek and surrounding neighbors will be limited; ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands, to further reduce stormwater runoff and improve stormwater quality; 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

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;
 ADVISORY NOTE: per the Onondaga County Department of Water Environment
 Protection, any and all demolition of buildings requires a permit for sewer disconnects;
 the applicant must contact Plumbing Control to ensure appropriate permits are obtained;
 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

12 current FEMA Flood Insurance Rate Maps (FIRM) indicate that the front half of the site, including a portion of the proposed building, 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 project is within 2,000 feet of multiple sites (IDs: 734123, C734118, 734004) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including the lower two miles of Ley Creek which are classified as a Code 2 in the State Superfund Program, meaning the disposal of hazardous waste has been confirmed on the site or it has been listed on the Federal National Priorities List (NPL); and
- 14 the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may 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); 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-18-291

Z-18-293	AREA VARIA	ANCE		
See Also Case: Unifirst Corporation Unifirst				
Z-18-291	103 Luther Av	venue	Tax Map # 08511-08.1, 08511-10.1,	
Z-18-292	Town of Salin Received:	na 9/11/2018	30-Day Deadline: 10/11/2018	
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 7th North Street (Route 45), a county highway, and Route 81, a state highway; and			
2	the applicant is requesting an area variance to reduce front yard setbacks from 50 feet to 25 feet and 10 feet as part of a larger industrial development project for Unifirst on 7 parcels totaling 3.1 acres in a proposed Office and Light Industrial Park (O-2) zoning district:			
3	the Board is concurrently reviewing zone change (Z-18-291) and site plan (Z-18-292) referrals as part of the proposed project; and			
4	the site consists of 7 parcels situated within a swath of industrial land uses bound by I-81, Ley Creek and a CSX rail line, and 7th North Street, a county road; the site has frontage on Luther Avenue and Old 7th North Street, both local roads, with unrestricted access the length of both frontages; the submitted Site Preparation and Erosion Control Plan dated August 14, 2018 shows the site contains 7 one-story buildings, 2 of which were recently demolished and the remaining 5 are to be demolished as part of the project; the remainder of the site is covered with asphalt, to be removed; and			
5	per a phone conversation with the Town, a lot line change to combine the parcels into one lot was approved in 2016; however, the map was never filed; the Town has advised the applicant that the approved single lot will not be legally recognized until the map is filed; and			
6	the Town zoning map shows 4 of the 7 parcels are zoned O-2; the remaining 3 parcels, all fronting on Luther Avenue, are zoned C-3 and are intended for the proposed zone change; per the Town zoning ordinance, the intent of the O-2 district is to "provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and –designed office and light industrial parks is encouraged and preserved"; and			
7	the submitted Layout and Planting Plan dated August 14, 2018 shows a single, proposed building occupying over an acre at the front of the site; sidewalks are shown along the front (north and east) sides of the building and there is a rear loading area for large trucks with a proposed driveway onto Luther Avenue providing access to the rear of the site; per the plans, there will be a main parking lot at the rear of the building and two rows of parking, one each occurring along the Luther Avenue and Old 7th North Street frontages; both rows of parking will have unrestricted access and appear to partially fall within the rights-of-way; parking on site will provide a total of 110 parking spaces; and			
8	2 district; the loca requires a 25' seth the proposed build	l Zoning Board of Appeals Ap pack along Luther Avenue and	at yard setback of 50' is required in the O- oplication indicates the new construction a 10' setback along Old 7th North Street; ovide at least 65' of clearance to allow	
9	3.1 acres of the sit to a NYSDEC-app	e will be disturbed by the prop proved stormwater detention b	(EAF) dated August 31, 2018 indicates posed project; stormwater will be directed asin, shown in the Grading and Drainage local Zoning Board of Appeals	

Application, runoff from the site to Ley Creek and surrounding neighbors will be limited; ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands, to further reduce stormwater runoff and improve stormwater quality; 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

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;
 ADVISORY NOTE: per the Onondaga County Department of Water Environment
 Protection, any and all demolition of buildings requires a permit for sewer disconnects;
 the applicant must contact Plumbing Control to ensure appropriate permits are obtained;
 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

12 current FEMA Flood Insurance Rate Maps (FIRM) indicate that the front half of the site, including a portion of the proposed building, 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 project is within 2,000 feet of multiple sites (IDs: 734123, C734118, 734004) in the
 NYS Department of Environmental Conservation Environmental Site Remediation
 database (per EAF Mapper), including the lower two miles of Ley Creek which are
 classified as a Code 2 in the State Superfund Program, meaning the disposal of hazardous
 waste has been confirmed on the site or it has been listed on the Federal National
 Priorities List (NPL); and
- 14 the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may 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); 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



	Tocco Villagg at 5533 State	gio, LLC	Tocco Villaggio
	at 5533 State		22
	at sess state	Route 31	Tax Map # 09101-39.1
	Town of Cice	ro	
	Received:	9/12/2018	30-Day Deadline: 10/12/2018
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 New York State Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and		500 feet of New York State Route 31,
2	the applicant is proposing construction of a 4,200 sf car wash facility and necessary site infrastructure on an 8.36-acre portion of a 26.2-acre parcel in a General Commercial (GC) zoning district; and		
3	the Board recently offered no position with comment for a site plan referral (Z-18-223) to construct a 4,320 sf car wash facility on the subject site; the site plan referral currently under review is a modification of the previous referral; and		
4	in 2017, the Board offered no position with comment for a final subdivision referral (S- 17-6) to construct two apartment buildings on two lots of a 10-lot, 69-acre planning unit development project (Tocco Villaggio); the Board previously recommended disapproval of a subdivision referral (S-12-95) and related referrals from the Towns of Cicero and Clay regarding the Tocco Villaggio planned development project; the Board noted concerns about the development's impact on local transportation networks and recommended a comprehensive transportation and infrastructure analysis prior to consideration of the proposal; at the time of the 2012 referral, the Tocco Villaggio development was intended to include 88,000 square feet of commercial/office space, 386 apartments, 48 townhouses, 808 surface parking spaces and 275 garage spaces, located on a total of 69 acres just north of New York State Route 31 in the Towns of Clay and Cicero; and		
5		ter is primarily rural with surround	anized Area as defined by the Census ding shrub and forested lands, and
6	shows the Tocco falling in the Tow shown to include apartment buildin four-unit apartment club house with a including an enclo Bellini Boulevard driveway aligning development acro Apartment Block, Commercial Bloc	Villaggio development in its entire on of Clay and the remainder occur 12 four-unit townhouse buildings gs (208 units total), 2 six-unit apart nt building, 3 commercial building pool, all generally occurring arou osed loop (Pareti Place) and two p), and ultimately connecting to Ro g with a right-in, right-out drivewa ss Route 31; the Cicero portion is with 3 recently constructed three- k situated between Route 31 and I	rring in Cicero; the Clay portion is (48 units total), 8 three-story, 26-unit rtment buildings (12 units total), 1 gs (8,000 sf each), and a one-story nd a proposed local road network, arallel cul-de-sacs (Veduta Drive and bute 31 at a right-in, right-out y for the Lawton Valley housing shown to include a North Block and -story apartment buildings, and a Legionnaire Drive, a local road; and
7	project area will f facility, reduced f pavement, concre	ront on Legionnaire Drive; the pla rom 4,320 sf to 4,200 sf, surround te pavement at the front and rear of	2018 (revised August 27, 2018), the an shows a proposed 6-bay car wash led on all four sides by asphalt of the building where vehicle entrance d a row of six vacuum stations near

the Legionnaire Drive frontage, with three each occurring on either side of a coin exchange station; and

per the Site Layout Plan, site access will come from a proposed 30' wide driveway on 8 Legionnaire Drive, to align with an existing driveway serving the recently constructed apartment buildings to the north, and a proposed 24' wide driveway on Pareti Place located on the Clay portion of the Tocco Villaggio development; Legionnaire Drive intersects with Route 31 to the east at a signalized intersection with Lawton Road; and the proposed site layout does not appear to differ from the previously proposed facility, 9 though the current referral now shows plans for landscaping, lighting, signage, and additional stormwater management facilities on the site which were not previously included; per the submitted Site Layout Plan and Landscape Plan (not included in the previous referral), there are two proposed freestanding signs (22' max height, 12' wide) to be located in landscape beds at each driveway entrance, and to include provisions for future commercial tenants; there are also two proposed building signs (75 sf max) as part of the proposed project; additional landscaping includes trees around the perimeter of the paved project area; per the submitted Photometric Plan (not included in the previous referral), there are 6 proposed pole-mounted light fixtures, to be located along the proposed driveways and paved project area, and 10 building-mounted light fixtures; and the submitted Environmental Assessment Form (EAF) dated April 10, 2018, included 10 with the previous site plan referral (Z-18-223), indicates 2.8 acres of the site will be disturbed by the proposed project; stormwater will be collected and conveyed via catch basins and underground piping to an existing stormwater pond, shown in the Site Layout Plan to occur on the east side of the car wash facility and include "modified limits" to accommodate additional flows; in addition, two proposed bioretention areas are shown on the north and south sides of the paved project area, neither of which was previously

> included; 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; the applicant and municipality are encouraged to consider the use of green infrastructure and reducing impermeable surfaces as much as possible to further reduce stormwater runoff and improve stormwater quality; 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; new connections to drinking water and wastewater services are proposed, with the sewer connection shown in the Utility Plan to include an oil-water separator; 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 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 and the Plumbing Control office for any applicable commercial drain permitting requirements; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

 a Coordinated Review (CR-12-1) for the NYS Route 31 corridor between Euclid and Cicero was held February 23, 2012; discussions included: 1) an overview of the proposed Eaglewood Subdivision and a review of other area developments including Tocco Villaggio; 2) the status of Eaglewood traffic and drainage studies; 3) the extent of open

11

lands within the area that could ultimately be developed; 4) the timing of traffic studies and required mitigation, and projected traffic assumptions; 5) cumulative traffic impacts; 6) Oak Orchard Sewage Treatment Plant wet weather infiltration and capacity issues; 7) the long-term operation, maintenance, and financial issues incurred by the Town and users as a result of using individual development pump stations in lieu of trunk sewers; 8) the difficulty of coordinating pump stations between individual developments; and 9) the need to prepare and follow an area sewage infrastructure plan, similar to the northern land use plan (not yet adopted by the Town) and the Clay-Cicero Route 31 Transportation Study; and

13 a Clay-Cicero Route 31 Transportation Study, conducted by the Syracuse Metropolitan Transportation Council and completed in 2009, forecasted a 40 percent increase over 20 years in vehicle miles traveled along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; recommendations include lowering community vehicle miles traveled through the orderly development of nodal, mixed use communities with bicycle and pedestrian access and a density that can support enhanced transit; and

per the Central New York Regional Transportation Authority (CENTRO) in 2012, only
 the eastern-most border of this site is within ³/₄ mile of the regularly scheduled #88 bus
 route and the majority of residents would not be eligible for Call-A-Bus service; and



Z-18-299	AREA VARIA	ANCE	
See Also Case	: CWI, Inc. (Me	lissa Nance)	Camping World
Z-18-298	at Pasubio Ter	race	Tax Map # 09001-36.1
	Town of Cicer	0	
	Received:	9/13/2018	30-Day Deadline: 10/13/2018
l gr (R by	canting of use or a Route 253), a cou V New York State	area variances and the site is locat nty road, but also part of the inter- e, and Route 81 and NYS Route 3	
2 43 24	3.6' as part of a pi 49 RV display pa	roposed project to construct a 16,0	e the front yard setback from 50' to 000 sf (14 bay) RV service building, nprovements on three parcels totaling and
3 pr 55 Co ap no ag	oject; in 2014, th 5) to change the z ommercial Plus; pplicant; the Boar oting infrastructu	the Board recommended modification coning of 105 acres, including two the zone change application was used reviewed a similar zone change re constraints in the area and advi ructure planning and a more comp	ral (Z-18-298) as part of the proposed on of a zone change referral (Z-14- of the subject parcels, to General altimately withdrawn by the referral (Z-17-185) again in 2017, sing consultation with appropriate prehensive approach to large-scale
4 re in w la	branded Gander cluded within the ith new road and	Outdoors, formerly known as Gar e Carmel Runne commercial subd sewer infrastructure; surrounding partments, and hotel properties wit	land uses include other undeveloped
5 Pa th su pa so	asubio Terrace, b e two vacant para abmitted Existing arcel contains a la buth side parking	oth local roads; the submitted sur- cels to be partially-forested, with Features/Demolition Plan; per ae arge existing building set towards	to the west, and Carmenica Drive and vey maps dated June 15, 2017 show wooded areas to be removed, per the rial imagery, the Gander Outdoors the rear of the site, with front and a, two each on Carmenica Drive to the
6 se sp ar ar	ervice building (C baces) to cover m and chain link fence and south sides of	ore than 7 acres of undeveloped lace; the service building will include	l parking lot (249 RV display parking ands and be enclosed by a security le 14 bays, 7 occurring on the north on either side; overhead canopies are
7 re ca bu G	placing the exist ort parking (11 sp uilding and parking	aces) and two curbed landscape is ng is shown to come from a gated barcel, and ultimately the existing,	e existing building with a row of golf
0		s the proposed service building wa an area variance from the district?	ill be located 43.6' from Pasubio s 50' front yard setback requirement;

the site is encumbered by a 99' Onondaga County Water Authority Easement which runs diagonally across the site; per the local application, the building's location in the front vard setback is intended to prevent encroachment into the easement; and the submitted Landscaping Plan dated September 5, 2018 shows 5 proposed trees along 9 Pasubio Terrace and additional landscaping along the west lot line adjacent to a lot containing an existing restaurant (Cracker Barrel); a lighting plan was also included with the referral materials, showing 27 pole-mounted light fixtures situated throughout the parking area and 7 wall-mounted fixtures spaced around the building; and the submitted signage drawings show proposed signage to include a wall-mounted, 10 internally-illuminated channel letter sign (38'-6 1/4" x 2'-7") to be mounted over the service drop-off canopy on the west side of the proposed building and a wall-mounted internally-illuminated channel letter sign (20'-7 1/2" x 2'-11 1/2") to be mounted on the front of the Gander Outdoors building; and per the local application, proposed hours of operation will be Monday through Saturday 11 9am to 9pm and Sunday 9am to 7pm; the maximum number of employees on site will be 90; and per the Environmental Assessment Form (EAF) dated August 31, 2018, 9.66 acres of the 12 site will be disturbed by the proposed project and stormwater discharges will be conveyed to the existing stormwater management facility on the site; three proposed bioretention areas are shown in the Site Plan, with one occurring on the Gander Outdoors parcel and the other two occurring along the west and south sides of the gravel RV parking; the survey maps also show a 20' wide drainage easement along the west lot line, a 30' drainage easement along the south lot line, and a triangular-shaped drainage easement with an existing detention basin area at the southwest corner of the site; ADVISORY NOTES: 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; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and the existing building is served by public drinking water and sewers and is located in the 13 Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station services areas; additional connections to the drinking water and sewer infrastructure are proposed for the new building: ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the 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 14 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



Z-18-300	SITE PLAN	
	Bristol Myers Squibb	Bristol-Myers Squibb
	at 3551 Burnet Avenue	Tax Map # 01003-02.1, 01003-03.1
	Village of East Syracuse	
	Received: 9/13/2018	30-Day Deadline: 10/13/2018
1	General Municipal Law Section 239-m allows the Co approval of site plans and the site is located within 5 owned drainage channel, and the municipal boundar Syracuse and the Town of Dewitt; and	00 feet of Ley Creek, a county-
2	the applicant is proposing to replace existing fencing demolish an existing security guard shack on two par Industrial zoning district; and	-
3	in 2005, the Board offered no position for a site plan new security building and reconfigure the internal tra	
4	the site has frontage on Burnet Avenue, a local road, Myers Squibb manufacturing facility, which occupie acres total in the Village and adjacent Town of DeW June 2018 shows the site contains an existing two-str asphalt parking lot separated by a signalized internal Avenue; and	es multiple parcels and roughly 90 Vitt; the submitted Site Plan dated ory security building and an existing
5	per the Site Plan, BMS Drive has dual-entrance and gates; there is an existing security guard shack, to be two entrance lanes; and	
6	per the Site Plan, the existing fencing along BMS Dr decorative fence along the west side of the drive and along the east side; both proposed fences will match Avenue; the Site Plan also shows new 24' wide stop Drive intersection and two pressure sensing loops fo Drive dual-exit lanes; and	a 7' tall chain link security fence the existing fencing along Burnet bars at the Burnet Avenue/BMS
7	the Site Plan shows the proposed project will also in sidewalks, with one sidewalk to occur along the east along Burnet Avenue from BMS Drive to Thompson to the west; an 8' wide mow strip is shown to separa curb along Burnet Avenue; ADA ramps and crosswa site, including BMS Drive; there will be an additional sidewalk at the BMS Drive entrance to the other side	side of BMS Drive and the other a Road, a county road more than 700' te the proposed sidewalk from the alks are shown at the driveways to the al crosswalk from the proposed
8	the proposed sidewalk along Burnet Avenue is show the site, and ultimately appears to fall within the Bur the Town of DeWitt; and	÷
9	the site is served by public drinking water and sewer Wastewater Treatment Plant service area; no change proposed; per the Onondaga County Department of submitted project is located in an area designated as excessive wet weather flow or is tributary to a Comb	s to the existing infrastructure are Water Environment Protection, the flow constrained or impacted by
10	GIS mapping shows South Branch Ley Creek runs a Myers Squibb facility; and	
11	current FEMA Flood Insurance Rate Maps (FIRM) i located within the 100-year floodplain, which may re	-

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 project is within 2,000 feet of multiple sites (IDs:V00057, C734138, 734056, 734001)
 in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including portions of the Bristol-Myers Squibb facility to the north of the project area; and
- 13 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); and
- 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-18-300

LOCAL LAW

Town of Elbridge

Tax Map #

			1	
	Town of Elbri	idge		
	Received:	9/13/2018	30-Day Deadline:	10/13/2018
1		I Law Section 239-m allows the C dment of a zoning ordinance or lo		to review the
2	Town of Elbridge	oposing a local law to amend Sec to allow single-family residential ain circumstances; and		
3		ing code, the B-1 district is intend itable to locate retail stores and p		
4	include indoor sal institutional, and j	ing code, buildings and uses curre es, indoor commercial entertainm personal and professional services or sales and public service and uti	ent, restaurants and ta s; special use permits r	verns, indoor
5	the local law filing	l law will add single-family dwell g, single-family dwellings in the E lanning Board; and	•	· .
6	district will be con dwelling is being acreage of the par not, at the time of enterprises totalin	Tiling, site plan approval of proposed inditioned upon the following: a) the proposed contain a minimum of o ticular B-1 District in which the s the application for Site Plan appr g more than 25% thereof; the "part on of a lot zoned B-1; and	he lot upon which the ne acre of land, and b ingle-family dwelling oval, developed with	single-family) the total is proposed is commercial
7		ersation with the Town, the intent dwellings in the B-1 district, and i		
8	Residential R-1 pe currently zoned B nodes in the Jack' conversation with	town, predominantly zoned Agrie er the Town's latest zoning map d -1 generally occur along the NYS s Reef area and north of I-90 alon the Town, the zoning map require	ated December 19, 20 Route 5 corridor with g NYS Route 31; per es minor revisions; and	16; areas additional a phone d
9		bws the existing B-1 district to conv density commercial uses; there a -1; and		
10	along major roady Elbridge; the entir	ted access to public drinking wate ways (NYS Routes 5 and 317) and rety of the Town is outside the Vil Sanitary District and does not ha	in close proximity to llage of Jordan Sewer	the Village of District and/or

No Map Available

Z-18-301

ONONDAGA COUNTY PLANNING BOARD AGENDA

Z-18-304	ZONE CHANGE		
	Salvatore Terrintoni		
	at 120 Arterial Road	Tax Map # 07012-04.1	
	Town of Salina		
	Received: 9/14/2018	30-Day Deadline: 10/14/2018	
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 Arterial Road and Court Street (Route 298), both state highways, and Teall Avenue, a county highway; and		
2	· · · · ·	ge for a 0.357-acre parcel from Office and Light imercial (C-2) to allow for retail sales of used	
3		Arterial Road, a state road, and Schaffer Avenue, ffice and commercial uses situated between ndustrial uses to the north; and	
4	per the local application, the proposed use of the subject site, if the zone change is granted, is for offices and retail car sales; the site has recently been used for retail car sales and the requested zone change would bring the use into conformance; and		
5	per the Town zoning code, the intent of the proposed C-2 district is to "provide areas, on highways designed to handle large traffic volumes, for commercial uses which primarily serve the motoring public and which function rather independently of each other" and allows for retails sales and service, day-care centers, and office uses; and		
6	the submitted zone change map shows the site to contain an existing one-story building (4,117 sf) surrounded on both sides and the front by asphalt; an existing post and rail fence is shown between the asphalt parking area and strip of lawn along Schaffer Avenue; there is an existing curb cut and concrete sidewalk along Arterial Road; aerial imagery shows the curb cut and large front parking area are contiguous with the adjacent parcel to the west; ADVISORY NOTE: per the New York State Department of Transportation, all existing or proposed driveways on Arterial Road must meet Department requirements; and		
7		building does not meet the C-2 district's minimum	
8	the site is served by public drinking w	ater and sewers and is located in the Metropolitan Creek Pump Station service areas; no changes to	
9	project is located in an area designated weather flow or is tributary to a Comb ADVISORY NOTE: per the Onondag Protection, unless it can be demonstrat previous flows in excess of one sewer	of Water Environment Protection, the submitted d as flow constrained or impacted by excessive wet ined Sewer Overflow (CSO); a County Department of Water Environment ted that anticipated sanitary flows will not exceed unit over prior uses, the applicant must develop a 1 plan/project in coordination with the municipal	
10		tiple sites (IDs: 734029, 734057) in the NYS vation Environmental Site Remediation database	



Z-18-305	ZONE CHANG	GE	
	Gulf & Wester	n Aero Development, LLC	Cube Smart
	South Bay Roa	ıd	Tax Map # 05801-03.5
	Town of Salina	1	
	Received:	9/14/2018	30-Day Deadline: 10/14/2018
1	adoption or amended 500 feet of South E both county highwa	ment of a zoning ordinance or loca Bay Road (Route 208) and Col. Eil	bunty Planning Board to review the al law and the site is located within leen Collins Boulevard (Route 78), a state highway, and the municipal of Clay; and
2	Commercial (C-3)	posing a zone change for a 1.209- to Office and Light Industrial Parl (Cube Smart); and	acre parcel from Planned k (O-2) to allow for construction of a
3	International Airpo county road, and is		el has frontage on South Bay Road, a ch includes two hotels, Candlewood
4	per the submitted survey map, the site is located along an existing asphalt drive onto South Bay Road that serves the rear hotels; the site is vacant except for a large gravel area with unlimited access to the hotel drive; there are several easements on the site, including a 20' drainage easement along the north lot line, a 20' sanitary sewer easement at the rear of the parcel, and a 10' Niagara Mohawk Power Corp. and Verizon easement along the south lot line; the adjacent hotel drive includes an ingress and egress easement; and		
5	per the local application, the proposed use of the subject site, if the zone change is granted, is a state of the art three-story, climate-controlled, fully-securitized self-storage facility; the submitted Environmental Assessment Form (EAF) dated August 3, 2018 indicates the proposed Cube Smart Sales and Service Self Storage Facility will have 55,000 sf of rentable space; no additional plans for the proposed storage facility were included with the referral materials; and		
6	near or adjacent to of environment ass parks is encouraged data-processing cer	ociated with well-planned and –de d and preserved" and allows for of nter, light manufacturing and proc ion centers, utility facilities, muni	e traffic volumes, where the quality esigned office and light industrial ffice, research and testing center,
7	be collected and dia and quantity treatm no additional inform ADVISORY NOTI are encouraged to confrastructure, such reduce stormwater disturbs one acre of municipality is adv	rected to on-site stormwater mana nent, then discharged to a storm pi mation regarding stormwater mana ES: for the next phase of developm consider minimizing impermeable as permeable pavement, rain gard runoff and improve stormwater qu r more of land must be covered un rised to ensure that the applicant h	nent, the applicant and municipality surfaces and using green

8 the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the EAF, the proposed project will connect to the public drinking water supply and wastewater utilities; ADVISORY NOTES: prior to the next phase of development, the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity early in the planning process; 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, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer prior to future development of the site; and

10 the site may contain the Northern harrier, 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



S-18-71	PRELIMINARY & FINAL SUBDIVISION			
	Ilija Aleksic			
	at Shellman l	Drive	Tax Map # 0850	1-39.1
	Town of Cice	ero		
	Received:	9/12/2018	30-Day Deadline:	10/12/2018
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 Lakeshore Road (Route 123), a county highway, and the municipal boundary between the Town of Cicero and Oswego County; and			
2	the applicant is proposing to subdivide a 1.241-acre parcel into three new lots, Lot A-1 (0.331 acres), Lot A-2 (0.239 acres), and Lot A-3 (0.671 acres), in a Residential (R-10) zoning district; and			
3	the site is located in a residential neighborhood between Lakeshore Road, a county road, and Oneida Lake; per the submitted subdivision map dated August 31, 2018, the site has frontage on Shellman Drive and Shellman Drive East, both local roads; aerial imagery shows the corner lot contains mostly trees and overgrown vegetation with a small portion at the northern end of the parcel containing maintained lawn and a gravel area with a small, existing structure; and			
4	the subdivision map shows proposed Lot A-1 (0.331 acres) to contain the northern lands, gravel area, and structure and Lots A-2 (0.239 acres) and A-3 (0.671 acres) to contain vegetated lands; and			
5	the submitted Environmental Assessment Form (EAF) dated September 4, 2018 indicates the building lot will be cleared and a single family residence will be constructed; no other development plans are indicated and it is not clear which proposed lot will contain the proposed house; and			
6	the site has access to public drinking water and sewers and is located in the Brewerton Road Wastewater Treatment Plant service area; per the EAF, the proposed house will require new drinking water and sewer connections; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the 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			
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			
8	having jurisdiction hearing is held by use variance on p notice shall be gi	on in a municipality shally y such body relating to a property that is within fir	the legislative body or other autility give notice to an adjacent munital subdivision, site plan, special us ve hundred feet of an adjacent much transmission to the clerk of the y such hearing; and	cipality when a se permit, or a unicipality; such



S-18-71

S-18-72	PRELIMINA SUBDIVISIO				
	Chatfield / Hall				
	at 3100 & 314	49 Brewer Road	Tax Map # 02401-03.3, 02401-03.5,		
	Town of Marc	cellus			
	Received:	9/13/2018	30-Day Deadline: 10/13/2018		
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 a farming operation located in a NYS Agricultural District; and				
2		oposing to subdivide 7 parcels into s) and Lot 3 (15.94 acres), in an Ag	o 3 new parcels, Lot 1 (2.48 acres), griculture zoning district; and		
3	Marcellus; the site	along Brewer Road, a local road, i e and surrounding lands are enrolle active farmland; and	n a rural area in the Town of ed in NYS Agricultural District 2 and		
4	will be combined		r Road with a single existing house nto Lot 1 (2.48 acres); a parcel across sed parcel; and		
5	the subdivision map shows the 5 remaining parcels to be under common ownership and contain an existing house set towards the rear lot line with an existing driveway onto Brewer Road; the rear house is surrounded by more than 18 acres of brush and trees and the remainder of the site appears to be active agricultural lands; and				
6	proposed Lot 3 (1 and trees, with the	ber the subdivision map, the agricultural fields will be proposed Lot 2 (25.78 acres); proposed Lot 3 (15.94 acres) will contain the house at the rear of the site and the brush and trees, with the boundaries generally following the edge of the tree line; no levelopment is proposed for the site; and			
7	per the subdivision map, Van Benthuysen Brook, which is a classification C(TS) protected stream (per EAF Mapper), runs along the east side of the site and through the rear wooded area on Lot 3; and				
8	a proposed 40' access easement is shown on Lot 2 extending back to Lot 3, which will encompass the existing driveway onto Brewer Road that serves the house at the rear of the site; Lot 3 will have 290' of frontage on Brewer Road to the east, however, access to this frontage is restricted by Van Benthuysen Brook; and				
9	per the Onondaga County Department of Finance Office of Real Property Services, the existing houses are each served by an individual well and septic system; no changes to the existing infrastructure are proposed; and				
10	the site is located and	over, or immediately adjoining, a	principal aquifer (per EAF Mapper);		
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-18-72

S-18-73	FINAL SUB	DIVISION			
	James McLu	sky		McLusky Orchard	
	at 4603 McL	usky Road		Tax Map # 0640	1-13.0
	Town of One	ondaga			
	Received:	9/13/2018		30-Day Deadline:	10/13/2018
1	approval of subd highway, Hitchir	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 20, a state highway, Hitchings Road (Route 151), a county highway, and a farm operation located in a NYS Agricultural District; and			
2	the applicant is proposing to subdivide a 79.28-acre parcel into two new lots, Parcel "A" (16.98 acres) and Parcel "B" (62.30 acres), in a Residential and Country (RC) zoning district; and				
3	the site is located in a rural area in the Town of Onondaga; the site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland, including apple orchard; and				
4	Valley Turnpike several barn stru	the submitted Sketch Plan dated July 23, 2018 shows the site has frontage on Cherry Valley Turnpike (US Route 20) to the south and contains an existing two-story house and several barn structures; there is a pond on the northern portion of the site and aerial imagery shows the remainder of the site to be primarily apple trees for McLusky			
5	per the Sketch Plan, the site has additional frontage on McLusky Road, a local road that extends about 400' onto the property and dead ends in front of the house and barn structures; a gravel road (former Route 20) is shown to extend west across the site from the dead end of McLusky Road and end just short of the west lot line; aerial imagery shows access to the rows of apple trees comes from a network of dirt farm roads, two of which appear to have access to Route 20; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 20 must meet Department requirements; and				
6	the Sketch Plan shows proposed Parcel "A" (16.98 acres) to contain all the lands south of McLusky Road, including the existing house and barns and "Parcel "B" (62.30 acres) to contain all the lands north of McLusky Road; and				
7	the existing house is served by an individual well and septic system and the Sketch Plan notes that "Parcel 'B' is not a residential building lot under Onondaga County Health Department regulations and therefore is not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit."; no changes to the existing infrastructure are proposed; and				
8	the Sketch Plan shows Parcel "B" may contain a NYS freshwater wetland (boundary plotted from NYS DEC resource mapper) on the northern half of the proposed lot; GIS mapping shows a potential area of federal wetlands in roughly the same area that appears to correspond with the pond on the site; potential federal riverine wetlands are also shown to cross the site and follow two creeks running north-south from the pond; and				
9	the site is located and	d over, or immediately	adjoining, a pri	ncipal aquifer (per	EAF Mapper);
10	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); 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



S-18-73

Z-18-286	SPECIAL PERMIT		
	McDonald's USA, LLC McDonald's		
	at 416-442 Grant Boulevard (aka 1802 Teall Tax Map # 02219-02.0 Avenue)		
	City of Syracuse		
	Received: 9/4/2018 30-Day Deadline: 10/4/2018		
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 Teall Avenue, a county road within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and		
2	the applicant is requesting a special permit to allow renovations, to include façade, signage and interior improvements, at an existing fast-food restaurant (McDonald's) on an outparcel of the Shop City retail plaza in Residential Class A-1 (RA-1) and Local Business Class A (BA) zoning districts; and		
3	in 2016, the Board recommended modification of a special permit referral (Z-16-207) to allow a two-lane drive-thru as part of a project to make exterior modifications to the existing McDonald's on the site, citing traffic data requirements; a special permit referral (Z-08-200) for a similar proposal was reviewed in 2008, though the two-lane drive-thru does not appear to have been completed until after 2016; and		
4	the site is an outparcel of the Shop City retail plaza in the City's Eastwood neighborhood and contains two existing one-story buildings, McDonald's and a multi-tenant building (M&T Bank and a nail salon); the site has frontage on Teall Avenue and Grant Boulevard, both city streets in this location, and abuts a corner lot containing a gas station (Citgo); and		
5	aerial imagery shows the site provides 30 parking spaces with additional parking available in the adjacent parking area for the shopping plaza; site access comes from entrance and exit-only driveways onto one of the shopping plaza's internal drives, which ultimately connect to Teall Avenue and Grant Boulevard; and		
6	per the submitted Project Narrative, exterior modifications to the existing 4,800 sf restaurant will include a new roof, new building signage, entry trellis, new windows, and façade treatments; the interior of the building will be remodeled to include ADA improvements and interior décor updates; no changes to the existing building footprint, seat count, parking lot, or drive-thru are proposed; and		
7	the submitted Concept Plan dated July 17, 2018 shows proposed signage to include two internally-illuminated wallarch signs (14 sf each), two internally-illuminated wordmark signs (33 sf each), two digital menu boards (20.6 sf each), to replace the existing boards, and two digital pre-browse boards (10.5 sf each); the existing free-standing sign (90 sf) along Teall Avenue will remain; and		
8	per the current City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the southern portion of the site is zoned RA-1; 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 March 2018, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; per the ReZone Syracuse Consolidated Draft dated March		

2018, restaurants are a permitted use in the proposed CM district, without buffering requirements; and

per the submitted Environmental Assessment Form (EAF) dated July 24, 2018, the site connects to the existing Shop City drainage facilities; and

11 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

- 12 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
- 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, and 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-18-289	SITE PLAN		
	Augie Greene	Greene Ivy Florist/St. Charbel Monuments	
	at 7762 Maple Road	Tax Map # 03002-24.0	
	Town of Van Buren		
	Received: 9/10/2018	30-Day Deadline: 10/10/2018	
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 Maple Road (Route 48), a state highway; and		
2	the applicant is proposing to install a monument display in the front yard of an existing business (Greene Ivy Florist/St. Charbel Monuments) on a 0.5-acre parcel in a Local Business (LB) zoning district; and		
3	in 2006, the Board recommended modification of a site plan referral (Z-06-91) to remodel the existing building for a retail interior design shop, requiring that the driveway meet NYS Department of Transportation commercial driveway standards; and		
4	the site is located along Maple Road (NYS Route 48) just south of the Village of Baldwinsville; aerial imagery shows the site is surrounded on three sides by wooded lands, with a mix of residential and commercial land uses becoming denser towards the Village; aerial imagery also shows Crooked Brook, a tributary of the Seneca River, flowing through the wooded area north of the site; and		
5	the submitted survey map dated February 3, 2011 shows the site contains an existing one- story building (Green Ivy Florist and St. Charbel Monuments) and a rear paved parking lot; there is an existing asphalt driveway onto Route 48; ADVISORY NOTE: per the NYS Department of Transportation, the existing driveway on Route 48 must meet Department commercial driveway requirements; and		
6	per the submitted letter to the Town dated Au violation for displaying monuments in the fre allow 7 granite monuments to be displayed o samples of the various sizes, shapes, and cole contain lettering or wording; per the local ap the use or the site;	ont yard; the business is seeking approval to n the site; per the letter, the monuments are ors available for purchase and will not	
7	the submitted Partial Site Layout dated Augu wide) to be set back 20' from the road with t ADVISORY NOTE: per the NYS Department display will not be permitted in the state right distance; and	he "final monument layout by owner"; nt of Transportation, the proposed monument	
8	the site is served by public drinking water an Seneca Knolls Wastewater Treatment Plant s infrastructure are proposed; and		
9	current FEMA Flood Insurance Rate Maps (I including a portion of the building, is located require elevation of structures and other miti Mitigation Plan has identified flooding as on concern, with the potential to cause extensive within the floodplain can negatively affect the drainage, and building within a floodplain is	l within the 100-year floodplain, which may gation; the Onondaga County Hazard e of five primary natural hazards of local e threat to property and safety; buildings e free flow of nearby waterways and therefore discouraged; and	
10	the site is located over, or immediately adjoint EAF Mapper); and	ning, primary and principal aquifers (per	

- the site may 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); 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); and



Z-18-290	SITE PLAN		
	Abundant Solar Power, Inc.	Abundant Solar	
	at 1676 Old Seneca Turnpike	Tax Map # 03002-04.0	
	Town of Skaneateles		
	Received: 9/10/2018	30-Day Deadline: 10/10/2018	
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 Old Seneca Turnpike (Route 133), a county highway, and a farm operation located in a NYS Agricultural District; and		
2	the applicant is proposing to develop a 5.9-MW solar photo-voltaic plant on a 72.4-acre Town-owned parcel in a Rural and Farming (RF) zoning district; and		
3	the site is located in a rural area in the Town of Skaneateles and abuts multiple vacant, forested parcels, including the Skaneateles Conservation Area; the site and surrounding lands are enrolled in NYS Agricultural District 2; some surrounding lands appear to contain active farmland; and		
4	aerial imagery shows the site has frontage on Old Seneca Turnpike, a county road, and contains three existing buildings for the Skaneateles Transfer Station; there is a closed landfill area at the southwest corner of the site and over 17 acres of meadow grasslands at the northeast corner; site access comes from an existing driveway onto Old Seneca Turnpike which serves the buildings and rear, closed landfill area; ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Old Seneca Turnpike must meet Department commercial driveway requirements; and		
5	approximately 25 acres of the 72.4-acre si solar panels per table (as many as 16,470 July 27, 2018 shows the solar panels to be portion of the closed landfill at the rear of	5, 2018, the proposed solar farm will cover ite and include roughly 915 tables with 16-18 solar panels total); the submitted plan dated e located in two general areas, one covering a 5 the site and the other covering the meadow tall chain link fence; other areas of the site are e be unsuitable for solar; and	
6	standing structures using a ballast system the solar farm to be installed in the meador driven foundation system for solar table in include a transformer pad and switch gear	e installed over the closed landfill will be free- to avoid penetrating the ground; the portions of ow grasslands will follow the standard H-pile installation; the proposed solar farm will also pad installed on concrete pads and overhead et to existing utility lines along Old Seneca	
7	the plan shows a proposed 16' wide unim existing driveway to serve the northeast p	proved access road that will extend from the ortion of the solar farm; and	
8	enter into a power purchase agreement wi and a limited number of residents to purch and power purchase agreement require ap	-	
9	shoreline, proximity to active recreation la district or line, length of stream corridor of	Skaneateles Lake watershed, length of lake ands, percent slope, proximity to sewer or water	

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and proximity to protected public lands, to conduct a suitability analysis for open space conservation within the Town; the site is among the properties identified as a low priority for open space conservation; and

- 10 per the submitted Environmental Assessment Form (EAF) dated August 6, 2018, the maximum extent of ground disturbance will be approximately 1.5 acres and stormwater runoff on the site will be transported through sheet flow; 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
- per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- 12 per the EAF, the site or a portion of it is listed in the NYSDEC Spills Incidents database for spill number 0900791 involving a hydraulic oil spill in 2009; the case was closed following completion of the necessary clean up and removal actions; and

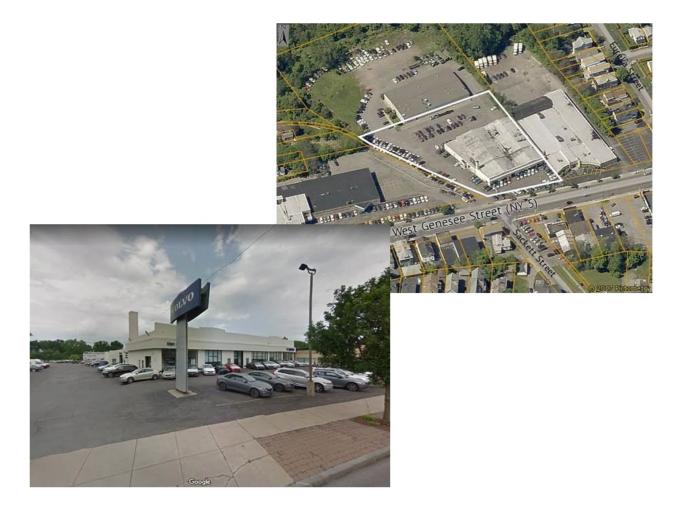


Z-18-294	PROJECT SITE REVIEW	Alan Byer Volvo	
	Alan Byer I Trust	Toy Mon # 108 1 02 10 0	
	at 1232-1236 West Genesee Street	Tax Map # 108.1-02-19.0	
	City of Syracuse		
	Received: 9/11/2018	30-Day Deadline: 10/11/2018	
1	General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and		
2	the applicant is proposing façade renovations and sign alterations at an existing auto dealership (Alan Byer Volvo) in a Commercial, Class A zoning district; and		
3	the site is located along a City-owned portion of West Genesee Street in the Westside neighborhood and contains a large existing, one-story building (Alan Byer Volvo); the submitted survey map dated July 15, 2004 shows the building to be situated along the east lot line and surrounded on the three remaining sides by asphalt parking; there is an existing sidewalk and street trees along West Genesee Street and a curb cut that appears to extend onto the adjacent parcel to the west; the rear adjacent parcel contains a one- story building, the Alan Byer Collision Center, and contiguous parking; and		
4	per the survey map, there is an Onondaga County (formerly City of Syracuse) permanent right-of-way and an enclosed portion of Harbor Brook, which is listed as a water-quality impaired waterbody (per EAF Mapper), running along the west lot line; and		
5	the submitted Site Plan dated August 24, 2018 shows exterior improvements to include re- painting the parking striping along the west side of the building, new directional/informational pavement graphics, a new 20' x 20' concrete pad with recessed lighting at the front of the site, replacing the existing front entry to the building, and new exterior wall finishes; per the local application, interior renovations are intended for the showroom, sales offices, and service reception areas; and		
6	per the Site Plan, there is an existing 25' tall pylon sign (5' x 15'-8 ¼") at the front of the site that appears to partially occur in the right-of-way, to remain; the local application indicates signage will be updated to meet Volvo Retail Experience Guidelines and lists signage to include two wall-mounted signs (20" tall and 12" tall); the submitted elevation drawings show two wall-mounted signs (signage by owner) on the front of the building and a wall-mounted sign over the side service entry; no additional information regarding signage was included with the referral; and		
7	the submitted Environmental Assessment Fo there will be no change to the current drainag impervious areas; and	· · · · ·	
8	the site is served by public drinking water an Wastewater Treatment Plant service area; no proposed; 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); and		
10	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 March 2018, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires		

good vehicular circulation"; and

the project is within 2,000 feet of multiple sites (IDs: V00222, 734039) in the NYS

- 11 Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the adjacent property was the subject of remediation, which had a closing date of May 2001; and
- 12 the site may 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); and
- 13 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-18-303	AREA VARIANCE Michael Kempisty			
	at State Fair Bo	•	Tax Map # 01901-09.0	
	Town of Gedd	es		
	Received:	9/14/2018	30-Day Deadline: 10/14/2018	
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 Interstate Route 690, a state highway, and State Fair Boulevard, a county highway; and			
2	the applicant is requesting a 100' area variance to construct a billboard within the 1,000- foot minimum distance required between billboards in a Commercial C / Billboard Overlay zoning district; and			
3	in 2015, the Board reviewed a local law (Z-15-420) referral proposing to create an I-690 Billboard Overlay District in order to permit the limited construction of billboards on select properties contiguous to I-690 in the Town of Geddes; the referral was determined to be incomplete and comments from the New York State Department of Transportation and Syracuse-Onondaga County Planning Agency staff were transmitted to the Town Board under a separate cover; the proposal was not referred to the Board a second time; the local law was approved by the town and §240-19.2 of the Town of Geddes zoning ordinance was added in January 2016; and			
4	in 2017, the Board offered no position with comment for a text amendment referral (Z-17- 472) to amend §240-19.2: I-690 Billboard Overlay District of the Town zoning ordinance, and encouraged the Town to consider the use of occupied dwelling units as the determination for a buffer distance, as occupancy status is easily changed and difficult to monitor; the proposed text amendment was modified to address the received comments and reviewed by the Board again in 2018 (Z-18-17); and			
5	the site is located on State Fair Boulevard, a county road, in the Town of Geddes, and just south of I-690 near the northern end of Onondaga Lake; surrounding land uses are primarily industrial; and			
6	per the Town of Geddes zoning ordinance, the minimum distance between billboards in the I-690 Billboard Overlay district is 1,000 feet determined as the linear measurement parallel to the centerline of I-690; the local application indicates the requested variance is intended to allow for construction of a static billboard by lessee TDK; aerial imagery shows there is an existing billboard less than 1,000' from the site; and			
7	the submitted sketch plan dated August 2, 2018 shows the proposed billboard (48' x 8') to partially occur on an adjacent parcel to the east, and situated 3' from the west lot line of the site and 3' from the north lot line of the adjacent parcel; aerial imagery shows the parcels to be vacant except for an existing shed and a gravel parking area with access to State Fair Boulevard; and			
8	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; per the New York State Department of Transportation, state and federal regulations both require a minimum of 500' between signs; ADVISORY NOTE: the applicant and municipality are advised to ensure the appropriate approvals and permits are obtained from the NYS Department of Transportation for the proposed signage; and			

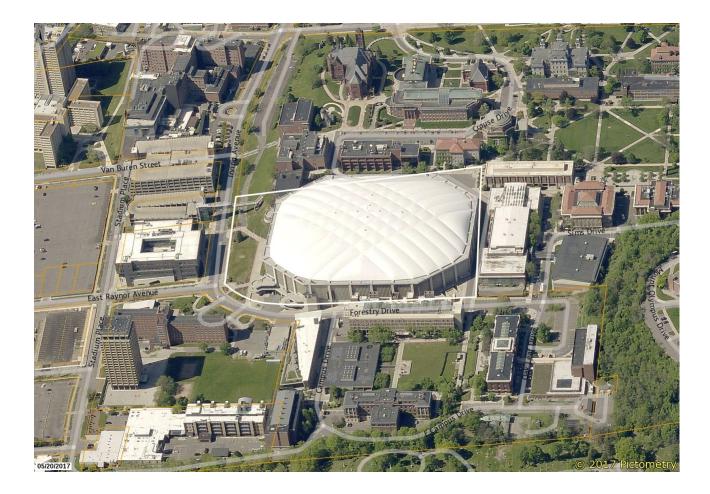
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- 9 the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no new municipal connections are proposed; and
- 10 per the Onondaga County Department of Water Environment Protection, 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
- the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); 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); and



Z-18-306	OTHER		
	AUTHORIZATION Syracuse University		Syracuse University - Carrier Dome
	2	y Place (aka 902-925 Irving	Tax Map # 05004-08.0
	Avenue)	y i nee (aka 902 928 ii ving	-
	City of Syracuse	e	
	Received:	9/14/2018	30-Day Deadline: 10/14/2018
1	authorizations which ordinance or local la	Law Section 239-m allows the Connumber of the connumber o	r the provisions of any zoning
2	** * *	osing to install a new roof structu a Planned Institutional District (Pl	re on the Carrier Dome, located on ID); and
3	parcels contributing Hill neighborhood b	to the college's main campus; the	m, the Carrier Dome, and is one the e site is located in the University den Park, a city park to the east, and
4		s the site has frontage on Irving A l primarily serving the SUNY-ESI	
5	a letter to the City dated August 31, 2018 indicates the stadium is located in Subdistrict 3 of the University Main Campus Planned Institutional District ("PID-3"); original project approval for the stadium was granted in 1979, at which time the stadium met the use, bulk/area and other requirements of the PID-3 District Plan and City zoning law; the proposed project will not change those features and will continue to comply with the PID-3 District Plan requirements; and		
6	modernize zoning in	is currently undertaking a compro- the City; per the ReZone Syracus zoning for this lot will remain PID	se draft zoning map dated March
7	tension membrane re atop the existing sta- highest point of the	oposed roof replacement will be a oof assembly supported by a steel dium concrete ring wall; per the s stadium will increase from 159' to o 139'; no height limitation is ind	crown-truss structure constructed ubmitted project narrative, the o 188' and the mean height will
8		public drinking water and sewers ent Plant service area; no changes	and is located in the Metropolitan the existing infrastructure are
9	project is located in	ounty Department of Water Envir an area designated as flow constra- ibutary to a Combined Sewer Ove	ained or impacted by excessive wet
10	and districts, includi University-Comstoc Psi Upsilon Fraterni Thorden Park, Waln on, or have been nor	ing Crouse College, the Hall of La k Tract Buildings the site is also l ty, Oakwood Cemetery, Berkeley ut Park Historic District, and Esta	onally-registered historic buildings inguages, and the Syracuse ocated near the Pi Chapter House of Park Subdivision Historic District, abrook House, all of which are listed toric Preservation for inclusion on,

- the project is within 2,000 feet of a site (ID: E734086) in the NYS Department of
 Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- 12 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); and



Z-18-306

Z-18-307	SPECIAL PE	ERMIT	
	Avicolli's Re	staurant	Avicolli's
	at 100 Limes	tone Plaza	Tax Map # 00703-39.1
	Village of Fa	yetteville	
	Received:	9/17/2018	30-Day Deadline: 10/17/2018
1	-	al permits and the site	allows the County Planning Board to review is located within 500 feet of East Genesee Street
2		existing building loca	rmit to allow operation of a restaurant (Avicolli's ated on a 0.23-acre parcel in a Limestone Plaza (L)
3	install signage or	the subject parcel; ar	
4	which has been li the site has fronta both local roads, outdoor seating a	isted on the National I age and concrete sidew and contains an existi- rea at the rear of the b	esee Street Hill-Limestone Plaza Historic District, Register of Historic Places; aerial imagery shows walks on Limestone Plaza and Brooklea Drive, ng three-story building; there is an existing building along the Brooklea Drive frontage; and
5	formerly used for Village zoning co use of the ninetee redevelopment ac	a restaurant; the uppode, the L district is "i enth century commerc	Il occupy the first floor of the building, which was er floors appear to have residential uses; per the ntended to promote and encourage the continued ial core of the Village and to ensure that e to the existing building patterns" and allows for tial permit; and
6	10, 2018 indicate building, painting new chimney for	the scope of the work g the building, a new v	ter to the Village Planning Board dated September k will include new awnings at the front of the wood pergola over the outdoor seating area, and a ven; proposed interior work includes improvements paint; and
7	11am to 10pm an		rs of operation will be Sunday through Wednesday aturday 11am to 10pm with expected peak hours pm; and
8	will be provided	by municipal parking	rking available on-site; parking for the restaurant which appears to include on-street parking along nd a municipal parking lot less than 200' to the
9		ion indicates proposed s at the front of the bu	d signage (42" x 12") will be located on the hilding; and
10		water Treatment Plan	ter and sewers and is located in the Meadowbrook- t service area; no changes to the existing
11	project is located weather flow or i ADVISORY NO Protection, unless previous flows in	in an area designated s tributary to a Combi TE: per the Onondaga s it can be demonstrate excess of one sewer	of Water Environment Protection, the submitted as flow constrained or impacted by excessive wet ined Sewer Overflow (CSO); a County Department of Water Environment ed that anticipated sanitary flows will not exceed unit over prior uses, the applicant must develop a 1 blan/project in coordination with the municipal

engineer; and

- the project is within 2,000 feet of a site (ID: C734110) in the NYS Department of
 Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- 13 the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and



Z-18-307

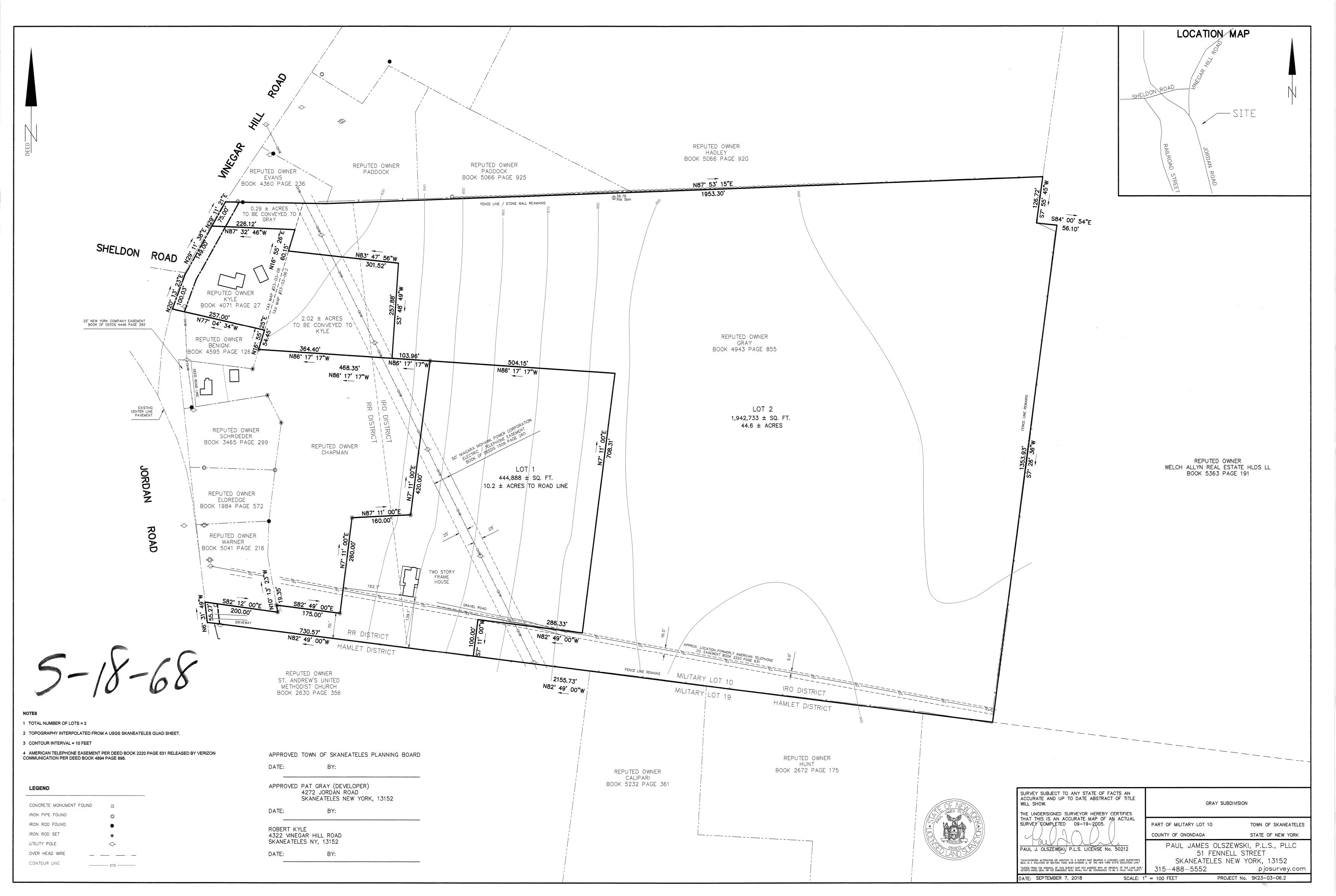
Z-18-302	PROJECT SITE REVIEW
	Ambergate Holdings, LLC
	at 701-703 North Salina Street Tax Map # 00807-13.0
	City of Syracuse
	Received: 9/13/2018 30-Day Deadline: 10/13/2018
1	General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81, a state highway; and
2	the applicant is proposing façade and interior renovations, and a waiver of parking for an existing vacant building in a Commercial, Class A zoning district; and
3	the site is located along North Salina Street, a city street, in the City's Northside neighborhood just east of I-81; this stretch of North Salina Street features similar two to three-story mixed use buildings with primarily residential, commercial, and office uses; the site is also located in the North Salina Street Historic District, which is listed on the National Register of Historic Places; and
4	the submitted survey map dated August 8, 2014 shows the site is a corner lot with frontage and sidewalks on North Salina Street and East Division Street and rear frontage on Lock Alley, all city streets; the site contains an existing three-story row building occupying the front half of the site; there are concrete steps and an asphalt area at the rear of the building; the remainder of the site is covered by gravel; and
5	per the local application, the building has been vacant for over ten years and is in poor condition; the proposed renovations are intended to restore the exterior of the building and create 2,000 sf of first floor commercial space and three apartments on the upper two floors; and
6	the submitted Site Plan shows proposed updates to the rear half of the site to include a new concrete sidewalk and new galvanized steel stairs for the rear entrance to the building, a rear, curbed parking area with 6 spaces, a 5' wide sidewalk along Lock Alley, a grass area around the parking lot, and two new trees; the Site Plan also shows the existing bollards along East Division Street, to be removed, and the existing asphalt between the sidewalk and East Division Street, to be replaced with grass and two street trees; the existing curb cub on East Division Street will be narrowed to 24' to provide access to the parking area; and
7	the submitted elevation drawings show exterior improvements to the building to include new clad wood windows, a new penthouse with cement board panel system for third floor mezzanine, and a new wood storefront; the existing brick masonry will be cleaned and repainted and sheet metal ornament will be repaired; per the elevation drawings, a wall- mounted wood sign band will be provided above the storefront with signage to be determined; 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 March 2018, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses"; 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

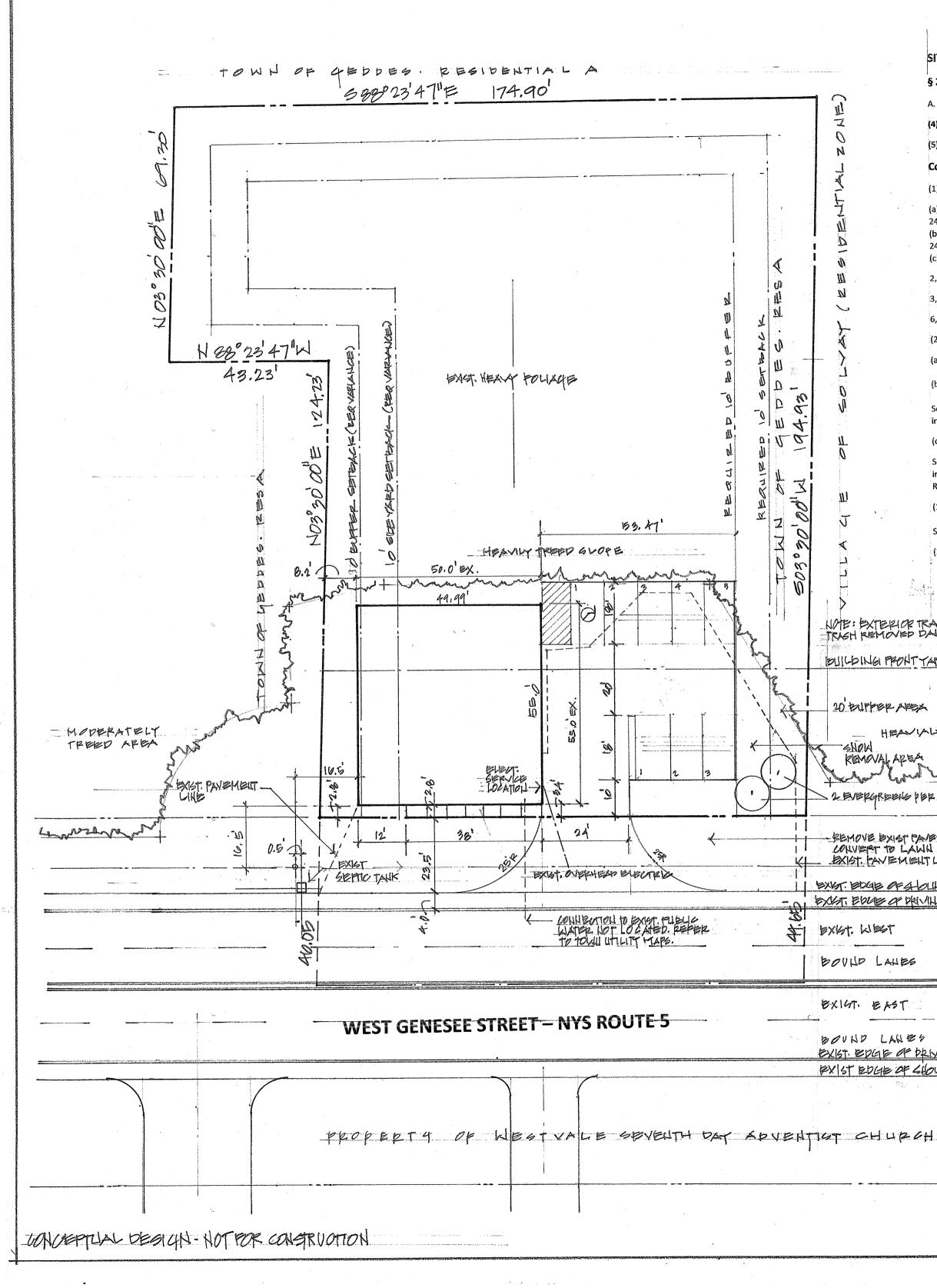
- 10 per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water 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
- the project is within 2,000 feet of multiple sites (IDs: C734089, V00588, C734143,
 E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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-18-302





SITE DEVELOPMENT CALCULATIONS

§ 240-17. Commercial C: Heavy Commercial District.

A. Uses permitted after site plan review:

(4) Motor vehicle sales.

(5) Motor vehicle service and repair.

Commercial C – Heavy Highway Site Regulations

(1) Lot:	Required:	Proposed:
(a) Minimum area: 240-24 (4) (a)	17,500 SF	28,620.1 SF (0.657 acres)
(b) Minimum width: 240.24 (4) (b)	125 feet.	131.67 feet
(c) Maximum lot coverage:	50% - 14,310.05 SF	25% Approx.
2,747.45 SF Building		
3,596.00 SF Pavement/Wa	ks.	
6,341.45 SF Total – 22.16%		
(2) Principal structure:		
(a) Front yard setback:	40 feet	2.8 feet west/3.4 feet east (Requires Variance)
(b) Side yard setback:	10 feet	8.2 feet west/73.48 feet east (Requires Variance)
See transition requirement in Article VIII.	ts	
(c) Rear yard setback:	10 feet	135.73 feet
See transition requiremen		
in Article VIII. D. Suppleme		
Regulations:	10 foot buffer	10 feet

11 spaces required (1) Off-street parking See Article VI.

(2) Signs: see Article VII.

NOTE: EXTERIOR TRACH AREA NOT REQUIRED. TRACH REMOVED DAILY BY OKINER

BUILDING FRONT TARD 40 GETBACK

20 BUPPER AREA

HEAVIALY TREED AREA KEMOVAL AREA

Lindukan

- 2 EVERGREENG PER 240. 24 M(1)(6)

-BEMOVE BXIST PAVEMENT CONVERT TO LAWN -BXIST. DAVEMENTLINE

I BXBT. BOGB OF GHOLL HER (PANED) - BY EXERT EDGE OF DRIVING LANE

bx16t. WEST

BOVHD LAHES

EXIGT. EAST

BOUND LANES EXIST. EDGE OF PRIVING LANE EXIST EDGE OF SIGULDER

2-18-288

5 spaces proposed + 3 Display Spaces

(Requires Variance)

Building Mounted Signage Application Under Separate Cover)

SITE PLAN

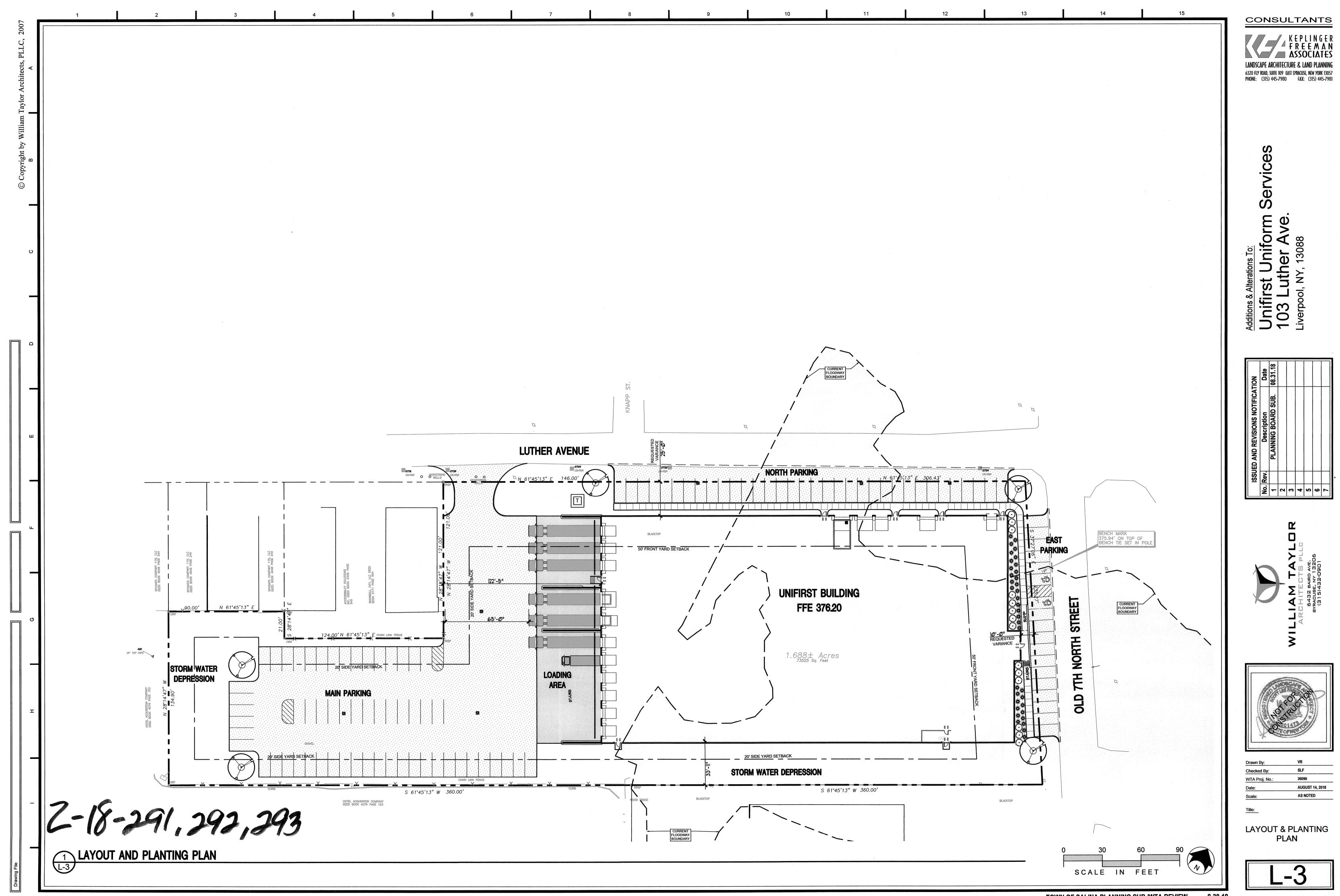
SITE DATA TAKEN FROM ACTUAL SURVEY PREPARED BY MICHAEL J. MCCULLY, LLS DATED 21 NOVEMBER 2017.

SCALE: 1" = 20'

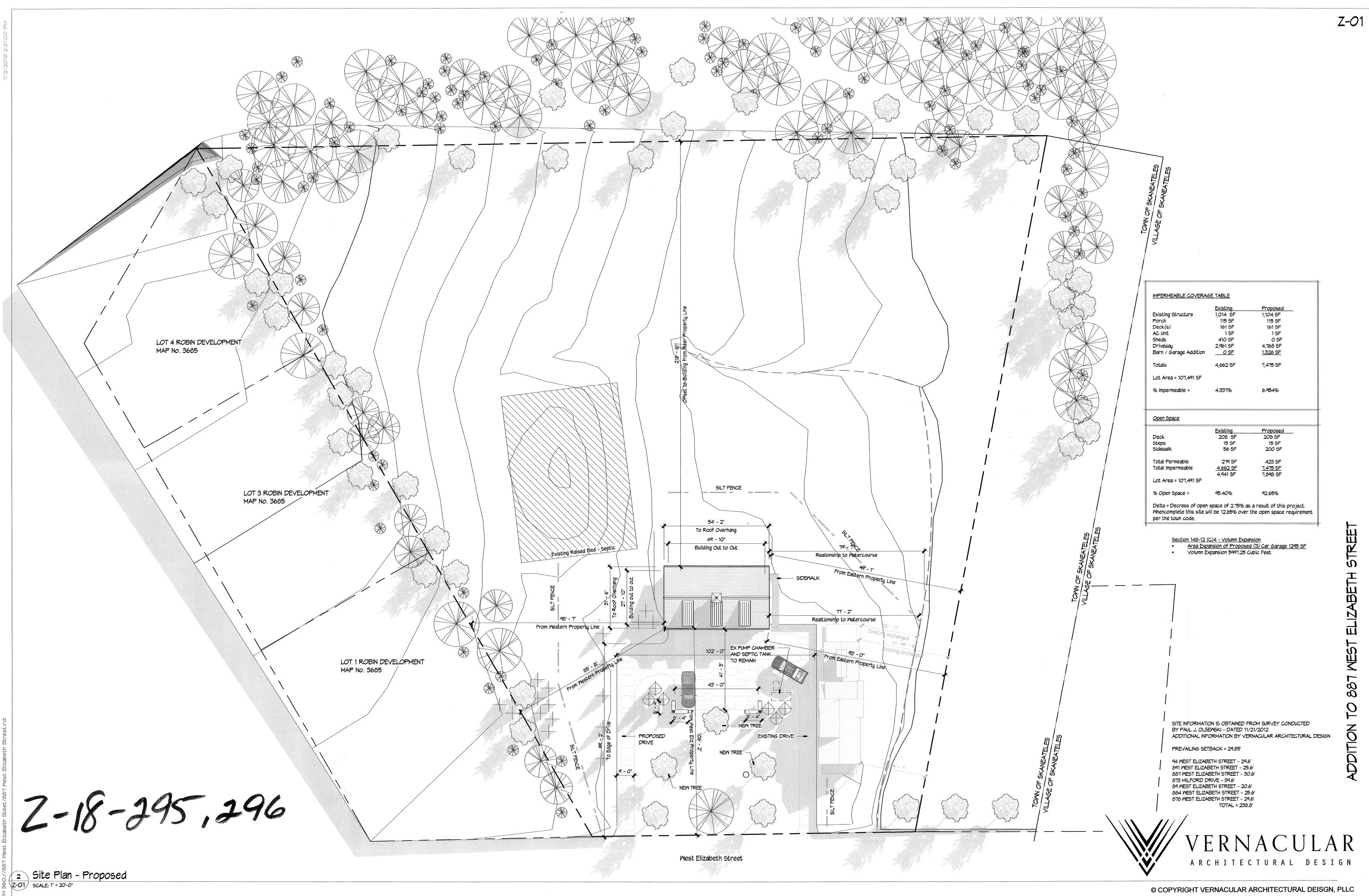
SHOP PROPOSED AUTO SALES AND DETAILING 2522 WEST GENESEE STREET - GEDDES - NY 13219

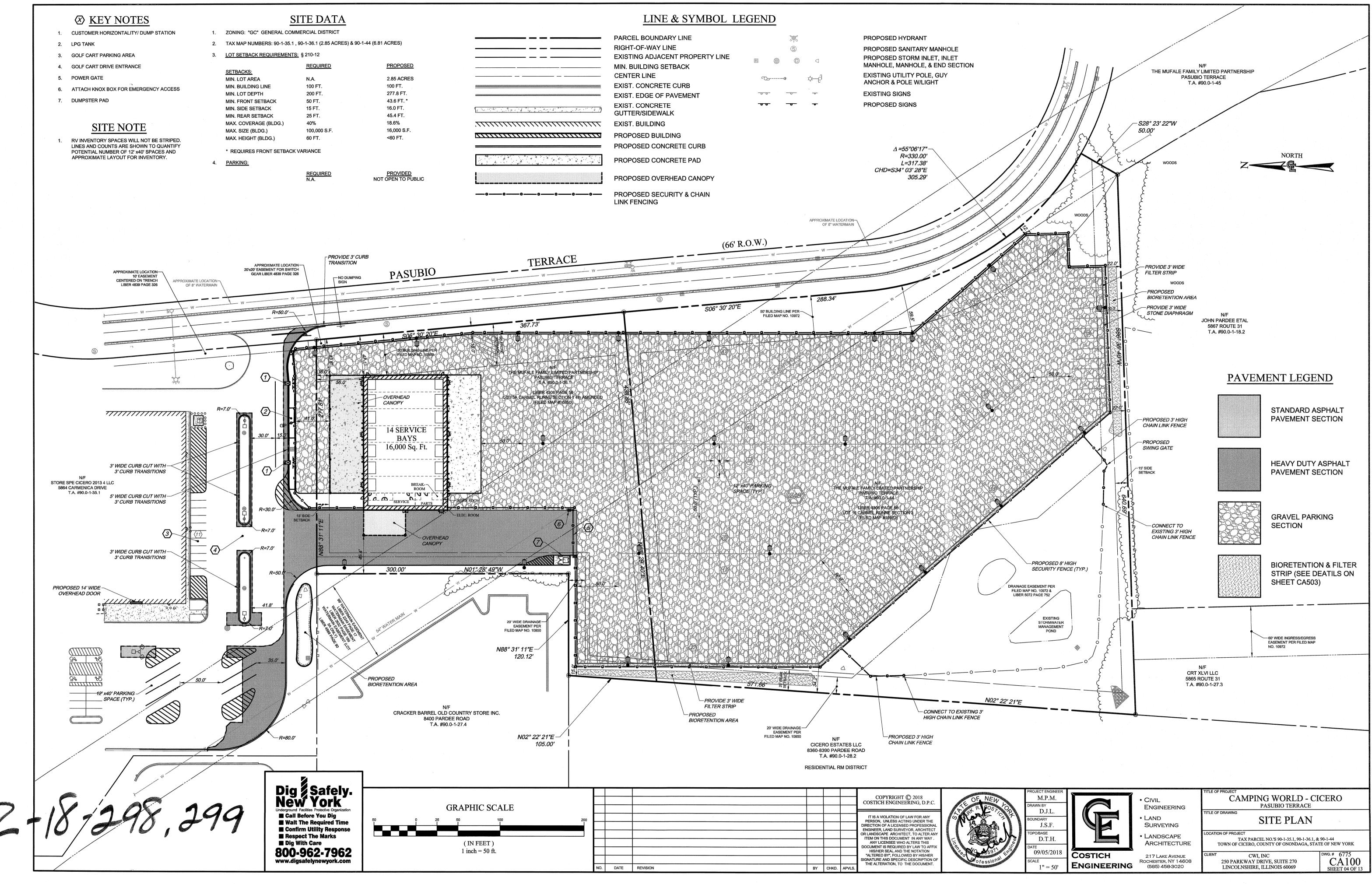
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	PLEONADORA	HOZWATERVALE ROAD	2	
		RWA	WANLIUS, NY 13104	
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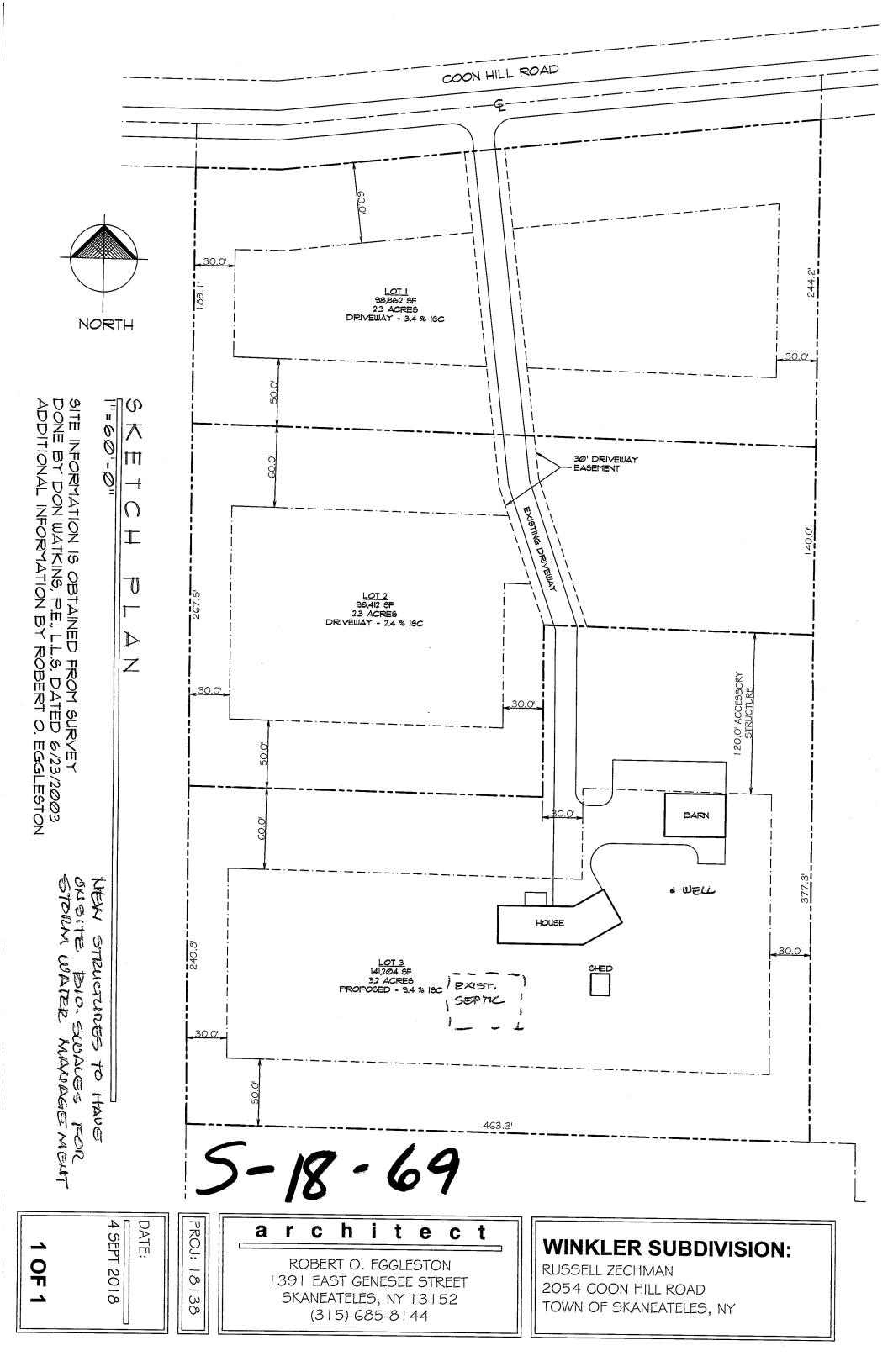
an a says and says

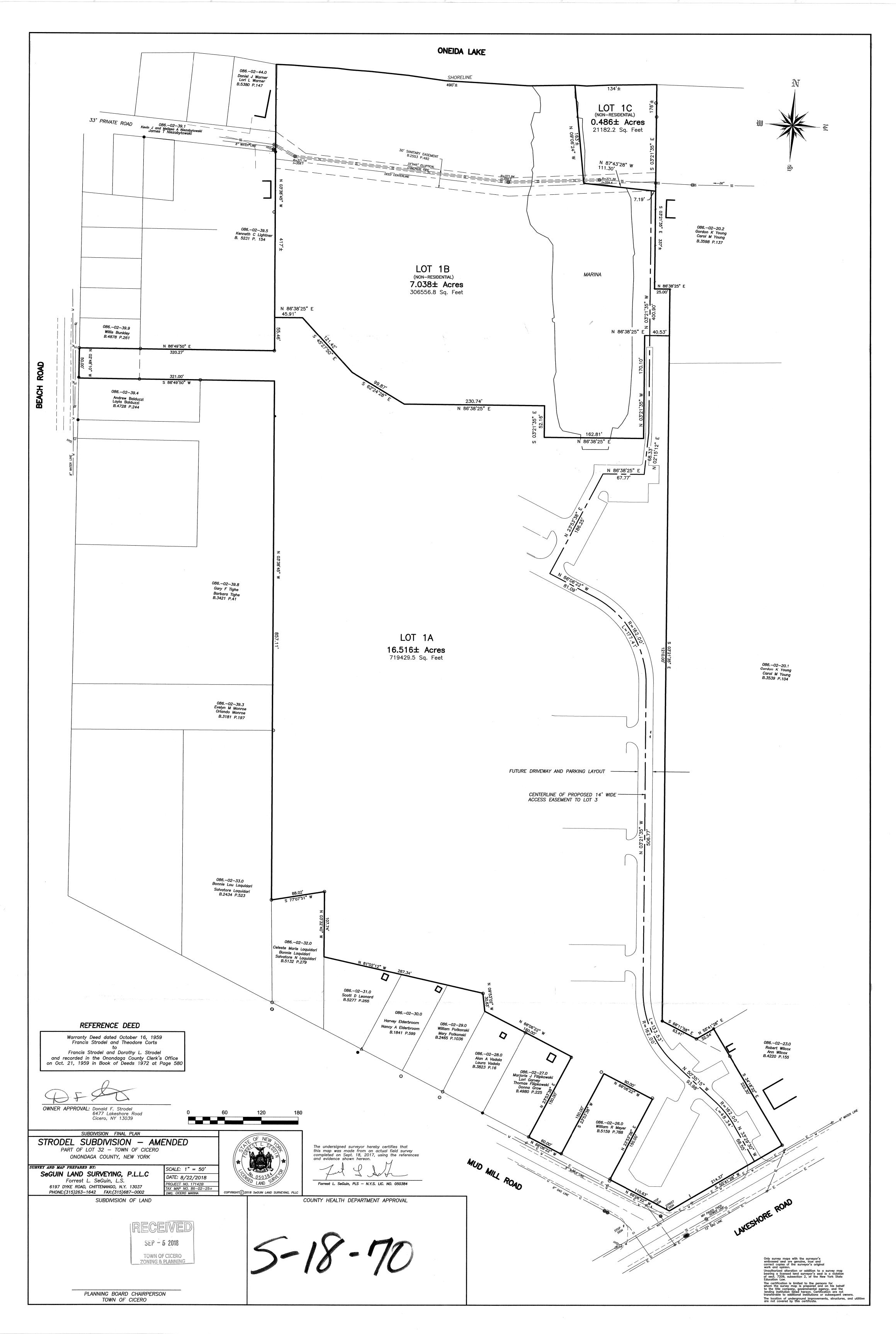


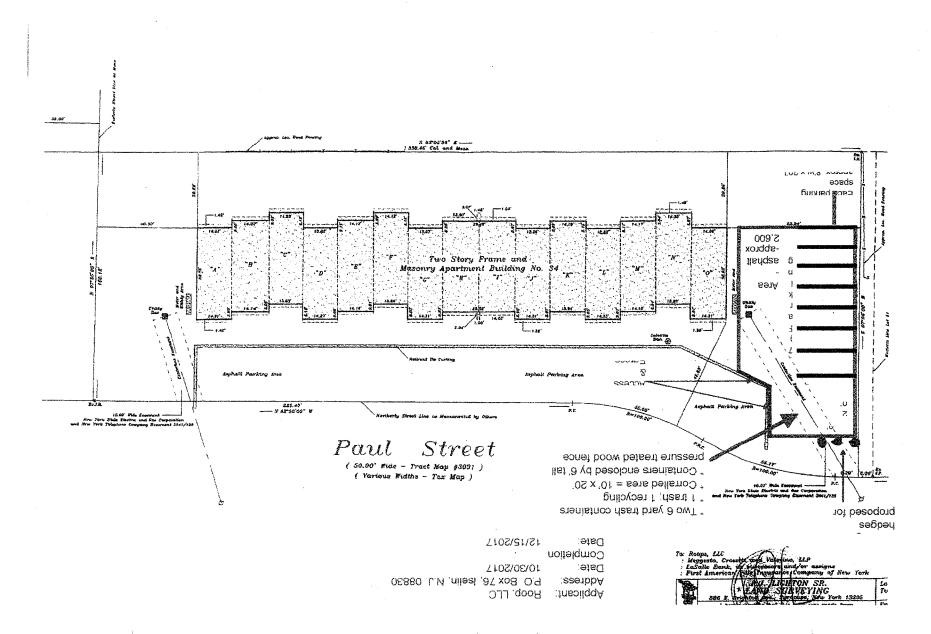
TOWN OF SALINA PLANNING SUB./WTA REVIEW 8-30-18



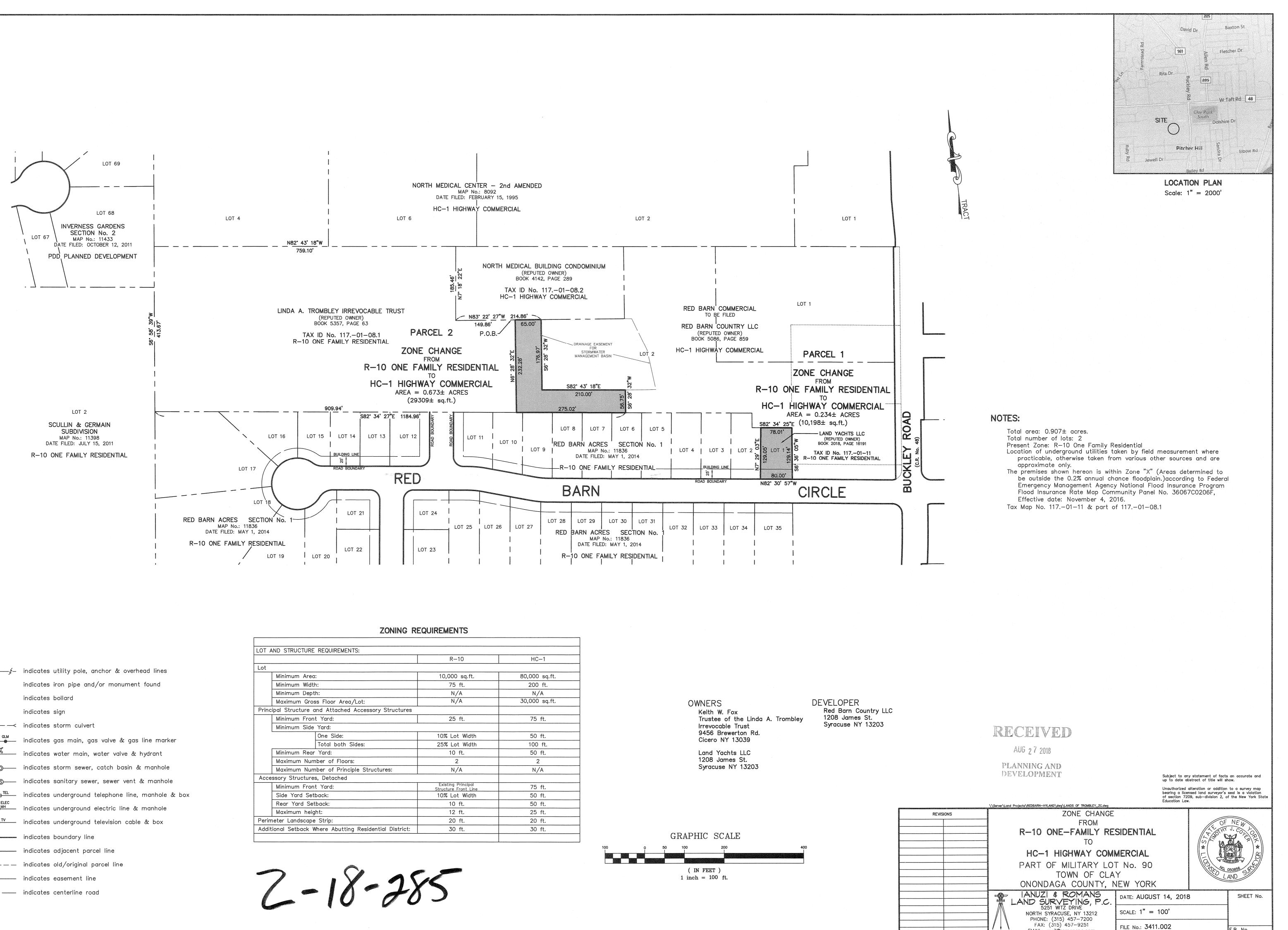








2-18-284



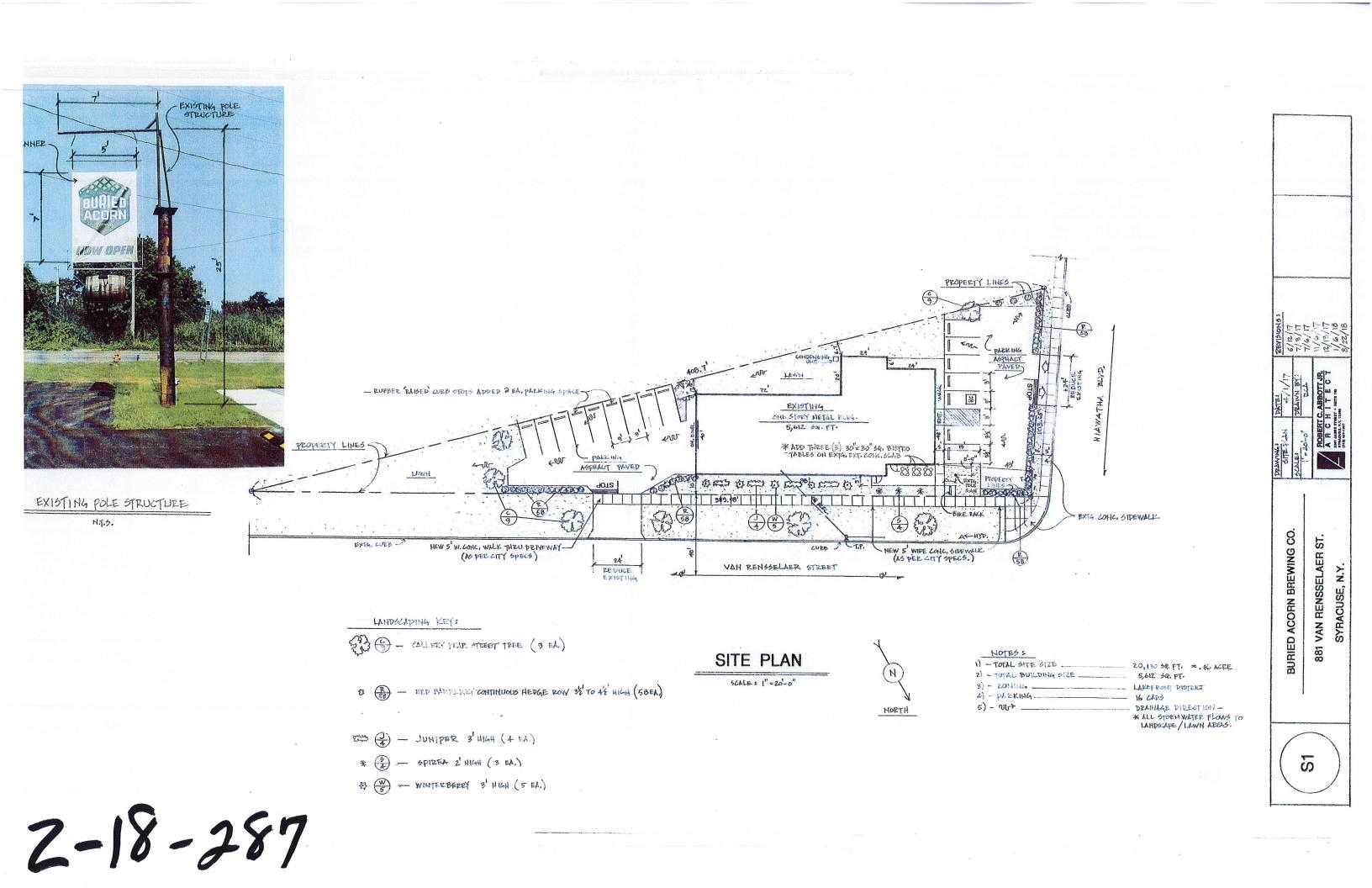
LEGEND:

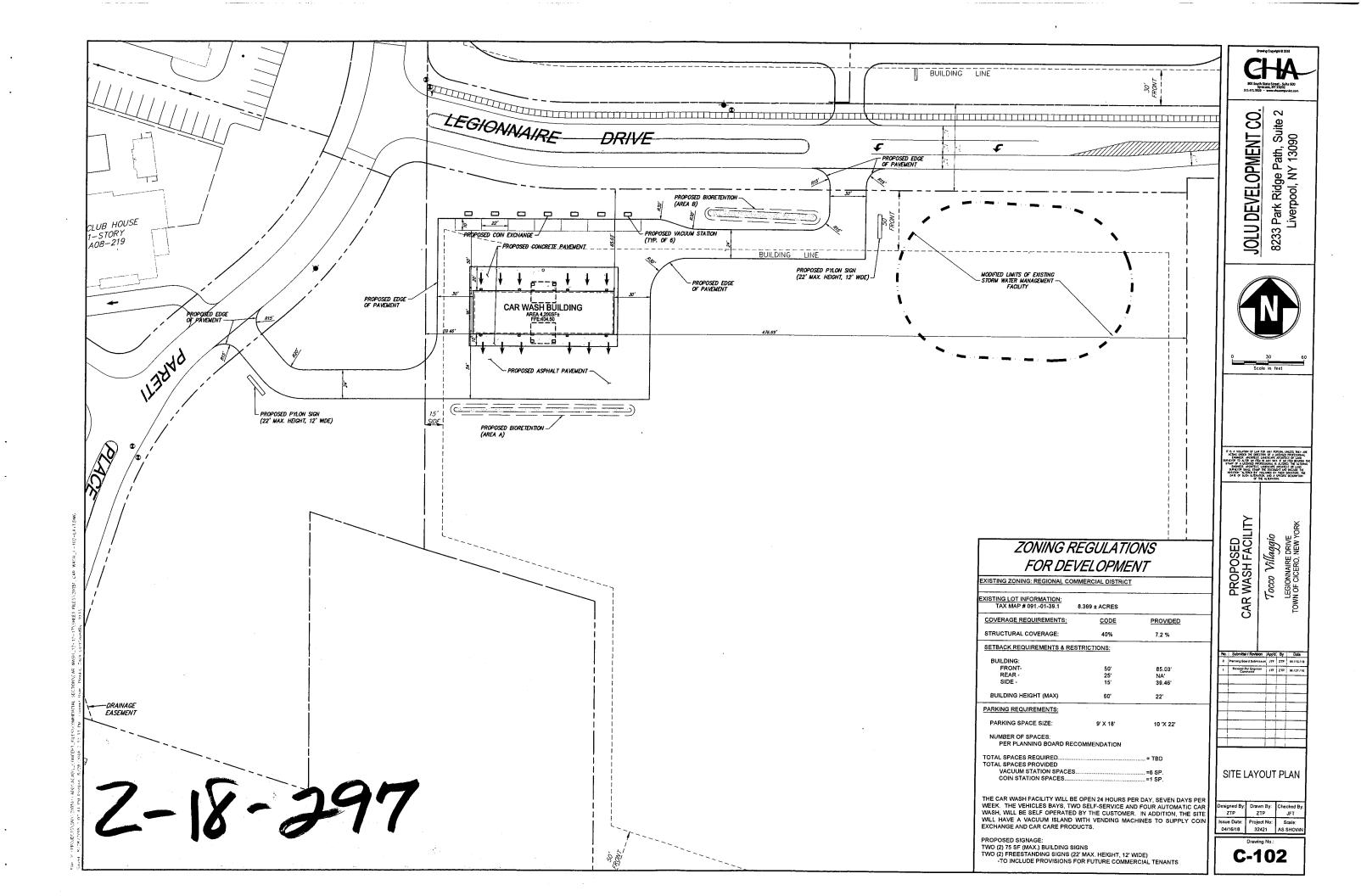
	- indicates utility pole, anchor & overhead lines	Lot
		Minimum Area:
O ^{IPF} ⊡ MON. FND	indicates iron pipe and/or monument found	Minimum Width:
۲	indicates bollard	Minimum Depth:
		Maximum Gross Floor Area Principal Structure and Attached
 -	indicates sign	Minimum Front Yard:
<u>12" CMP</u>	< indicates storm culvert	Minimum Side Yard:
.GV		One Side:
6" G	- indicates gas main, gas valve & gas line marker	Total both S
	- indicates water main, water valve & hydrant	Minimum Rear Yard:
18" рП		Maximum Number of Floors
<u>18" D</u>	- indicates storm sewer, catch basin & manhole	Maximum Number of Princ
	- indicates sanitary sewer, sewer vent & manhole	Accessory Structures, Detached
	- indicates underground telephone line, manhole & box	Minimum Front Yard: Side Yard Setback:
		Rear Yard Setback:
UEMH	- indicates underground electric line & manhole	Maximum height:
CATV	- indicates underground television cable & box	Perimeter Landscape Strip:
		Additional Setback Where Abuttin
	- indicates boundary line	
	- indicates adjacent parcel line	
	- indicates old/original parcel line	
	- indicates easement line	
	- indicates centerline road	

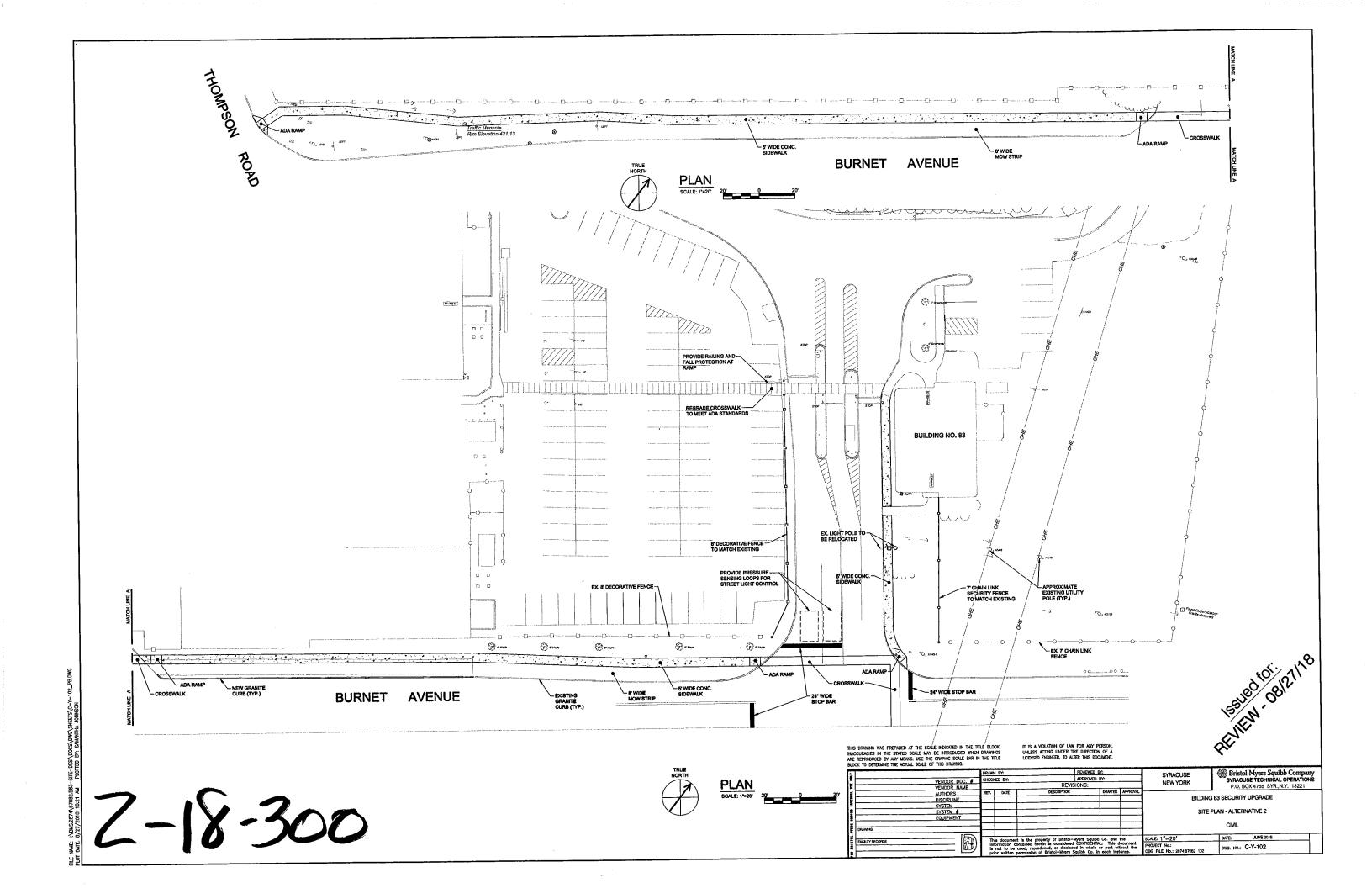
	R-10	HC-1
		· · · · · · · · · · · · · · · · · · ·
	10,000 sq.ft.	80,000 sq.ft.
	75 ft.	200 ft.
	N/A	N/A
	N/A	30,000 sq.ft.
ory Structures		
	25 ft.	75 (ft.
	10% Lot Width	50 ft.
	25% Lot Width	100 ft.
	10 ft.	50 ft.
	2	2
ictures:	N/A	N/A
	Existing Principal Structure Front Line	75 ft.
	10% Lot Width	50 ft.
	10 ft.	50 ft.
	12 ft.	25 ft.
	20 ft.	20 ft.
ential District:	30 ft.	30 ft.



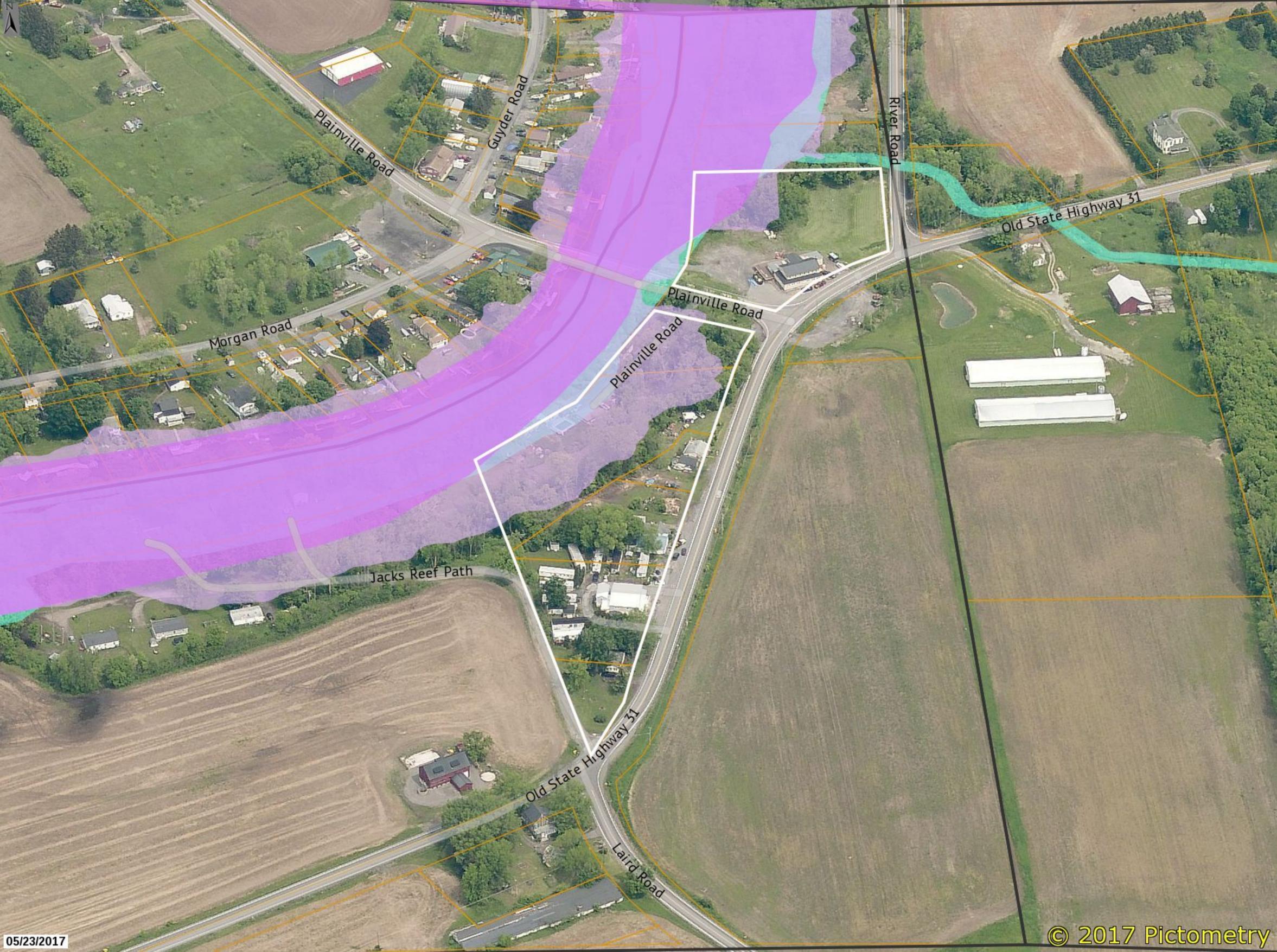
	\\Server\Land Projects\REDBARN-HYLAND\dwg\LANDS OF TROMBLEY_ZC.dwg	Education Lav	Y.	an an Eastern and the Eastern and the State of Barris State of Barris State of Barris State of Barris State of B
REVISIONS	ZONE CHANGE	 A state of the sta		
	FROM		OF	NEW
	R-10 ONE-FAMILY RE	SIDENTIAL	AL THY	J. COLO
	TO		L'AL	TA TA
	HC-1 HIGHWAY COM	MERCIAL		5
	PART OF MILITARY LO	T No. 90	18 25	TOTISION & CO
	TOWN OF CLA		CED NO.	050856 SUR
				AND
	ONONDAGA COUNTY, I	NEW YORK		
	LAND SURVEYING, P.C.	DATE: AUGUST 14, 2018	8	SHEET No.
	NORTH SYRACUSE, NY 13212	SCALE: 1" = 100'		
	PHONE: (315) 457–7200 FAX: (315) 457–9251	FILE No.: 3411.002		-







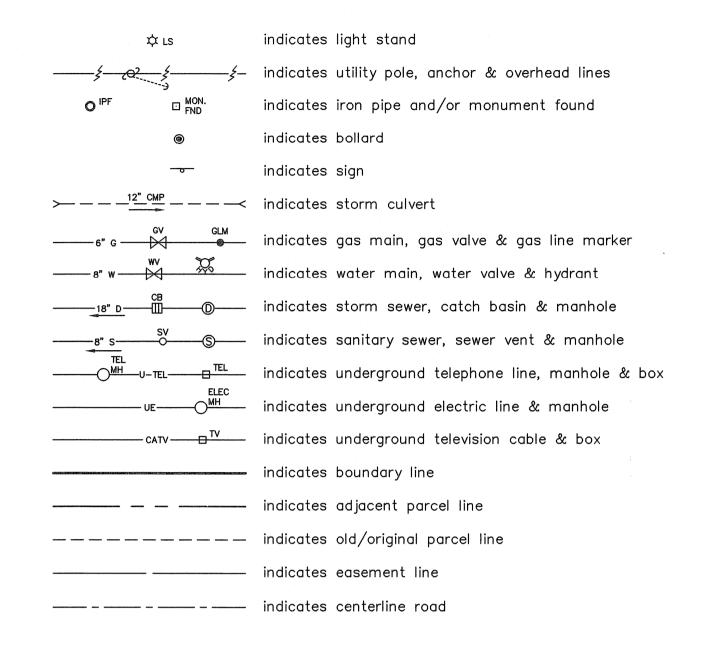








LEGEND:

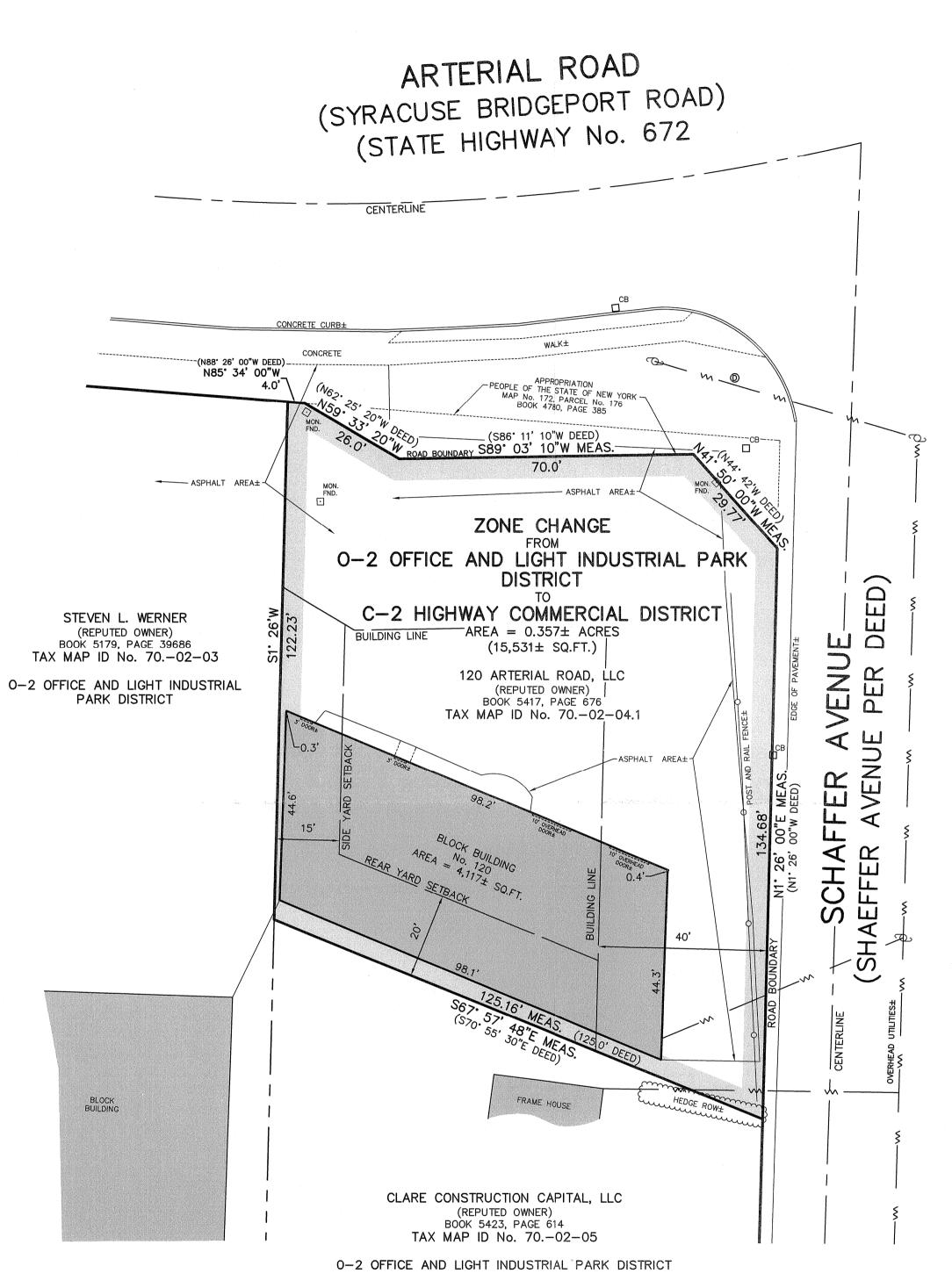


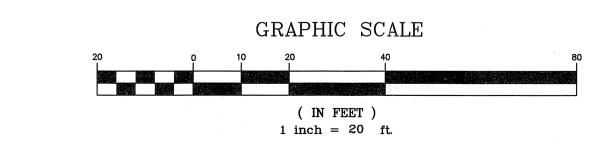
ZONING	REGULATIO	VS
PROPOSED C-2 HIGH	WAY COMMERC	CIAL DISTRICT
OT REQUIREMENTS		
	Required	Existing
Minimum Lot Area: (SQ.FT.)	10,000 sq. ft.	15,531± sq.ft.
Minimum lot width:	60 ft.	125 ft.
Maximum lot coverage:	50%	27%±
Minimum front yard setback:	40 ft.	59± ft.
Minimum side yard setback:	15 ft.	1.2± ft.
Minimum rear yard setback:	20 -ft.	4± ft.
Maximum height of structures:	30 ft.	<30 ft.
		·

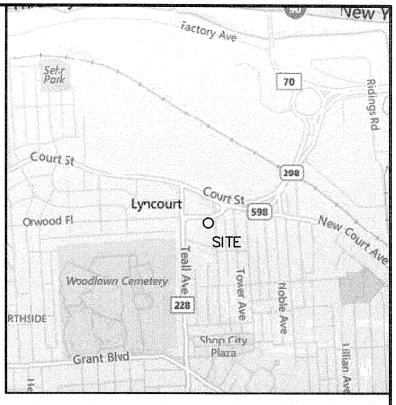
OWNER & PETITIONER : 120 ARTERIAL DRIVE, LLC

120 ARTERIAL DRIVE SYRACUSE NY 13090 (315) 884–0253

2-18-304







LOCATION PLAN Scale: 1" = 2000'

Subject to any statement of facts an accurate and up to date abstract of title will show.

NOTES:

ШО

Total area: 0.357± acres.

Present Zone: O-2 Office and Light Industrial Park District 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. 36067C0228F, Effective date: November 4, 2016. Tax Map No. 70.-02-04.1.

Not a Boundary Survey

1 4 44 1 4 1 m i s s ala s fe

	\\Server\Civil 3D Projects\ONONDAGA COUNTY\SALINA\ARTERIAL DRIVE_120\DWG	bearing a lice of section 720 Education Law		
REVISIONS	ZONE CHANGE FROM O-2 OFFICE AND LIGHT DISTR		TH OF	NEW J.
	PARK DISTRICT TO C-2 HIGHWAY COMMERCIA		× 1 × 1	
	PART OF MILITARY LOT TOWN OF SALIN ONONDAGA COUNTY, NE	No. 28 A	10-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	050856 AND SR
	LAND SURVEYING, P.C.	DATE: JUNE 22, 2018		SHEET No.
	5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457–7200 FAX: (315) 457–9251 EMAIL: mail@romanspc.com	SCALE: 1" = 20' FILE No.: 12719.001		F.B. No. 1573

MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON DEED NORTH AS SHOWN IN DEEDS TO SYRACUSE AIRPORT SUITES, LLC AS RECORDED IN LIBER 4755 OF DEEDS AT PAGE 243 & TO GULF & WESTERN AERO DEVELOPMENT, LLC AS RECORDED IN LIBER 4755 OF DEEDS AT PAGE 254. 2.) ELEVATIONS BASED ON USGS DATUM AS STATED ON FINAL PLAN AERO CENTER PREPARED BY IANUZI & ROMANS, P.C.; DATED SEPT. 27, 2002.
- 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE, REFERENCE IS MADE TO ABSTRACT OF TITLE BY STEWART TITLE INSURANCE CORPORATION, TITLE NO. 2011-19574, EFFECTIVE DATE 08/11/2014; AMENDED 8/29/2014. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FUNDINGS OR TRANSACTIONS PERFACI OF CONDUCTED FOOM THE DATE FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED MARCH 28 & 29 AND JUNE 3, 2005. ASBUILT PERFORMED AUG 6, 2007. SURVEY LAST UPDATED IN THE FIELD ON JULY 6, 2018.
- 6.) SOUTH BAY ROAD WAS ESTABLISHED AS A 100' WIDE ROADWAY BY DEED FROM JOHN GILTRAP TO BAY ROAD CONSTRUCTION COMPANY DATED APRIL 22, 1905 AND RECORDED AS L. 372, Pg. 54. SOUTH BAY ROAD IS A PUBLIC HIGHWAY UNDER ONONDAGA COUNTY D.O.T. JURISDICTION. 7.) PARCEL LIES WITHIN FLOOD ZONES "A10", "B" & "C" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PANEL #360591-0004A, EFFECTIVE DATE: AUGUST 16, 1982
- (LINES ARE SHOWN GRAPHICALLY HEREON AS SCALED FROM FEMA MAP) 8.) LOTS 1-4 SHOWN HEREON BASED ON FINAL PLAN AERO CENTER SUBDIVISION PREPARED BY C.T. MALE ASSOCIATES DATED JUNE 8, 2005, LAST REVISED MARCH 30, 2006. FILED MAP #10440.

MAP REFERENCES

- 1.) FINAL PLAN AERO CENTER SECTION NO. 1 PREPARED BY IANUZI & ROMANS, P.C. DATED SEPTEMBER 27, 2002. FILE NO.: 335.001
- 2.) "SWITZ'S FOUR SEASONS -FINAL PLAN" PREPARED BY AUGUST CHRISTOPHERSON, L.S. RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP #6088.
- 3.) FINAL PLAN AERO CENTER SUBDIVISION PREPARED BY C.T. MALE ASSOCIATES DATED JUNE 8, 2005, LAST REVISED MARCH 30, 2006. FILED MAP #10440.

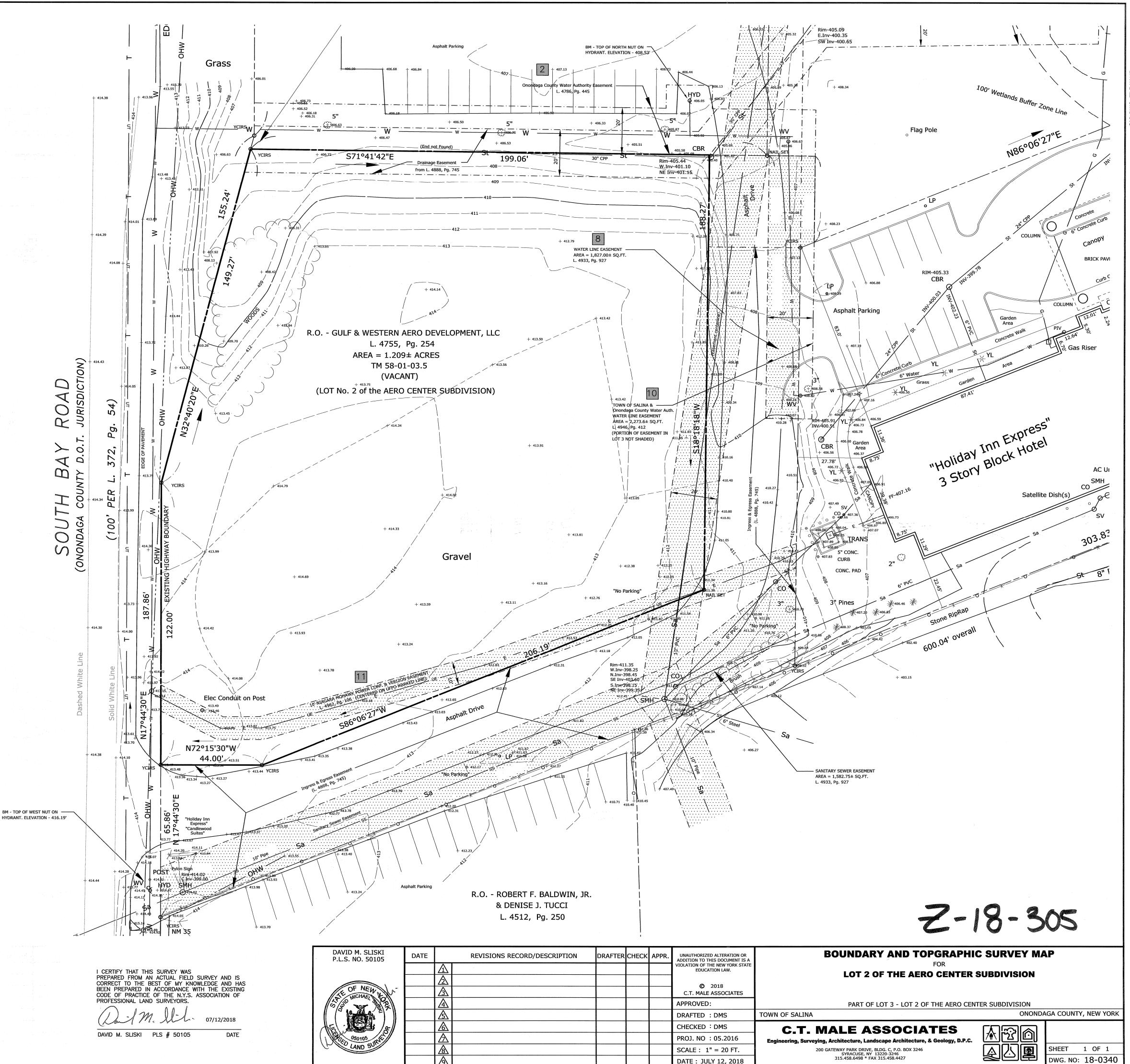
NOTES FROM SCHEDULE B-II ITEMS - TITLE REPORT COMMITMENT No. 2011-19574 2. RIGHT OF WAY MADE BY TOWN OF SALINA TO ONONDAGA COUNTY WATER AUTHORITY, RECORDED ON JULY 8, 2003 IN THE ONONDAGA COUNTY CLERK'S OFFICE

- IN BOOK 4786 OF DEEDS AT PAGE 445. (PLOTTED)
- 3. AVIGATION AND HAZARD EASEMENT RESERVED IN A DEED MADE BY THE CITY OF SYRACUSE TO PATRICK M. TUCCI, DATED SEPTEMBER 22, 1983 AND RECORDED ON OCTOBER 3, 1983 IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 3040 AT PAGE 252. (AFFECTS ENTIRE PARCEL)
- 4. SEWER PIPE LINE EASEMENTS RESERVED IN A QUIT CLAIM DEED MADE BY UNITED STATES OF AMERICA ACTING BY AND THROUGH THE FEDERAL WORKS ADMINISTRATOR TO COUNTY OF ONONDAGA, DATED JULY 31, 1945 AND RECORDED ON AUGUST 23, 1945 IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 1163 AT PAGE 588. (UNABLE TO PLOT)
- 5. RESERVATION AND RESTRICTIONS CONTAINED IN A QUIT CLAIM DEED MADE BY UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATION OF GENERAL SERVICES UNDER AND PURSUANT TO THE POWERS AND AUTHORITY CONTAINED IN THE FEDERAL PROPERTY AND ADMINISTRATIVE SERVICES ACT OF 1949 (63 STAT.377) AS AMENDED AND THE SURPLUS PROPERTY ACT OF 1944 (58 STA. 765) AS AMENDED, AND REGULATIONS AND ORDERS PROMULGATED THEREUNDER TO CITY OF SYRACUSE, DATED FEBRUARY 15, 1963 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2132 AT PAGE 293. AS AMENDED BY A LETTER OF JOSEPH ABERASTURI, CHIEF
- AIRPORTS DISTRICT OFFICE DIRECTED TO BURT WEIDENKPF, COMMISSIONER OF AVIATION, SYRACUSE HANCOCK INTERNATIONAL AIRPORT AS AFFIXED TO THE AFFIDAVIT OF THOMAS M. CARNRIKE SWORN TO SEPTEMBER 30, 1983 RECORDED OCTOBER 3, 1983 IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 85 AT PAGE 949. (AFFECTS ENTIRE PARCEL)
- 6. RESTRICTIONS AND REGULATIONS CONTAINED IN A DEED MADE BY THE CITY OF SYRACUSE TO PATRICK M. TUCCI, DATED SEPTEMBER 22, 1983 AND RECORDED ON OCTOBER 3, 1983 IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 3040 AT PAGE 252. (AFFECTS ENTIRE PARCEL)
- 7. SUBJECT TO THE RIGHTS, IF ANY, OF THE STATE OF NEW YORK IN ALL GOLD AND SILVER MINES AS CONTAINED IN ORIGINAL PATENT FROM THE STATE.
- 8. EASEMENT AND MAINTENANCE AGREEMENT MADE BY AND AMONG GULF & WESTERN AERO DEVELOPMENT, LLC, AIRPORT SUITES, LLC AND SYRACUSE AIRPORT EXPRESS, LLC TO BE DATED MARCH 24, 2006 AND RECORDED MARCH 31, 2006 IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 4933 OF DEEDS AT PAGE 927. (PLOTTED)
- 9. DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY AND AMONG GULF & WESTERN AERO DEVELOPMENT, LLC, AIRPORT SUITES, LLC AND SYRACUSE AIRPORT EXPRESS, LLC TO BE DATED MARCH 24, 2006 AND RECORDED MARCH 31, 2006 IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 4933 OF DEEDS AT GE 939. (NO PLOTTABLE
- 10. RIGHT OF WAY MADE BY GULF & WESTERN AERO DEVELOPMENT & SYRACUSE AIRPORT EXPRESS, LLC TO TOWN OF SALINA, A MUNICIPAL CORPORATION & ONONDAGA COUNTY WATER AUTHORITY, DATED JUNE 16, 2006 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE, ON JUNE 28, 2006 IN BOOK 4946 OF DEEDS AT PAGE 412. (PLOTTED
- 11. GRANT OF EASEMENT MADE BY SYRACUSE AIRPORT EXPRESS, LLC TO NIAGARA MOHAWK POWER CORPORATION AND VERIZON DATED AUGUST 16, 2006 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE, ON OCTOBER 5, 2006 IN BOOK 4962 OF DEEDS AT PAGE 106. (PLOTTED) AND GRANT OF EASEMENT MADE BY SYRACUSE AIRPORT EXPRESS, LLC TO NIAGARA MOHAWK POWER CORPORATION AND VERIZON DATED SEPTEMBER 6, 2006 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE, ON OCTOBER 10, 2006 IN BOOK 4962 OF DEEDS AT PAGE 663. (PLOTTED)

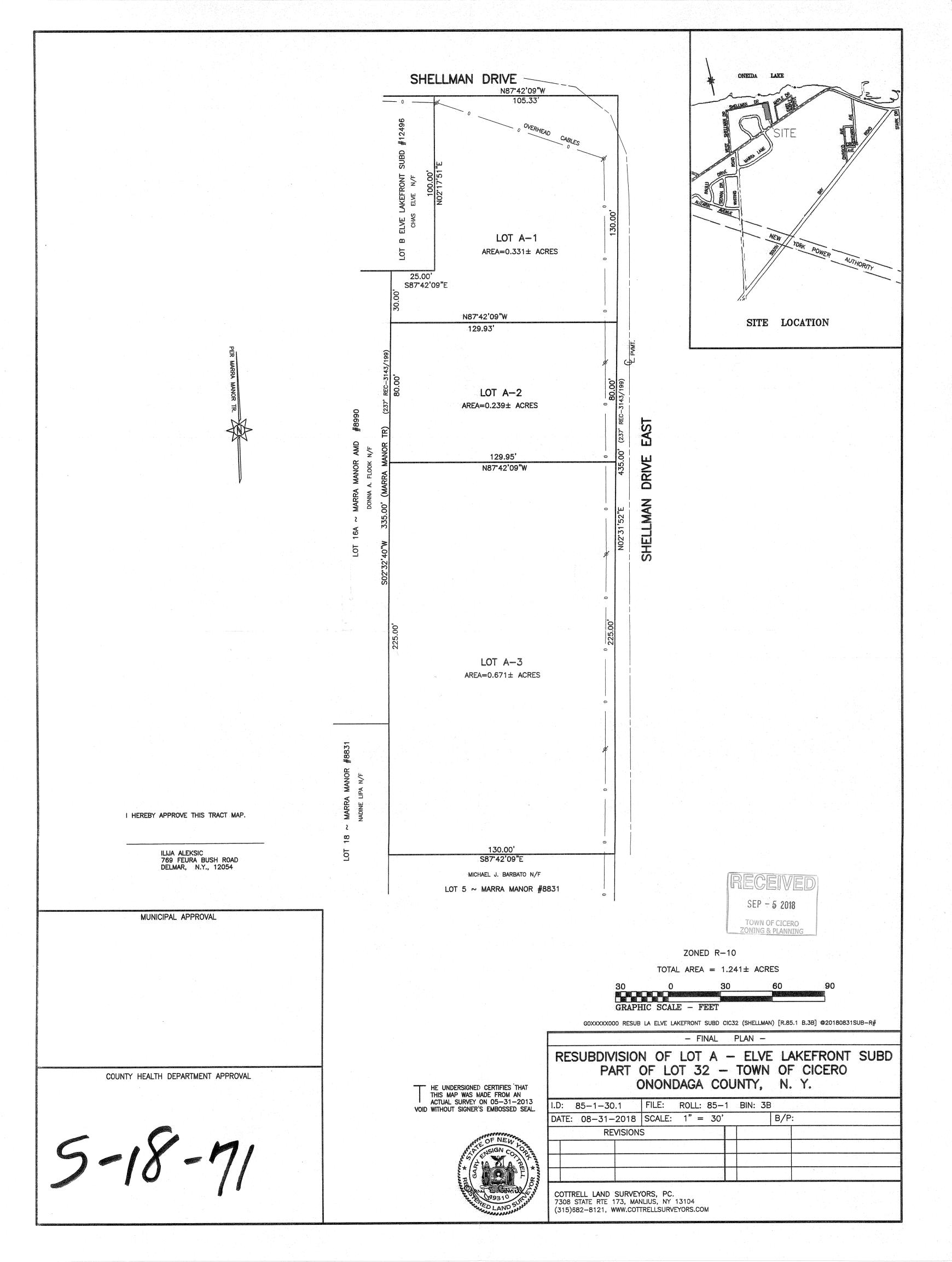
s data, or portions thereof prepared is prohibited by (resulting from any unauti eraile at which the hard o

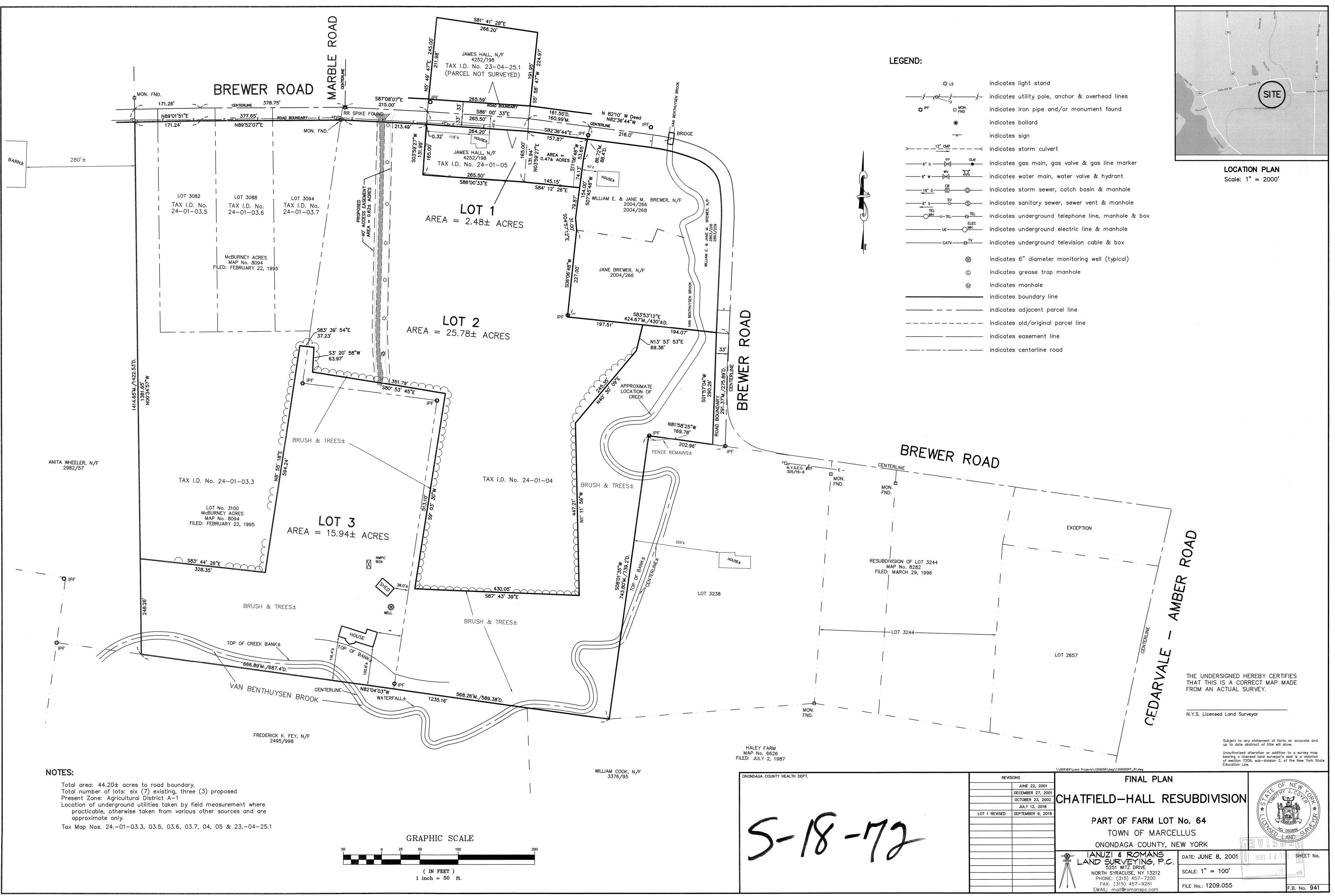
"The data and d As a service to c 1. Proper credi 2. Use of this c 3. C.T. Male As 4. Survey draw

1 inch = 20 ft.

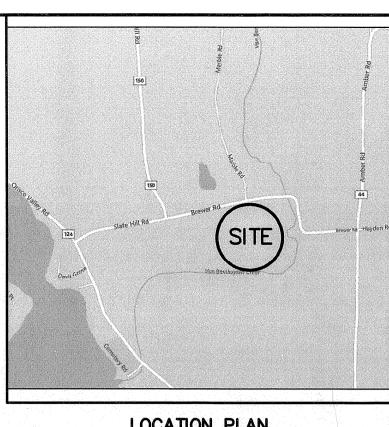


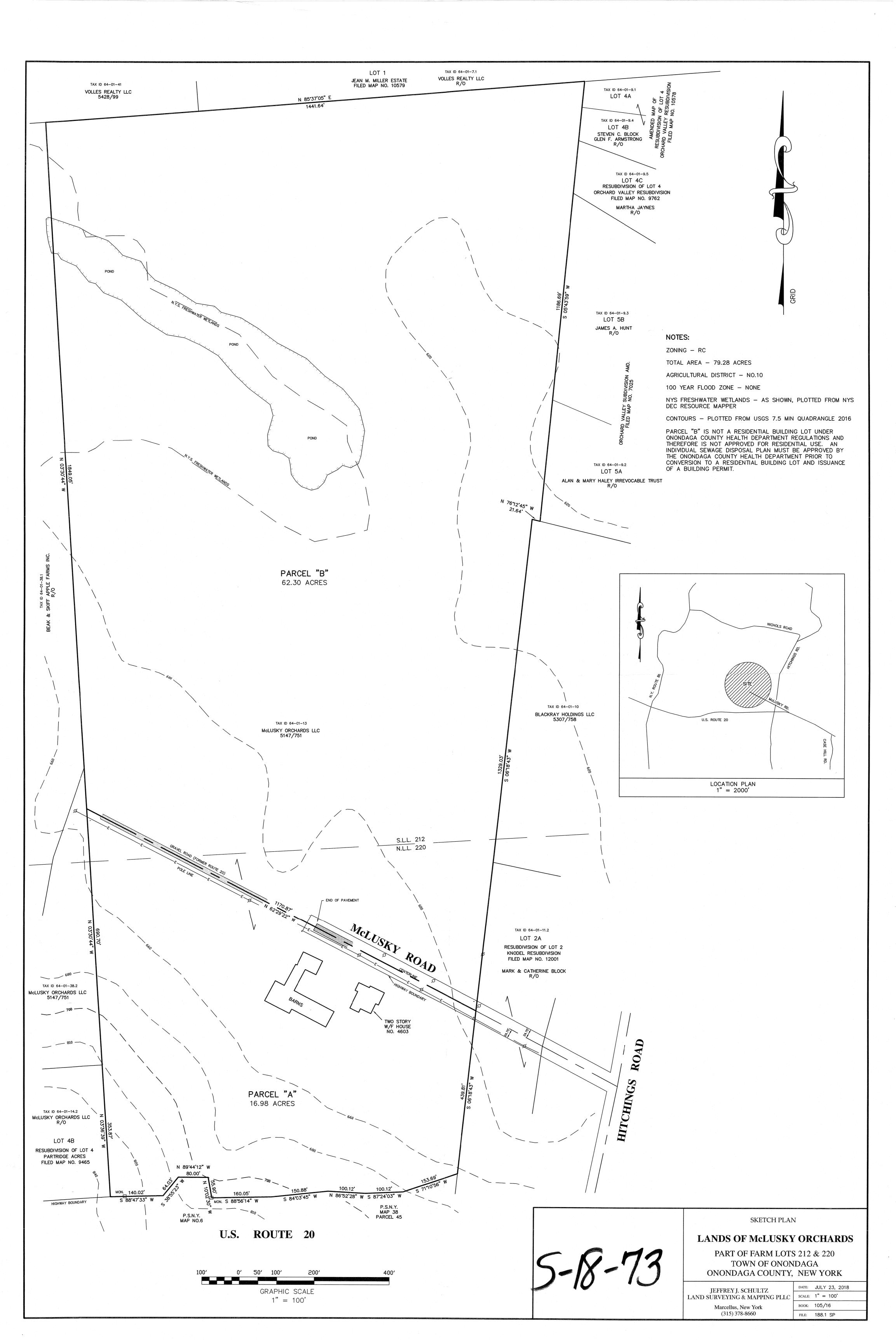
PROJECT NUMBER: 05.2016

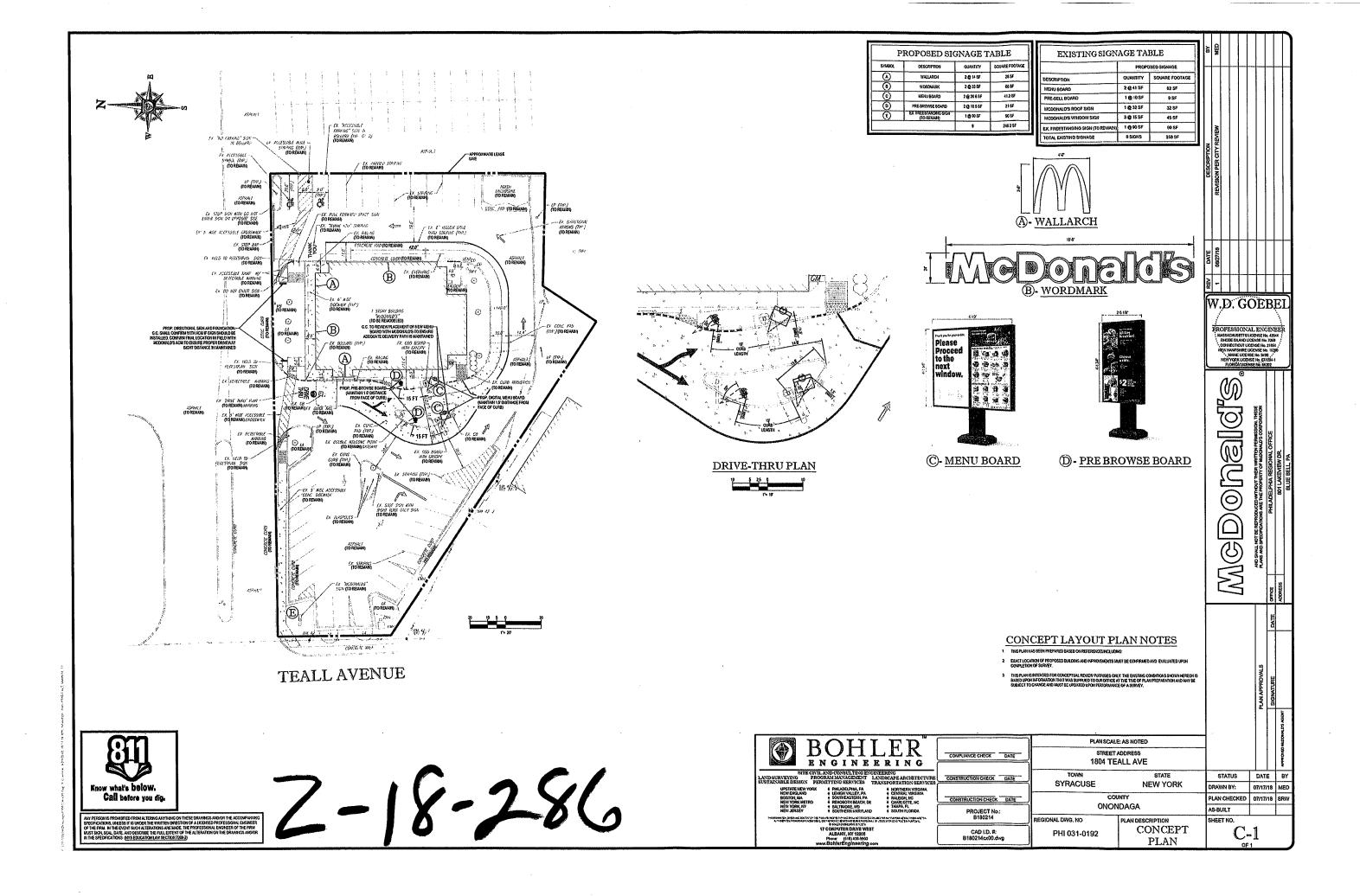


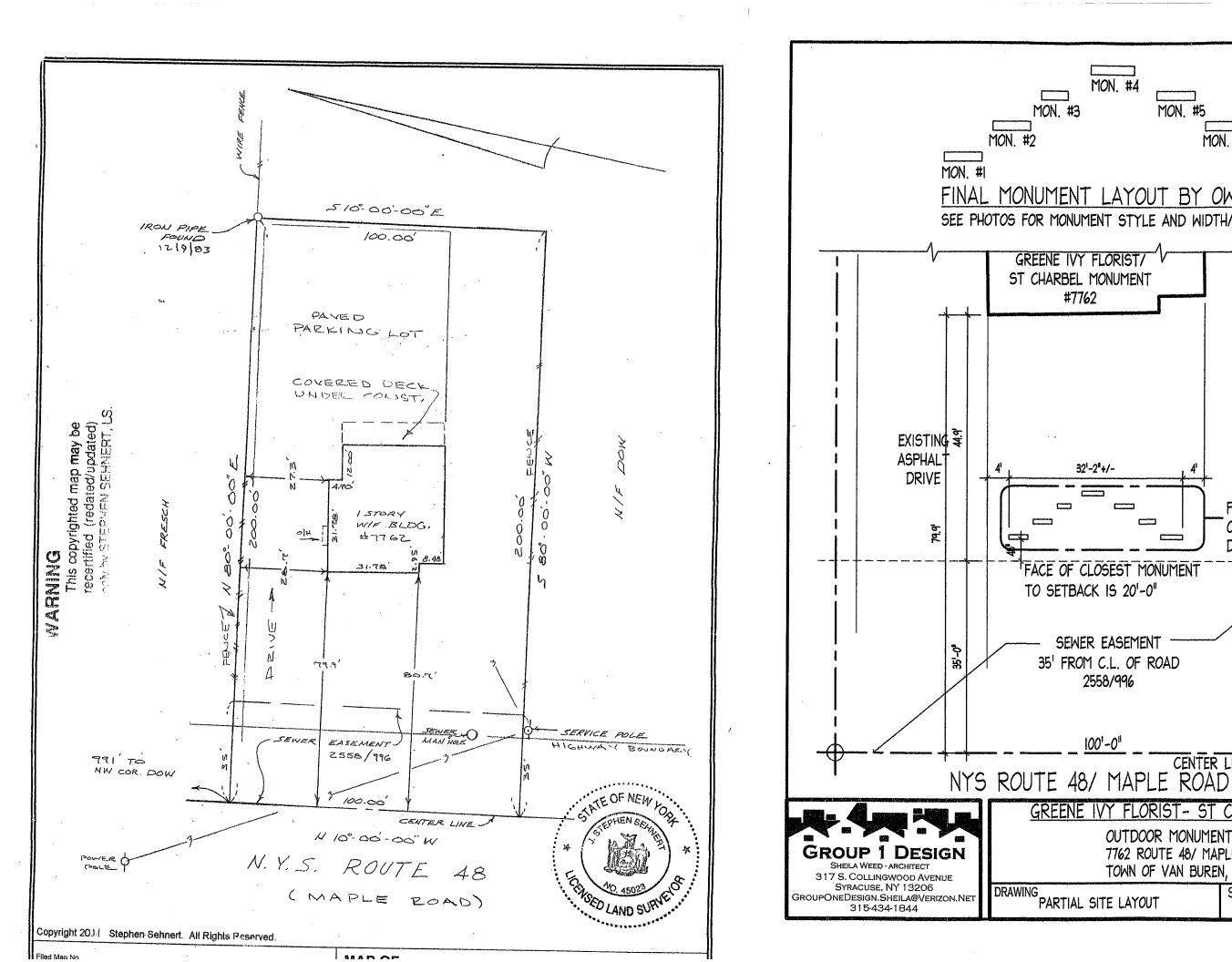


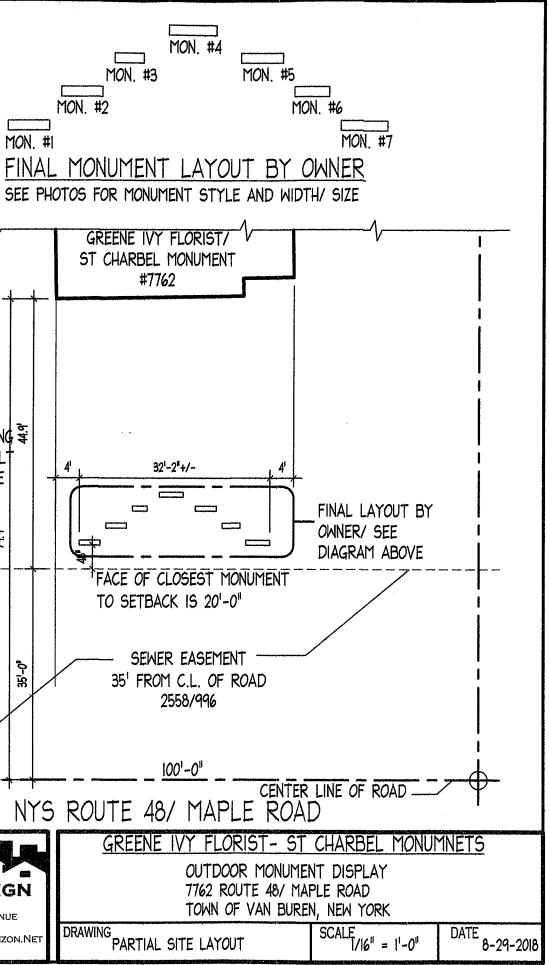
	indicates	light stand
<u>\$</u>	indicates	utility pole, anchor & overhead lines
I.	indicates	iron pipe and/or monument found
	indicates	bollard
	indicates	sign
<	indicates	storm culvert
GLM	indicates	gas main, gas valve & gas line marker
ç	indicates	water main, water valve & hydrant
D	indicates	storm sewer, catch basin & manhole
§	indicates	sanitary sewer, sewer vent & manhole
	indicates	underground telephone line, manhole & bo
	indicates	underground electric line & manhole
∃	indicates	underground television cable & box
0	indicates	6" diameter monitoring well (typical)
©	indicates	grease trap manhole
\mathbb{M}	indicates	manhole
	indicates	boundary line
	indicates	adjacent parcel line
	indicates	old/original parcel line
	indicates	easement line
	indicates	centerline road







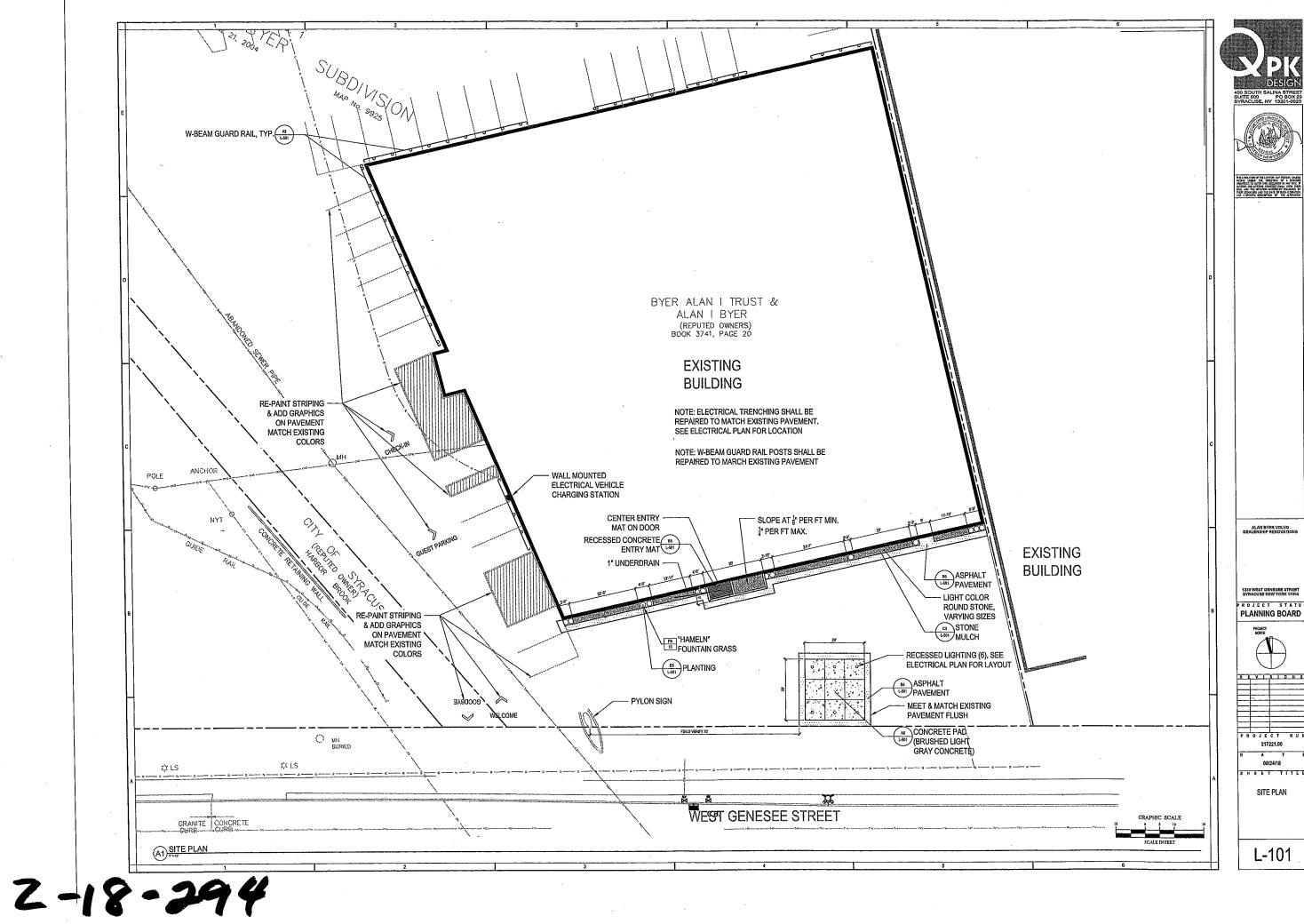


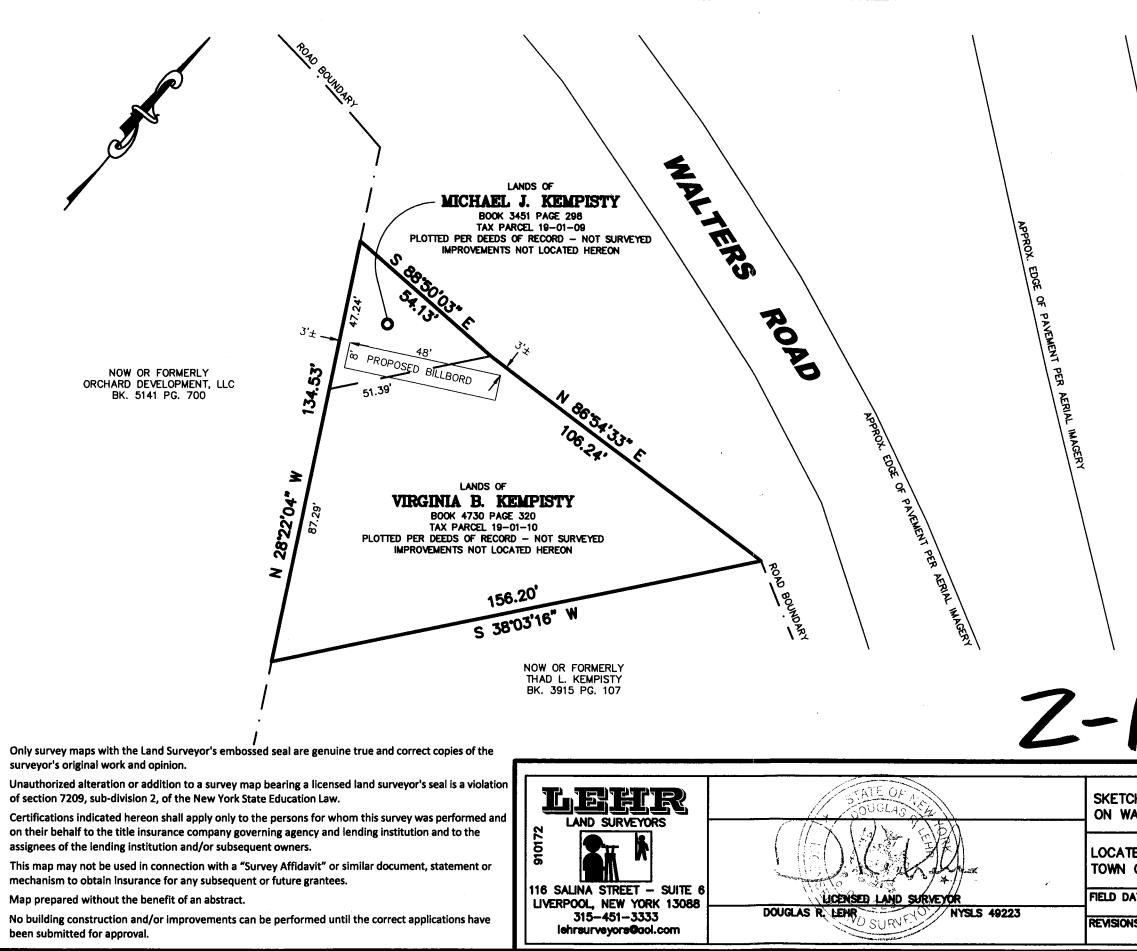




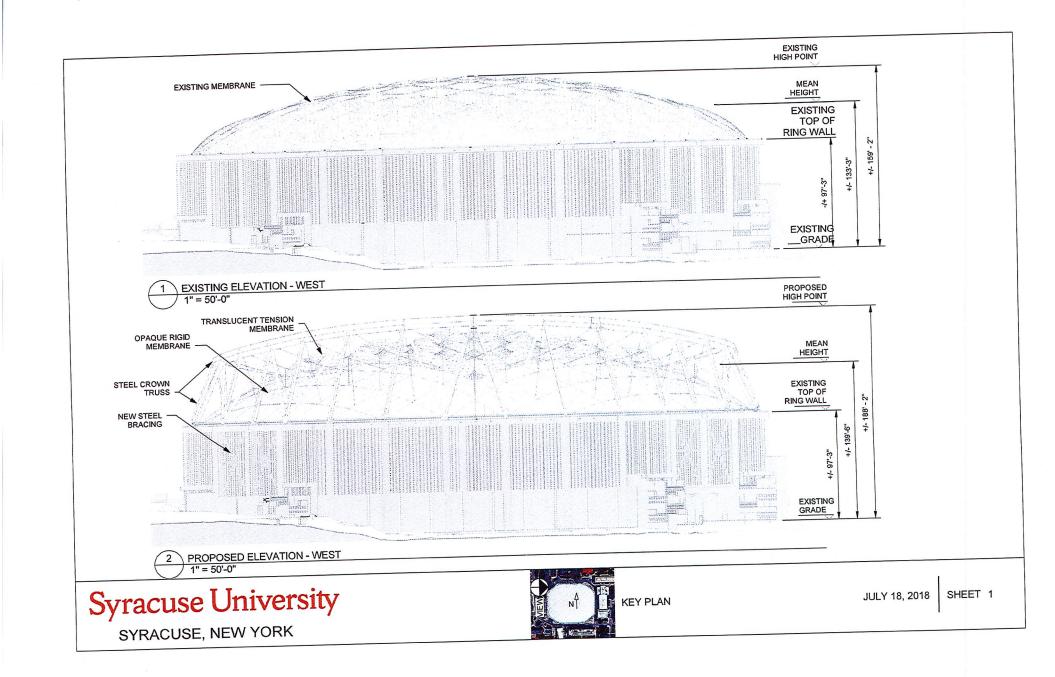
SK1 - Transfer Station ABUNDANT SOLAR SYSTEM SIZE: 5,599 kW DC DATE: July 27, 2018 GPS LOCATION: 42.977705, -76.388824

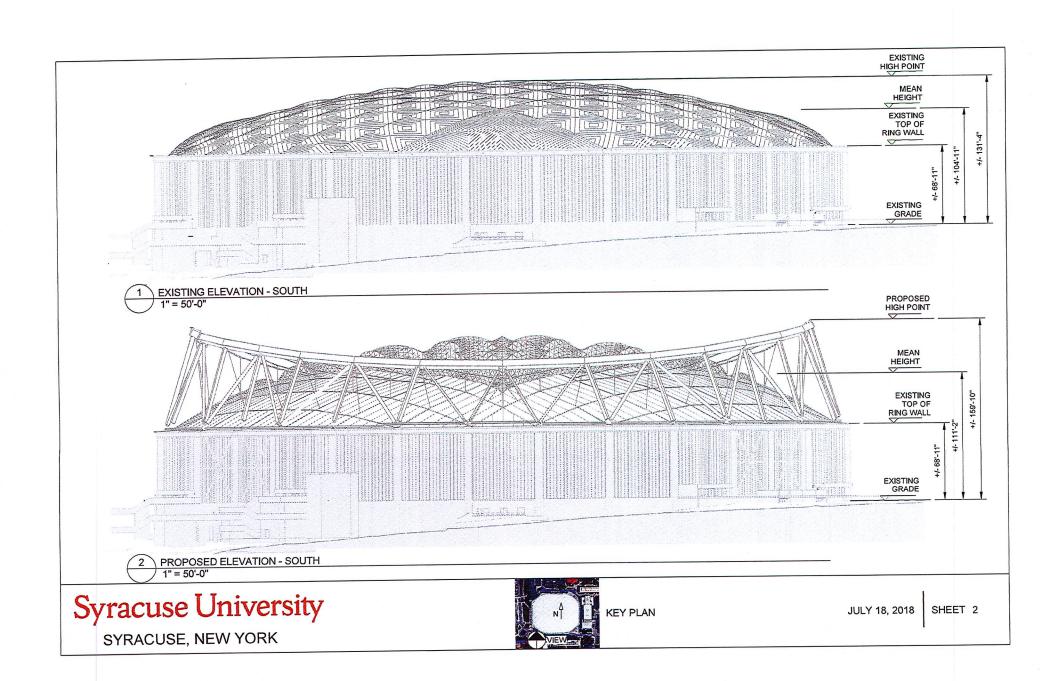






690	APPROX. EDGE OF PAVEMENT PER AERIAL IMAGERY			
H PLAN OF PROPOSED BILLBOARD ARNERS ROAD				
ED AT 3670 WALTERS ROAD, OF GEDDES, COUNTY OF ONONDAGA, NEW YORK				
NTE:	MAP DATE: 8/2/2018 SC	ALE: DRAWN BY:		
S:	DRAWNG	No. 18-G-80 *B*		









2-18.307

