



Onondaga County Planning Board

April 02, 2014

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

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

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 02, 2014

III. MINUTES

Minutes of the March 11, 2014 meeting were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Robert Jokl seconded the motion. The motion was put to a vote as follows: Daniel Cupoli - yes; Robert Jokl - yes; Brian Donnelly - yes; Chester Dudzinski - yes; and Douglas Morris - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-18	Modification	S-14-19	No Position	S-14-20	Modification
S-14-21	No Position	S-14-22	No Position With Comment	S-14-23	No Position With Comment
S-14-24	No Position With Comment	S-14-25	No Position With Comment	Z-14-100	No Position With Comment
Z-14-101	No Position With Comment	Z-14-102	Modification	Z-14-103	Modification
Z-14-104	Modification	Z-14-105	Modification	Z-14-106	No Position
Z-14-107	Modification	Z-14-108	Modification	Z-14-109	No Position With Comment
Z-14-110	No Position With Comment	Z-14-111	No Position	Z-14-112	No Position
Z-14-113	No Position	Z-14-114	Modification	Z-14-115	Modification
Z-14-116	No Position	Z-14-117	No Position With Comment	Z-14-118	No Position With Comment
Z-14-119	No Position With Comment	Z-14-120	No Position	Z-14-87	Modification
Z-14-88	No Position With Comment	Z-14-89	No Position With Comment	Z-14-90	No Position With Comment
Z-14-91	No Position With Comment	Z-14-92	Modification	Z-14-93	No Position With Comment
Z-14-94	No Position With Comment	Z-14-95	No Position With Comment	Z-14-96	No Position With Comment
Z-14-97	Modification	Z-14-98	Modification	Z-14-99	No Position With Comment



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # S-14-18

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Martin McMahon for the property located at Makyes and Tucker Roads; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Makyes Road and Tucker Road, both county roads, and is within 500 feet of a farm operation located in an agricultural district; and

WHEREAS, the applicant is proposing to subdivide a vacant 82.11-acre parcel into two lots, Lot A (2.01 acres) and Lot B (80.1 acres), in a Residential and Country (R-C) zoning district in order to construct a single-family home on proposed Lot A; and

WHEREAS, the Preliminary Subdivision Plan dated December 2, 2013 shows a proposed 2.01-acre Lot A with 350 feet of frontage along Tucker Road, a county road, as well as a proposed house location and proposed drive onto Tucker Road; and

WHEREAS, the applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way; and

WHEREAS, the referral notice and Environmental Assessment Form state that proposed Lot A would be served by public water and private septic, and is located outside the Onondaga County Sanitary District; and

WHEREAS, the plan notes that proposed Lot A received Onondaga County Health Department approval on December 2, 2013; and

WHEREAS, aerial photography shows the site to contain federal wetlands on a portion of proposed Lot B; and

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

WHEREAS, aerial photography shows surrounding properties include residences, wooded land, and farmland; and

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

1. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way.

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

E-mail Address: countyplanning@ongov.net

2. Per the Onondaga County Department of Transportation, access availability will be determined by the availability of sight distance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # S-14-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Village of Camillus Village Board at the request of Town of Camillus for the property located at 5600 Newport Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Newport Road (County Route 36), a county road, the municipal boundary between the Village of Camillus and the Town of Camillus, and Nine Mile Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to subdivide 6.5 acres into two proposed lots, Lot 1 (2.57 acres) and Lot 2 (3.93 acres), in a Commercial zoning district, where Lot 1 will include an existing bar/restaurant and Lot 2 will be conveyed to the Town of Camillus to remain an unimproved parcel for public use; and
- WHEREAS, the site is located between Newport Road, a county road, and Nine Mile Creek, which is tributary to Onondaga Lake; the site contains the former McNamara's Pub bar/restaurant at the south end of the site; and
- WHEREAS, the building appears to have two dirt/gravel driveways onto Newport Road; any existing or proposed access onto Newport Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice dated March 13, 2014 notes the subject property as tax map number 002.-02-19; the Final Plan dated February 6, 2014 shows property which also seems to encompass adjacent lot 002.-02-20, as well as additional property between those tax parcels and the creek; and
- WHEREAS, the Final Plan shows proposed Lot 1 (2.57 acres), to contain the existing two-story building, and includes a County of Onondaga Permanent Easement along the southwest corner; proposed Lot 2 (3.93 acres) is shown as vacant land, and includes a 36' x 30' County of Onondaga Permanent Easement along the Newport Road frontage; two concrete highway monument locations are noted at its corners; and
- WHEREAS, the application materials note that the Town has permission from the owner of the two aforementioned tax parcels, BCT Properties, to apply for the subdivision; the intention is for BCT to retain ownership and use of the restaurant on Lot 1, and for Lot 2 to be purchased by the Town of Camillus to remain undeveloped as part of the Town Erie Canal Park; and
- WHEREAS, adjacent properties across Nine Mile Creek include Munro Park and Town of Camillus Highway Garage property; and
- WHEREAS, significant portions of the site are located within the 100 year flood plain and contain New York State and federal wetlands; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause

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

E-mail Address: countyplanning@ongov.net

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # S-14-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Clay Planning Board at the request of Gaskin Development Corp. for the property located at 3696 Gaskin Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Towns of Clay and Lysander; and
- WHEREAS, the applicant proposes to amend a currently approved Preliminary Plan for the River Grove residential subdivision, to create 76 residential lots and one non-building lot on 33.48 acres in a Residential-Townhouse (R-TH) zoning district; and
- WHEREAS, the Amended Preliminary Plan dated February 24, 2014 notes: "This amended preliminary plan amends the current approved preliminary plan, last amended or revised on February 14, 2002, known as 'Part of Vicksburg'; the 2002 plan included 204 units/lots (200 remaining), with 2-10 units per building; the current plan shows 77 lots to include 38 two-unit buildings for a total of 76 residential lots and one non-residential lot; and
- WHEREAS, the plan shows the existing Vicksburg Place providing the sole access for a new circular road and cross street onto Gaskin Road, all local roads; and
- WHEREAS, the plan shows 38 two-unit townhouses on 76 lots, ranging in size from 0.13 acres to 1.11 acres each; per the local application and amended plan, the applicant references the application of Section 278 of New York State Town Law regarding clustering "to allow for a minimum of 20 feet between two (2) unit buildings, 10 feet one side and 20 feet total side yard minimums"; and
- WHEREAS, the plan shows drainage easements and stormwater detention ponds covering large portions of several proposed lots; and
- WHEREAS, proposed Lot 77 is shown as 12.81 acres, which includes 8.33 acres of Delineated Wetlands and 100 foot wetland buffer; the rear property boundary of proposed Lots 13-24 mirrors the 100 foot wetlands adjacent buffer area; and
- WHEREAS, a portion of proposed Lot 77 is shown to lie within "Flowage 5483," a regulated flowage easement along the Seneca River; and
- WHEREAS, a majority of proposed Lot 77 and portions of proposed housing Lots 20-24 are shown to be located within the 100-year flood plain; the proposed location of one of the townhouse units is almost entirely located within the flood plain boundary; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the site is proposed to be served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; and

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

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

The applicant must modify the proposed plan to remove any proposed structures from the 100-year floodplain.

The Board also offers the following comments:

1. The Board encourages the Town to work with the applicant on ways to ensure the most sustainable means of protecting wetlands and stormwater management facilities, and future homes, by removing detention facilities from proposed residential lots and providing ample buffers between built areas and areas meant to hold drainage and groundwater.
2. The Board encourages the Town to work with the applicant to ensure appropriate access and maintenance agreements are in place for the long term maintenance of remaining lands and stormwater facilities.
3. The Board encourages the Town to require the applicant to provide full disclosure to owners regarding any potential liability and expense of flood insurance by including covenants in property deeds.
4. The applicant and municipality are encouraged to further minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

5. The Board recommends that the Town obtain approval from the local Fire Department before approving this subdivision plan, in order to ensure the single access road meets the Department's safety standards for accessing this number of lots.

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

7. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # S-14-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Donna Kotlarz and Terry Kotlarz for the property located at 2851 Rickard Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 59-acre parcel into two lots, Lot 1 (31 acres) with an existing single-family residence, and Lot 2 (28.1 acres) with existing farmed land, in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Subdivision Plan dated February 1, 2014 shows proposed Lot 1 containing an existing frame house, several other smaller structures, a well, and a driveway onto Rickard Road, a town road; the plan shows proposed Lot 2 as vacant; and
- WHEREAS, the Town application dated February 20, 2014 notes there are no proposed physical or operational changes to the property; and
- WHEREAS, the Environmental Assessment Form dated February 20, 2014 notes the presence of wetlands on the property, and that the proposed action will not alter or encroach into those areas; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the site is not served by public water and is located outside of the Onondaga County Sanitary District; the referral notice dated March 20, 2014 notes the site is served by a septic system; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located in Agricultural District 2; aerial photography shows surrounding parcels to be agricultural, residential, and forested; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014
OCPB Case # S-14-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of John Szczech for the property located on Hambletonian Way; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 5, a state highway; and
- WHEREAS, the applicant proposes to subdivide a 6.804-acre lot into two proposed lots, Lot B (1.049 acres) and Lot C (5.755 acres), to construct a day care facility as part of the planned commercial buildout of the property in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board recommended modification of a Site Plan referral (Z-13-306) for the proposed day care facility on October 16, 2013; and
- WHEREAS, the Preliminary Plan dated February 19, 2014 shows proposed Lot C as a future commercial area; proposed Lot B is the site of the proposed day care facility; and
- WHEREAS, the plan shows that proposed Lot B would connect to an existing driveway on an adjacent parcel to the east (occupied by a credit union) to provide access to Hambletonian Way, a town road that accesses New York State Route 5, a state highway; the plan shows that proposed Lot C would have frontage on Route 5 and Hambletonian Way, as well as Cobbler Way, a town road; and
- WHEREAS, the Environmental Assessment Form dated March 5, 2014 states that stormwater flows into the West Hill Golf Course pond; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant and West Side Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Department of Water Environment Protection notes the site may be approaching theoretical maximum flow originally approved for the Wellington Planned Unit Development; and

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

Should the Town approve the subdivision, the plan for any future development of proposed Lot C should include the following:

1. The applicant must consult with the Town engineer to assure required capacity at the existing Town pump station per the recommendation of the Onondaga County Department of Water Environment Protection.
2. Per the New York State Department of Transportation, no direct access will be allowed to New York State Route 5 for any proposed development.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # S-14-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Town Board at the request of David Palmowski for the property located at 2588 and 2590 Pleasant Valley Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Pleasant Valley Road, a county road; and
- WHEREAS, the applicant is seeking to combine two parcels into one 0.937-acre lot in a Business (B-1) zoning district; and
- WHEREAS, the Preliminary Plat dated February 19, 2014 shows a garage metal building, the approximate location of asphalt pavement in front of the building, and retaining walls around the building; and
- WHEREAS, the plan shows a driveway on Pleasant Valley Road, a county road, and the referral included a driveway permit dated June 18, 2012 from the Onondaga County Department of Transportation; any existing or proposed access on Pleasant Valley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 20, 2014 states that no new buildings are proposed at this time; and
- WHEREAS, the referral notice dated March 17, 2014 states that the site is served by public water and is located outside of the Onondaga County Sanitary District; and
- WHEREAS, the plan states that Lot 1 is zoned B-1 use and is not approved by the Health Department as a building lot, and that this lot is used for dry storage only and shall not be further improved without having an individual sewage disposal plan; and

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

The Onondaga County Department of Transportation advises that no parking or loading in the County right-of-way will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # S-14-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Highland Cemetery for the property located on New Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New Seneca Turnpike and Gypsy Road, both county roads; and
- WHEREAS, the applicant proposes to create New Lot 2 (17.9279 acres) by attaching newly created 9.0-acre parcel from the proposed Seeley-Highland Cemetery subdivision to an existing cemetery parcel in a Residential 1 (R1) zoning district; and
- WHEREAS, the Board is concurrently reviewing the Seeley-Highland subdivision, to separate a 13.24-acre parcel into two lots (S-14-25); and
- WHEREAS, the Preliminary Plan dated January 17, 2014 shows a vacant New Lot 1 (4.2409 acres) to be retained with frontage and existing driveway access onto New Seneca Turnpike, a county road; and
- WHEREAS, the Plan shows the remaining vacant parcel (9.0 acres) to be conveyed to Highland Cemetery to the north, which would create New Lot 2 (17.9279 acres); and
- WHEREAS, the cemetery shows two existing formal driveway entrances and a gravel entrance with gate onto New Seneca Turnpike and an internal road network and shed locations; and
- WHEREAS, any existing or proposed access onto New Seneca Turnpike must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a letter dated September 16, 2013 from the Onondaga County Department of Transportation to Nancy Seeley, owner, notes the Department approves of a residential driveway permit, upon compliance with policy for the installation of a residential or farm driveway within the County right-of-way, including a 15-inch driveway culvert; and

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

1. Per the Onondaga County Department of Transportation, no new access shall be permitted to proposed New Lot 2. Any new driveways for proposed New Lot 1 must meet the requirements of the Onondaga County Department of Transportation.

2. The applicant must contact the Onondaga County Health Department regarding wastewater disposal for any future use of New Lot 1.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # S-14-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Nancy Seeley for the property located on New Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New Seneca Turnpike and Gypsy Road, both county roads; and
- WHEREAS, the applicant proposes to subdivide a vacant 13.24-acre parcel into two lots, New Lot 1 (4.2409 acres) and a remaining 9.0-acre lot, in order to convey the 9.0-acre lot to an adjacent cemetery in a Residential (R1) zoning district; and
- WHEREAS, the Board is concurrently reviewing the Highland Cemetery subdivision (S-14-24), to combine the 9.0-acre lot with the cemetery to create a New Lot 2 (17.9279 acres); and
- WHEREAS, the Preliminary Plan dated January 17, 2014 shows a vacant New Lot 1 (4.2409 acres) to be retained with frontage and existing driveway access onto New Seneca Turnpike, a county road; and
- WHEREAS, the Plan shows the remainder of the vacant parcel (9.0 acres) to be conveyed to Highland Cemetery to the north, which would create New Lot 2 (17.9279 acres); and
- WHEREAS, the cemetery shows two existing formal driveway entrances and a gravel entrance with gate onto New Seneca Turnpike and an internal road network and shed locations; and
- WHEREAS, any existing or proposed access onto New Seneca Turnpike must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a letter dated September 16, 2013 from the Onondaga County Department of Transportation to Nancy Seeley, owner, notes the Department approves of a residential driveway permit, upon compliance with policy for the installation of a residential or farm driveway within the County right-of-way, including a 15-inch driveway culvert; and

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

1. Per the Onondaga County Department of Transportation, no new access shall be permitted to proposed New Lot 2. Any new driveways for proposed New Lot 1 must meet the requirements of the Onondaga County Department of Transportation.

2. The applicant must contact the Onondaga County Health Department regarding wastewater disposal for any future use of New Lot 1.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-100

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Terel Realty for the property located at 7191 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street, a state highway; and
- WHEREAS, the applicant is proposing to construct a 4' x 50' addition to an existing funeral home on a 1.5-acre lot in a Residential Multiple-Use (R-M) zoning district; and
- WHEREAS, per the application materials, the applicant is requesting to add four feet to the Fayetteville facility and reconfigure the service area to match the layout of the Manlius and Minoa facilities, which were constructed later; and
- WHEREAS, the Site Plan dated July 11, 1995 shows an existing funeral home building with the proposed addition on the west side of the structure, an existing detached garage, and a large parking area; and
- WHEREAS, the plan shows the building to have frontage and two driveways on East Genesee Street, a state highway; no changes to the driveways are proposed; and
- WHEREAS, the application materials note that the neighbor's view of the building is blocked by an existing hedge; and
- WHEREAS, the site is served by public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-101

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Aspen Park Blvd Company 2 LLC for the property located at Aspen Park Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Collamer Road (NYS Route 298), a state highway; and
- WHEREAS, the applicant is seeking re-approval of a Site Plan for a 52,800 square foot new building to house an office and movie production operation on a vacant 7.64-acre lot in a High-Tech zoning district; and
- WHEREAS, the referral and a letter to the Town of DeWitt from the applicant note that Aspen Park Boulevard Company, LLC received site plan approval for two buildings at the Collamer Crossing Business Park on March 10, 2010; Phase 1 has been constructed and now houses Northwestern Mutual offices; the current proposal is to construct Phase II building and parking, and the applicant notes the site plan has not been changed since the original review and approval process; and
- WHEREAS, the Board recommended Modification of a Site Plan referral (Z-05-292) to construct two buildings (52,800 square feet each), on 14 acres on August 22, 2005; the Board recommended Modification of a Subdivision referral (S-06-121) on October 31, 2006 to create Lot 3 (27 acres), Lot 4 (7.642 acres) and Lot 5 (6.883 acres) in the Collamer Crossings subdivision; the Board recommended No Position on an Area Variance referral (Z-06-329) for the proposed office buildings; the Board does not have record of any other referrals for this site since that time; and
- WHEREAS, the Site Plan dated February 26, 2014 shows Proposed Building II (52,800 sf) on Lot 4 (7.642 acres) surrounded by parking; the building has driveway access onto Aspen Park Boulevard, a local road which accesses Collamer Crossing Parkway, a town road, and New York State Route 298, a state highway; and
- WHEREAS, parking is shared by the two buildings mainly one large lot fronting on NYS Route 298; the Site Plan notes 704 spaces are required for the two buildings on Lots 4 and 5, and 402 are provided and 309 are shown in reserve; and
- WHEREAS, a stone dust path connects the building with a retention pond and pavilion, and across Aspen Park Drive to ultimately connect with additional pathway development to the south; no sidewalks exist along any nearby roadways; and
- WHEREAS, the Site Plan shows existing stormwater ponds, and the Environmental Assessment Form notes stormwater infrastructure was installed previously under the Phase 1 portion of the project, when Building 1 was constructed; the applicant notes architectural plans have been updated to the new energy

code, and the Stormwater Pollution Prevention Plan (SWPPP) is still open and all the stormwater facilities were constructed in Phase I; and

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

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

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-102

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Terel Realty for the property located at 6530 Schepps Corners Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Kirkville Road and Schepps Corners Road, both county roads; and
- WHEREAS, the applicant is proposing to construct a pet crematory building and a decorative gazebo on a 14.43-acre lot with an existing funeral home in a Commercial A (CA) zoning district; and
- WHEREAS, the Grading and Erosion Control Plan dated September 16, 2010 shows an existing funeral home and garage on the southwest portion of the lot, a proposed 20' diameter gazebo on the northwest portion of the lot, and the proposed pet crematory facility to include a building, holding tank, lawn sign, and parking area with 14 spaces along Kirkville Road, a county road; the plan does not show the entire parcel; and
- WHEREAS, the plan shows the existing funeral home to have two driveways on Schepps Corners Road, a county road; the plan shows a proposed driveway on Kirkville Road, a county road, that continues south past the crematory building to the existing funeral home garage; the applicant is required to obtain an Onondaga County Department of Transportation permit for existing driveways and prior to any work within a County road right-of-way; and
- WHEREAS, the plan shows a wetland boundary area of approximately 0.76 acres delineated on August 4, 2010; the application materials note that the proposed building will be constructed outside of delineated wetland; and
- WHEREAS, aerial photography shows the entire site as located in a flood plain; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the plan shows two drainage swales, one on either side of the proposed building leading south to an existing stormwater mitigation pocket pond; and
- WHEREAS, the application materials note the crematory would be regulated by the New York State Department of Environmental Conservation, with each "burn" documented per the Department's specifications; the materials further note that the equipment manufacturer can provide any scientific data necessary; and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; the referral notice dated March 17, 2014 states that on-site

wastewater treatment is currently provided by a septic system; and

WHEREAS, the Environmental Assessment Form dated March 6, 2014 notes the site will provide wastewater treatment with a holding tank; the plan shows the holding tank between the proposed building and Kirkville Road; and

WHEREAS, the application materials note that the proposed building will replicate the style of the existing funeral home and garage, and that 150 feet of existing woodland will remain between the project and the nearest neighbor to the east; and

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

The Onondaga County Health Department must approve a plan for the holding tank prior to issuance of a building permit.

The Board also offers the following comments:

1. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The Town should ensure that the applicant submits a plan that includes the entire parcel, prior to Town approval.
4. The Town should ensure that the applicant has all the appropriate approvals and permits for operating a crematory, prior to Town approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Panda Restaurant Group (Panda Express) for the property located at 7950 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (US Route 11), a state operated highway and is within 500 feet of Caughdenoy Road, a county highway; and
- WHEREAS, the applicant proposes to construct a fast food restaurant on a portion of an existing 2.6-acre parcel which currently contains a bank in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recommended Modification of a Site Plan referral (Z-10-278) for the bank located on the northern portion of the property on August 10, 2010, citing traffic study, drainage, and lighting plans, and a recommendation that the Town review the original full buildout analysis along this portion of Route 11, "in order to: anticipate and plan for the appropriate layout of parcels, buildings and parking; consider potential environmentally sensitive areas; and plan for a parallel interior public road network between Route 11 and Route 81 to connect adjacent developments and relieve traffic congestion and protect neighborhood character"; and
- WHEREAS, the site is located along a developed suburban commercial corridor of largely retail and service-based land uses and some remaining residential; the proposed restaurant would be located on an outparcel between a Wegmans grocery store and Brewerton Road; and
- WHEREAS, the Site Plan dated February 28, 2014 shows a 2,280 square foot Panda Express restaurant with single-lane drive-thru and associated parking, with driveway access to an internal road which primarily serves to connect the Wegmans property to the east with adjacent developments; and
- WHEREAS, the site has frontage on Brewerton Road, a state highway; no driveways onto Brewerton Road are shown on the Plan, and per the New York State Department of Transportation, no direct access onto Brewerton Road shall be permitted; and
- WHEREAS, no additional connections are shown between this parcel and neighboring retail/service parcels; and
- WHEREAS, the Plan notes that stormwater management is provided offsite in the existing pond at the rear side of the shopping center, and notes storm outfall locations; and
- WHEREAS, signage detail sheets dated November 6, 2012 show backlit building-mounted signage, drive-thru signage, and a 7' x 7' pylon sign at the front of the parcel;

and

WHEREAS, an existing sidewalk crosses the front of the site, and crosswalk striping is shown across the drive-thru lanes connecting the sidewalk to the building; and

WHEREAS, the site is proposed to be served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

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

1. Per the New York State Department of Transportation, the Town must verify that this use is consistent with full build traffic expectations at the time of the Wegmans subdivision. The Department may require a traffic study to confirm no further mitigation is required.
2. Town approval shall be contingent upon the applicant submitting a drainage report to verify to the New York State Department of Transportation that the proposed development would not create additional stormwater runoff into the state's drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the New York State Department of Transportation for approval and implement any mitigation required.
3. Town approval shall be contingent upon approval of the lighting plan by the Town Engineer to ensure that no glare or spillover is allowed onto adjacent

properties and state and county rights-of-way.

The Board offers the following comments:

1. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. The Board reiterates its prior recommendation that the Town continue planning for remaining developable lands along this portion of Route 11, "in order to: anticipate and plan for the appropriate layout of parcels, buildings and parking; consider potential environmentally sensitive areas; and plan for a parallel interior public road network between Route 11 and Route 81 to connect adjacent developments and relieve traffic congestion and protect neighborhood character."
4. The Board encourages the Town and applicant to consider reducing the quantity and scale of the proposed signage for the site, in particular the pylon sign at the front of the parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-104

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Manlius Veterinary Hospital for the property located at 8170 Manlius-Cazenovia Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 92, a state highway, and Pompey Center Road, a county road; and
- WHEREAS, the applicant is proposing an amendment to a previous site plan for the construction of a two-story addition to an existing veterinary office and hospital on a 1.93-acre lot in a Commercial A (CA) zoning district; and
- WHEREAS, the Board previously recommended No Position with Comment on a Site Plan referral (Z-10-27) for the existing building, noting the lack of the county right-of-way on the plan and emergency drop-off area considerations; the Board does not have record of any other referrals for this site since that time; and
- WHEREAS, the Layout Plan dated March 7, 2014 shows the existing building, a proposed two-story addition with a footprint of 1,560 square feet (3,120 square feet total area would be added), and an existing parking lot that is proposed to be repaved; and
- WHEREAS, the plan shows the site having frontage on New York State Route 92, a state highway and Pompey Center Road, a county road; the plan shows an existing driveway on Pompey Center Road; and
- WHEREAS, the Existing Condition and Demolition Plan dated March 7, 2014 shows a portion of the existing asphalt to be removed from the southern side of the driveway, including within the County right-of-way; the width of the driveway where it meets Pompey Center Road will remain unchanged; the applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way; and
- WHEREAS, the site is served by public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a

Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the demolition plan shows 110 square feet of existing asphalt and an existing shed on a concrete pad to be removed and existing landscaping and wooded areas on the lot to remain; the layout plan shows the addition of a brick sidewalk along the western edge of the buildings and a concrete sidewalk between the parking lot and building; and

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

1. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way, and is required to coordinate the opening of the driveway with the Department by contacting Onondaga County Department of Transportation at (315) 435-3205.
2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-105

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Berengaria Development (Goodwill) for the property located at 7933 & 7937 Brewerton Road and 5706 Caughdenoy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (US Route 11), a state highway, and Caughdenoy Road, a county road; and
- WHEREAS, the applicant is proposing to construct a new single-story retail store for Goodwill on two parcels totaling 3.936 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan dated February 28, 2014 shows a proposed Goodwill Store & Donation Center (approximately 20,335 square feet) located behind an existing Citizens Bank building which fronts on Brewerton Road; and
- WHEREAS, the plan shows the buildings parking lot to have access to both Brewerton Road and Caughdenoy Road via a shared driveway, which is partially constructed and used by the bank property; a right-in driveway from Brewerton Road to the bank also provides access to the shared drive lane; the Brewerton Road driveway is located at a signalized intersection; and
- WHEREAS, any existing or proposed driveways must meet the requirements of the Onondaga County and New York State Departments of Transportation; and
- WHEREAS, the plan shows the building and site to contain a donation drop-off canopy and drive lane, and parking and loading area for large trucks at the north side of the building; it is noted that the truck loading area lies adjacent to parcels zoned for residential use and containing homes; and
- WHEREAS, the site is proposed to be served by public water and sewer, and is located in the Oak Orchard Wastewater Treatment Plant service area; the applicant notes on the referral the plan has already been submitted and approved by the Onondaga County Department of Water Environment Protection, and notes the site was previously approved for a 40,000 square foot mixed-use retail building, and this project represents a reduction in potential sanitary flow; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the

Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the Environmental Assessment Form dated February 26, 2014 notes stormwater drainage will be conveyed to the existing pond then ultimately to the wetlands to the west; wetland maps indicate the potential presence of state and federal wetlands on adjacent parcels; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the plan shows a small pond straddling the edge of the western property boundary, and a small rectangular proposed detention area is shown at the south end of the parking lot; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the local application notes two pylon signs, one at Caughdenoy Road and one at Brewerton Road are proposed, as well as five building mounted signs; and

WHEREAS, the site is located in along a developed suburban commercial corridor of largely retail and service based land uses and some remaining residential; Caughdenoy Road has largely maintained a residential character; existing homes border the proposed project; and

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

1. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

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

Department for approval and complete any appropriate mitigation as may be determined by the Department.

3. The Town and applicant must consult with the New York State Department of Transportation to ensure the appropriate signing and striping of driveway access on Route 11.

4. The applicant must submit a lighting plan to be approved by the municipal engineer to ensure that no glare or spillover is allowed onto adjacent properties and the state and county rights-of-way, or onto adjacent residential properties.

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

The Board offers the following comment(s):

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

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

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

4. The municipality is advised to be consider noise impacts of truck parking activities in such close proximity to existing homes.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-106

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of East Syracuse Zoning Board of Appeals at the request of Chad Tolhurst for the property located at 106 Silver Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 290 (West Manlius Street), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a garage on an approximately 6,700 square foot lot that is currently vacant in a General Commercial zoning district; and
- WHEREAS, the referral notice dated March 17, 2014 states the applicant requires an area variance for a sideyard setback of 8 feet where 10 feet is required, and for having no green space where 15% is required; and
- WHEREAS, per a letter from the Code Enforcement Officer to the Village dated March 6, 2014, the subject property was part of an adjacent parcel (the Logos Plus parking lot) and was paved as a stipulation of a variance changing that property to General Commercial zoning granted on November 11, 1999; and
- WHEREAS, the letter notes the applicant's proposal falls within code with the exception of the left side yard and green space; the code officer recommends lowering the green space percentage or bypassing it as the entire lot is already paved per the previous agreement; and
- WHEREAS, an undated rendering of the lot shows a proposed 32 by 64 foot building and existing stockade fence surrounding the non-street facing sides of the building; the rendering shows the stockade fence continuing onto adjacent parcels; and
- WHEREAS, the rendering shows an apparent overlap between the subject property and the property lines of two adjacent parcels to the south; and
- WHEREAS, undated drawings show the proposed garage to have vinyl siding and an asphalt-shingled roof with 5/12 pitch and 12-inch overhangs around the entire building; the drawings further show the street-facing facade would include a hinged door, an overhead door, and one window with vinyl shutters; and
- WHEREAS, the rendering shows the garage to have frontage on Silver Street, a village street; aerial photography shows the site having one driveway on Silver Street and a continuous sidewalk along Silver Street; and
- WHEREAS, the property has access to public water and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, aerial photography shows surrounding parcels to be residential and commercial; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-107

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Stewart's Shops Corp. for the property located at 7669 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Morgan Road and Buckley Road, both county roads; and
- WHEREAS, the applicant is proposing to convert an existing gasoline service station to a convenience store (Stewart's Shops) and gasoline station, and to construct an addition to an existing on-site auto repair shop on a 1.57-acre lot in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral for the project (Z-14-92); four variances are required: 1) to reduce the driving aisle from 20 feet to 11 feet, 2) to reduce the side yard setback from 25 feet to 17 feet to allow for an auto service addition, 3) to reduce the perimeter landscape strip from 20 feet to 17 feet to allow for an auto service addition, and 4) to reduce the highway overlay setback of an accessory structure from 90 feet to 62 feet; and
- WHEREAS, the Proposed Site Plan revised on February 18, 2014 shows two existing steel frame shop buildings with a proposed 50' x 45' addition between them, two proposed new 20' x 69' canopies with three fueling points each to replace existing gas equipment, a proposed new 3,484 square foot convenience store to include hot and cold food and ice cream, an existing vacant one-story wood frame and brick building to be removed, and proposed curb cuts along Morgan Road and Buckley Road, both county roads; and
- WHEREAS, per the plan, the reduced driving aisle would be between the proposed new canopies and new curb cuts along Morgan Road; the reduced side yard setback and perimeter landscape would be along the north side of the property between the existing and proposed steel frame shop buildings and the creek bank; the highway overlay setback reduction would be between the proposed canopies and the center line of Morgan Road; and
- WHEREAS, the site shows frontage along Morgan Road and Buckley Road; the plan shows two existing driveways onto Morgan Road, with only one proposed to remain, and proposed changes to the two existing driveways onto Buckley Road; the applicant is required to obtain an Onondaga County Department of Transportation permit for any existing or proposed driveways and prior to any proposed work within a County road right-of-way; and
- WHEREAS, the plan shows 42 proposed parking spaces; the existing site has 41 parking spaces, some of which will remain and some of which will be moved to accommodate the new store building; and
- WHEREAS, the statement notes that the parking spaces proposed are for both businesses,

and that perimeter landscaping will be added to the site; the plan notes that green space will be reduced from 21% to 19%; the plan shows proposed underground gas storage tanks adjacent to the southern canopy area; and

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

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

WHEREAS, the Title Sheet revised on February 21, 2014 shows two proposed fluorescent-lit signs, one 10 square foot building sign for the new convenience store and one 44 square foot free-standing sign approximately 15 feet high that will display gas and diesel pricing; the plan shows the free-standing sign would be located at the southeast corner of the property near the intersection of Morgan and Buckley Roads; and

WHEREAS, the plan shows 15 proposed LED wal-pak lights and 10 recessed LED soffit lights around the proposed new shop building, 10 proposed recessed LED lights for the proposed new canopies, and 9 proposed LED pole lights around the perimeter of the property; and

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

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. Per the Onondaga County Department of Transportation, no parking in the County right-of-way will be permitted, no signs or permanent structures obstructing sight distance will be permitted, and the applicant must contact the Department for the design approval of the reduced width commercial drive lane.

The Board also offers the following comments:

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

E-mail Address: countyplanning@ongov.net

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Dollar General for the property located at 6523 Collamer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Collamer Road (New York State Route 298), a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing residence and construct a 9,300 square foot Dollar General retail building on a 2.17-acre lot in a Business Transitional zoning district; and
- WHEREAS, the Land Banked Parking Exhibit plan dated March 13, 2014 shows a proposed single-story 9,063 square foot building with two driveways and 62 parking spaces (30 proposed as reserved banked parking spaces, which are subject to a variance per the referral notice); and
- WHEREAS, the plan shows a full driveway onto Collamer Road, a state highway, which must meet the requirements of the New York State Department of Transportation; the plan also shows a full driveway onto Sand Hill Drive, a local road which appears on aerial photography as a dead-end road serving residential and office parcels along its length; and
- WHEREAS, a two-story house and shed currently exist on the site (to be demolished); the site is located in a transitional area, with nearby land uses varying from industrial and business park to residential land; existing single-family homes face this property, along both Sand Hill Drive and Collamer Road; and
- WHEREAS, a 25 foot wide right of way and easement to the Town of DeWitt is shown along the Collamer Road frontage of the property; and
- WHEREAS, a sidewalk is shown leading from Collamer Road to the building, and along the Collamer Road frontage of the site; and
- WHEREAS, the plan shows a proposed stormwater management area at the front of the site between the two roads and the parking area; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the

proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the site is to be served by public water and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

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

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant and municipality are encouraged to consider alternative site planning and details for this project, including locating the building closer to the front corner of the property with parking at the side or rear of the parcel to the extent possible, incorporating more traditional fenestration, window openings and materials, additional landscaping and screening, and considering this project in the context of the desired character, layout, and function of Sand Hill Drive.
4. The Board recommends onsite lighting that is sensitively designed for a residential environment, limits harsh glare, and does not spill over onto neighboring parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-109

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of 2312 Erie Boulevard LLC for the property located at 2312 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting to modify an existing special permit for an indoor amusement and recreation facility to convert a bowling alley into an indoor rock climbing and fitness center on a 1.36-acre lot in a Commercial Class B zoning district; and
- WHEREAS, the Site Plan dated March 13, 2014 shows an existing building and large parking lot behind the building; no new structures are being proposed; and
- WHEREAS, the Elevation Plans dated March 13, 2014 show an existing one-story brick building with an upper metal wall; the plans show a proposed extension/repair of the overhang to the brick building, and a new panel addition to the upper metal wall and roof; and
- WHEREAS, the plan shows the building has frontage and one driveway on Erie Boulevard East, a state highway; any existing or proposed access on Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an existing walk around the northwest corner and along the western side of the building to remain, and a new 4-foot wide concrete walk extending around the southwest corner is proposed; the plan further shows two proposed new grass areas, one along Erie Boulevard East and the other between the building and the driveway; and
- WHEREAS, the First Floor Plan dated March 13, 2013 shows two locker rooms that would include 3 showers each; and
- WHEREAS, the site has access to public water from the City of Syracuse and is located in the Metropolitan Sewage Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Syracuse Brick House Inc. for the property located at 329 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a sign waiver to use an existing roof sign and free-standing billboard for on-premise advertising on a 1.8-acre lot in a Commercial Class A zoning district; and
- WHEREAS, the City application dated March 17, 2014 notes an existing 14' x 31' roof sign that is 72' off the ground, and an 11' x 40' 4" ground sign that is 32' 8" off the ground; and
- WHEREAS, the referral notice dated March 17, 2014 states the ground sign is higher than allowed and is located on the side of the building with no direct street frontage; and
- WHEREAS, per a letter from the applicant to the City dated March 13, 2014, the applicant is requesting to utilize the signs for on-premise advertising of Syracuse Behavioral Healthcare in order to attract enough business to sustain operations and to educate the community about substance use and mental health disorders and treatment; and
- WHEREAS, per the Site Plan dated April 2, 2012, the building housing the roof sign has frontage along Salt Street, a city street, and Interstate Route 81, a state highway; the sign faces northbound traffic along Route 81; the free-standing billboard is located at the northern end of the parcel at the intersection of Butternut and Salt Streets, both city streets; and
- WHEREAS, signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and are not subject to State or Federal regulation; signs with any other content are considered off-premises signs; off-premise signs that are 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 New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and
- WHEREAS, the site is located along North Salina Street, an historic urban corridor that exemplifies Traditional Neighborhood Development and walkability with mixed-use, multi-storied buildings that front the sidewalk and showcase to the

people walking past the interesting goods, people, and activity inside, and where modern billboards are inconsistent with the character of the surrounding area; and

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

The Board discourages the City from allowing billboards in this or any historic, traditional area within the City, and recommends that the City update its sign ordinances to ensure allowable signage is in scale and context with associated Land Use Plan character area objectives.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-111

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Genesee Inn, LLC for the property located at 1030 and 1052 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of SUNY Upstate Medical University, a state-owned facility; and
- WHEREAS, the applicant is proposing to enclose an existing open terrace located primarily within the city right-of-way on a 2.69-acre lot in an Office Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-112) to modify a previously approved waiver for parking and setbacks; and
- WHEREAS, a letter from the applicant to the City dated January 13, 2014 notes the Genesee Grande project was granted an area variance in 2002 to construct an addition along the full length of the northern face of the existing building to the East Genesee Street line; and
- WHEREAS, the letter notes the existing terrace has been popular but its use has been severely impacted by temperatures and winds funneling through the space; the new enclosed terrace would be insulated and feature six, 8-foot wide sliding glass units that may be opened or closed as necessary; and
- WHEREAS, the City application dated March 18, 2014 states the existing terrace is 1,150 square feet and is currently covered with a pergola; and
- WHEREAS, the Proposed Terrace Enclosures Plan dated December 9, 2013 show the six sliding glass windows, a natural dry ledge stone (existing ledge is versa-lok), a tan metal roof, and a granite floor (existing floor is paved); one existing light would be removed to accommodate a slightly different floor configuration at the northeast corner of the terrace area; and
- WHEREAS, the site has access to public water from the City of Syracuse and is located in the Metropolitan Sewage Treatment Plant service area, in an area tributary to combined sewer overflows; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-112

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Genesee Inn, LLC for the property located at 1030 and 1052 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of SUNY Upstate Medical University, a state-owned facility; and
- WHEREAS, the applicant is requesting to modify an existing area variance for parking and setback waivers in order to enclose an existing open terrace located primarily within the city right-of-way on a 2.69-acre lot in an Office Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-14-111) for the proposed terrace enclosure project; and
- WHEREAS, a letter from the applicant to the City dated January 13, 2014 notes the Genesee Grande project was granted an area variance in 2002 to construct an addition along the full length of the northern face of the existing building to the East Genesee Street line; and
- WHEREAS, the City application dated March 17, 2014 notes the hotel is also seeking to update the original encroachment agreement with the Syracuse Common Council for the existing terrace, noting this project would further enhance the neighborhood and the Connective Corridor; and
- WHEREAS, the letter notes the existing terrace has been popular but its use has been severely impacted by temperatures and winds funneling through the space; the new enclosed terrace would be insulated and feature six, 8-foot wide sliding glass units that can be open or closed as necessary; and
- WHEREAS, the Proposed Terrace Enclosures Plan dated December 9, 2013 show the six sliding glass windows, a natural dry ledge stone (existing ledge is versa-lok), a tan metal roof, and a granite floor (existing floor is paved); one existing light would be removed to accommodate a slightly different floor configuration at the northeast corner of the terrace area; and
- WHEREAS, the site has access to public water from the City of Syracuse and is located in the Metropolitan Sewage Treatment Plant service area, in an area tributary to combined sewer overflows; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-113

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Nathan Card for the property located at Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Jordan Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to establish a landscaping business with storage buildings and parking on a 10.8-acre lot in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, per the findings from a pre-application meeting on February 11, 2014, the property is a vacant pre-existing non-conforming lot and the proposal requires a Special Permit for a change of use to Service Business; and
- WHEREAS, the Partial Site Plan dated February 27, 2014 shows a 72' x 72' proposed garage and office building, an 80' x 40' proposed garage building, a parking lot with 8 spaces and secondary parking area for overflow, and an 80' x 40' foot concrete pad for outdoor storage of landscaping materials; and
- WHEREAS, the plan shows the property has frontage and one driveway on Jordan Road, a county road; the applicant was granted a permit from the Onondaga County Department of Transportation on February 27, 2014, and has satisfied Department access requirements, per the Department; the permit application states the applicant must remove the roadside vegetation from the southerly portion of the property back to the large willow tree, install the driveway 240 feet south of the Visions Drive centerline, and trim brush and maintain the area within the sight distance triangle; and
- WHEREAS, the site has access to public water and is located outside the Onondaga County Sanitary district; the plan shows a proposed septic area; and
- WHEREAS, a letter from the applicant to the Onondaga County Health Department dated February 28, 2014 notes the septic system plan, including percolation test data, has been submitted to the Department for review, and the Department notes a septic plan has been approved; and
- WHEREAS, a narrative from the applicant to the Town dated March 1, 2014 notes the total disturbed area is approximately 78,000 square feet and a New York State Department of Environmental Conservation will be obtained; the plan shows a gradual slope between the proposed building area and Jordan Road, and an existing natural retention area near Jordan Road; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a

Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, aerial photography shows a small floodplain area on the northeast corner of the parcel and on adjacent parcels; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the narrative notes the buildings are proposed to be set back more than 300 feet from Jordan Road and should not be visible from the road; the letter further states the site is heavily wooded and a buffer to neighboring properties will be maintained, but that no new landscaping is proposed; and

WHEREAS, the plan shows exterior LED flood lights on motion detectors on each building; the narrative notes these lights will be the only lighting provided; and

WHEREAS, the narrative notes the applicant believes the request to be consistent with the IRO zoning district allowances for light manufacturing, office, and research facilities on large tracts of land; the narrative further notes that this project should not adversely affect the surrounding residential land uses by creating any excessive traffic, noise, dust, odors, glare, or other nuisances; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-114

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Chacea Sundman/Prague 4 LLC for the property located at 1695 Stump Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Stump Road, a county road, and is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to re-establish a horseback riding academy on a 41.05-acre lot in a Rural and Farming (RF) zoning district; and
- WHEREAS, the undated Town application notes there are no proposed physical changes to the property and that the applicant will be adding lessons, clinics, and small shows; and
- WHEREAS, the Survey Plan dated February 28, 2014 shows an existing two-story frame house, pool, tennis court, large and small barn, garage, several small outbuildings, as well as two large and three small fenced-in vacant spaces; and
- WHEREAS, the plan shows the existing buildings to have frontage and two driveways on Stump Road, a county road; any existing access onto Stump Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice dated March 20, 2014 states the site does not have access to public water, is located outside the Onondaga County Sanitary District, and is currently using a septic system for wastewater treatment; and
- WHEREAS, the Environmental Assessment Form dated January 31, 2014 notes the property will connect to an existing water supply but does not indicate the method for providing potable water; the EAF further notes the site will not connect to existing wastewater utilities on site, but rather will use a port-a-potty for events; and
- WHEREAS, the Onondaga County Agricultural District map shows that the site is located in Agricultural District 2; the subject property is currently used for a residence and horse ranch; aerial photography shows surrounding properties include residences, wooded land, and farmed parcels; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures for the proposed horse shows, and to complete any appropriate

mitigation as may be determined by the Department.

2. Per the Onondaga County Department of Transportation, any proposed additional access to Stump Road is prohibited.

The Board also offers the following comments:

1. Should the Town require the applicant to provide potable water in lieu of a port-a-potty with no water supply, the applicant must obtain approval or acceptance of a septic system from the Onondaga County Health Department prior to the Town granting the special permit request.

2. The Board recommends that the Town prohibit parking on Stump Road, and ensure that the applicant incorporates sufficient on-site parking for horse shows.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-115

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Patrick and Patricia Mannion for the property located at 2295 Bockes Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a farm operation located in an agricultural district; and
- WHEREAS, the applicant is requesting area variances to construct an addition and screened porch onto an existing residence on a 4,550 square foot lot in a Skaneateles Lake (SL) zoning district; and
- WHEREAS, the Town application dated December 3, 2013 states that the applicant is requesting area variances to allow a 110 square foot addition to a residence where 77.4 square feet are allowed, to reduce the front yard setback to 15 feet where 50 feet are required, and to allow a 6 foot side yard where 10 feet are required; and
- WHEREAS, the survey (date cut off) shows an existing frame camp with a sketch of the proposed addition on the front (southern) side of the house; and
- WHEREAS, the survey shows an existing driveway on Bockes Road, a local road; and
- WHEREAS, the referral notice states that the site is not served by public water or sewer; the survey does not show the location of an existing septic system; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel may be in a Special Flood Hazard Area (SFHA); and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the variance.

The Board offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-116

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Kevin Morrissey for the property located at 14-18 West Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Main Street (Seneca Turnpike), a state highway; and
- WHEREAS, the applicant proposes to re-open a former bakery to serve take-out food (prepared off-premises) as Mo's Pit Bar BQ in an existing two-story mixed-use building on a 0.1-acre lot in a Village Core (VC) zoning district; and
- WHEREAS, per the local application dated March 17, 2014, no changes are proposed to the existing building, parking (on-street only), or ingress/egress (no existing driveways); and
- WHEREAS, the existing building covers approximately 100% of the parcel; existing sidewalk, pavers and decorative fencing occurs along the frontage of the parcel; and
- WHEREAS, the existing building is a two-story block building with traditional window and door openings to the street, and is in scale and character with the traditional village; and
- WHEREAS, the site is served by public water and local sewer; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-117

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Town Board at the request of Cindy Carney Yates for the property located at 7040 Manlius Center Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Manlius Center Road (New York State Route 290), a state highway; and
- WHEREAS, the applicant is requesting a Special Permit to operate a non-medical day care center for adults in a portion of an existing building on a one-acre parcel in a Commercial (CA) zoning district; and
- WHEREAS, the proposed facility would occur in the basement of the existing single-story frame commercial building; the application notes an existing dentist's office is currently located on the first floor of the building; and
- WHEREAS, per the Environmental Assessment Form dated February 6, 2014, the applicant (Window of Memories Adult Social Day Center) intends to provide supervision to individuals who live in the community that need socialization and personal assistance while their care giver is absent; and
- WHEREAS, a survey plan recertified on March 3, 2014 shows the building at the center of the parcel, two driveways onto Manlius Center Road, a state highway, and two tarvia parking areas at the front and rear of the parcel; and
- WHEREAS, any existing or proposed access onto Manlius Center Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, aerial photography shows approximately 28 parking spaces; the local application requests 10 parking spaces, and an undated rendering shows 10 spaces to be located at the rear of the building where the rear basement access to the proposed facility is located, and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance

of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant should obtain any required licenses or approvals from the New York State and Onondaga County Health Departments for the proposed use.
4. The Board recommends that the Town review and ensure adequate emergency vehicle access to the rear portion of the site with applicable service providers.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-118

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Alan D. French for the property located at 6338C Deluxe Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback to construct a covered wrap-around porch and garage with connecting breezeway onto an existing non-conforming residential structure on a 0.33-acre lot in a Residential (R10) zoning district; and
- WHEREAS, a Plot Plan dated February 21, 2014 shows an existing two-story house and deck on the 0.33-acre parcel, with the proposed deck, breezeway and 24' x 38' garage located on the south side of the house, away from the lake frontage; and
- WHEREAS, the referral notice dated March 19, 2014 states the existing house currently has a minimum sideyard setback of 4.7 feet where 6 feet are required, and the proposed new porch would have a minimum sideyard setback of 4.9 feet where 6 feet are required; and
- WHEREAS, the plan and aerial photography show existing asphalt access drives and parking areas covering portions of the subject parcel, neighboring parcels which appear to be under joint ownership with the subject parcel, and parcels to the south owned by others, leading to Deluxe Park Drive, a town road; and
- WHEREAS, portions of the property at the edge of Oneida Lake appear to lie within the 100-year flood plain and contain areas of federal wetlands; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the New York State Department of Environmental Conservation stated that it is recommended that wetland delineations be reassessed after 5 years, and delineated wetland boundaries must be confirmed by the Department and the U.S. Army Corps of Engineers; and

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

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
2. The Town is advised to ensure appropriate access agreements are included with the filed deeds, outlining maintenance and responsibility for the shared drive.
3. The Board recommends that the Town review and ensure emergency vehicle access with the local Fire Department before granting this area variance request.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-119

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Camillus Town Board for the property located at 202 Kasson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of Kasson Road, a county road; and
- WHEREAS, the Camillus Town Board is seeking to change the zoning of a one-acre residential parcel from Residential (R1) to Local Business Office (LBO), in order for a local applicant to operate a business in an existing house; and
- WHEREAS, this site is the first house along Kasson Road traveling south from West Genesee Street; uses to the north and east are commercial and uses to the south and west are residential; and
- WHEREAS, the site is located along a formerly residential road near the intersection with West Genesee Street, which has transitioned to a heavily suburban commercial corridor in recent years, including the construction of various big-box retail parcels on Kasson Road across from the site; and
- WHEREAS, zoning in the area closely follows existing land uses, with a variety of commercial zoning and residential zoning classifications on nearby parcels; and
- WHEREAS, the Environmental Assessment Form dated March 7, 2014 indicates an applicant is proposing to use the existing house for business use (financial services), and the only modifications would be for handicap parking and ramp to the structure; and
- WHEREAS, the site has a single residential driveway onto Kasson Road, a county road, which must meet the requirements of the Onondaga County Department of Transportation; no plans were submitted with the referral; and
- WHEREAS, the site has existing access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas, in an area tributary to active combined sewer overflows; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The

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

E-mail Address: countyplanning@ongov.net

applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

The Town is encouraged to consider this zone change in the context of the viability of remaining residential lots along this stretch of Kasson Road, planning intentions for the Kasson Road corridor, and potential negative effects on the residential subdivision to the west of the property. The Board encourages the Town to consider re-zoning on the entire stretch of Kasson Road, rather than on a parcel-by-parcel basis.

Should the Town approve the zone change, the Board offers the following comments for the next stage of development:

1. Per the Onondaga County Department, a change to commercial use of the site will require the existing driveway will need to conform to commercial driveway standards. The applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way.
2. Per the Onondaga County Department of Transportation, any proposed additional access to Kasson Road is prohibited.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-120

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located Town Wide; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the Elbridge Town Board is proposing to amend its land use regulations, including Chapter 30 to adopt outdoor lighting regulations and Chapter 39 to repeal and replace its subdivision regulations; and

WHEREAS, the Purpose of the Outdoor Lighting Regulations states: "Inappropriate, excessive and poorly designed lighting can adversely affect adjoining properties, driving conditions, residential neighborhood and enjoyment of the night time sky. The purpose of these regulations is to avoid such negative impacts, reduce unnecessary power consumption and promote effective enjoyable lighting design"; and

WHEREAS, the proposed regulations outline standards and submittals for lighting plan review for various land uses; and

WHEREAS, the Purpose of the Subdivision Regulations states: "It is hereby declared to be the policy of the Town of Elbridge that the subdivision and development of land for residential, commercial and industrial purposes shall be guided and regulated in such a manner as to meet the following requirements for orderly and harmonious growth", detailing elements regarding safety, conveyance systems for drainage, water, and sewer, relationship with the town's comprehensive plan, layout of buildings, lots, blocks and streets, consideration of topography and natural features, and adequate public services; and

WHEREAS, new or expanded elements within the regulations speak to cluster development, street design standards, street construction standards, fees in lieu of parkland, and stormwater pollution prevention plans; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-87

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Sunoco Inc. R&M for the property located at 1808 Teall Avenue and 452 Grant Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of 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
- WHEREAS, the applicant is requesting to modify a special permit to make changes to the floor plan and signage of an existing gas station converting from Mobil to Citgo on a 0.6-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a Special Permit referral (Z-11-168) citing sign reduction recommendations; and
- WHEREAS, per the City application dated March 3, 2014, the applicant is proposing to renovate a portion of the existing interior to include a section that will be used to sell and make Subway products; the gas station brand will change from Mobil to Citgo and the name of the store will change from Food Mart to Runway Foodmart; all associated signage will be updated accordingly; and
- WHEREAS, the Site Plan dated November 10, 2013 shows an existing one-story masonry building, two concrete pads covered by canopies with two fuel pumps each, an uncovered concrete pad, asphalt pavement with 15 parking spaces, and four small strips of green space; no changes to the site plan are proposed; and
- WHEREAS, the plan shows frontage on Teall Avenue and Grant Boulevard, both city streets in that location; there are five existing access driveways, two on Teall Avenue, two on Grant Boulevard, and one onto a shared drive leading to Grant Terrace and the Shop City Plaza parking lot; and
- WHEREAS, the Sign Location Plan dated November 10, 2013 shows 11 proposed signs replacing 10 existing signs, where the additional sign will be a new wall sign for Subway; signage for the 8 pumps will also be replaced; and
- WHEREAS, per the Sign Specification Sheets dated November 10, 2013, the business sign along Grant Boulevard, a city street, will be 79.3 square feet and 20 feet high; the Runway Food Mart wall sign will be 5'3" x 12'9" feet and the Subway wall sign will be 2' x 9'6"; the 8 canopy signs (one per side on each of the two canopies) will be 2'6" x 30'; per the plan, the signs will be internally lit by LED with the exception of 4 of the 8 canopy signs; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated February 28 notes the site changes will not increase demand for these utilities; and

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

WHEREAS, the EAF notes there is ongoing remediation on the site, and resulting drainage complies with all stormwater regulations; and

WHEREAS, aerial photography shows neighboring parcels to contain a shopping center as well as commercial and residential buildings; and

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

Per the City of Syracuse Department of Public Works, the applicant must remove the driveway closest to the intersection on each street front, reducing the curb cuts from four to two.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Department of Transportation advises the applicant that signage may not obstruct sight distance.
4. The Board encourages the City to take this opportunity to work with the applicant to explore opportunities to improve the function and aesthetics of the site in this urban location, including driveway access, signage, landscaping, screening, lighting, and sidewalks which continue through driveway entrances.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-88

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Samuel B. Rameas for the property located at 455 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (New York State Route 11), a state highway, and South Bay Road, a county road; and
- WHEREAS, the applicant is proposing to make exterior site improvements and open a podiatrist's office in an existing building on a vacant residential property on a 0.157-acre lot in a Business (C-1) zoning district; and
- WHEREAS, the Proposed Site Plan dated February 6, 2014 shows an existing 1.5 story wood frame building, 6 proposed parking spaces, lawn area around the property border, an existing concrete walk and ramp between the parking area and building entrance, and an existing concrete walk from the sidewalk along South Main Street; and
- WHEREAS, the plan shows frontage and an existing gravel access driveway onto South Main Street, a state highway, proposed to be replaced with asphalt; the driveway must meet the requirements of the New York State Department of Transportation;
- WHEREAS, the site has access to public water and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, the application to the town dated February 7, 2014 notes the applicant plans to make the parking improvements as well as interior improvements during the summer of 2014; and
- WHEREAS, the application notes the land use has been residential for several years, prior to which there was a retail store (Goose and Gander) on site; aerial photography shows neighboring properties are traditional and suburban scale commercial and residential; and
- WHEREAS, the plan shows a proposed new 3' x 5' monument sign with ground lighting and plantings along South Main Street; and

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

1. The New York State Department of Transportation notes that any proposed site plans need to be submitted to the Department for review and that the applicant must contact the New York State Department of Transportation to

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

E-mail Address: countyplanning@ongov.net

obtain permits for any work in the State right-of-way, including paving the gravel driveway.

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-89

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Ramzi Abdel-Aziz for the property located at 4993 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a two-family dwelling on a 0.786-acre lot in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the referral notice dated March 4, 2014 notes the current land use for the property is Three Family Residential, and does not indicate any proposed construction for the site; and
- WHEREAS, the Location Survey dated March 4, 2014 shows an existing two-story house, concrete block garage, and shed; and
- WHEREAS, the survey shows the property has frontage and an existing driveway onto New York State Route 31, a state highway; any existing or proposed access on Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and a private septic system; the site is located in the Oak Orchard Treatment Plant service area; and
- WHEREAS, the Environmental Assessment Form notes rural, agriculture, and residential land uses on neighboring parcels; and
- WHEREAS, aerial photography shows two pathways leading from the house to an existing sidewalk along Route 31; and
- WHEREAS, the survey shows that approximately 3 feet of a driveway and 0.7 feet of a house from the adjacent parcel to the west are located on the applicant's parcel; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-90

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Hotel Skyler LLC for the property located at 601-11 and 615 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of SUNY Upstate Medical University, a state-owned facility; and
- WHEREAS, the applicant is proposing to construct a four-story apartment building (Skyler Commons) on a 1.57-acre parcel in a Residential Class C (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Use Variance referral (Z-14-91) for the project, as hotels are not a permitted use in the R-C zoning district, and this proposal modifies an existing use variance for the hotel; and
- WHEREAS, the Board recently offered Modification on a Project Site Review referral (Z-14-25) citing wastewater, green infrastructure, and pedestrian experience considerations; and
- WHEREAS, a letter from the applicant to the City revised on February 28, 2014 notes the project has been modified as a consequence of poor soil bearing conditions at the site in an attempt to decrease dead loads while avoiding deep foundations; the letter further states the proposed Skyler Commons was thus reduced from five to four floors and from 100 to 80 apartments, the originally proposed underground parking garage has been eliminated, and the originally proposed pedestrian entrance to the elevator on Harrison Street will remain as designed; and
- WHEREAS, the Site Layout Plan dated February 28, 2014 shows the existing Hotel Skyler, a 58-room hotel at the corner of South Crouse Avenue and Harrison Street, both city streets, the proposed Skyler Commons with frontage on Harrison Street, and a proposed addition to Hotel Skyler between the two structures; and
- WHEREAS, the plan indicates a total of 81 proposed parking spaces on site; 23 are indicated for Skyler Commons and 58 are indicated for Hotel Skyler; the parking spaces are all part of a continuous lot located between the buildings and neighboring properties to the south and east, with the exception of 4 Skyler Commons spaces which are located in a proposed Service Area on Harrison Street; and
- WHEREAS, the plan shows two existing driveways at Harrison Street and South Crouse Avenue to remain; and
- WHEREAS, the North Exterior Elevation Plan dated February 28, 2014 shows the four

story Skyler Commons building to include 20 apartments per floor with 1 bedroom per apartment, as well as a pedestrian entrance to an elevator and a proposed east garden terrace along Harrison Street; and

WHEREAS, the Apartments First Floor Plan dated February 28, 2014 shows the existing sidewalk along Harrison Street will be restored, and that landscaping will be added around the property line along Harrison Street and parking lot, as well as between the proposed addition to Hotel Skyler and Skyler Commons; the site plan shows bicycle racks in the parking lot; and

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

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

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board encourages the City and applicant to work together to incorporate any potential improvements to the pedestrian experience and mixed use nature of the neighborhood, including the possible inclusion of window openings and interesting screening/landscaping along the pedestrian way to the extent practicable.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Hotel Skyler LLC for the property located at 601-11 and 615 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of SUNY Upstate Medical University, a state owned facility; and
- WHEREAS, the applicant is requesting to modify an existing use variance for a hotel use on the 1.57-acre property to construct a four-story apartment building on a property where a hotel currently exists, in a Residential Class C (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Plan referral (Z-14-90) for the project; and
- WHEREAS, the Board recently offered Modification for a Use Variance referral (Z-14-26), citing wastewater, green infrastructure, and pedestrian experience considerations; and
- WHEREAS, a letter from the applicant to the City revised on February 28, 2014 notes the project has been modified as a consequence of very poor soil bearing conditions at the site in an attempt to decrease dead loads while avoiding deep foundations; the letter further states the proposed Skyler Commons was thus reduced from five to four floors and from 100 to 80 apartments, the originally proposed underground parking garage has been eliminated, and the originally proposed pedestrian entrance to the elevator on Harrison Street will remain as designed; and
- WHEREAS, the Site Layout Plan dated February 28, 2014 shows the existing Hotel Skyler, a 58-room hotel at the corner of South Crouse Avenue and Harrison Street, both city streets, the proposed Skyler Commons with frontage on Harrison Street, and a proposed addition to Hotel Skyler between the two structures; and
- WHEREAS, the plan indicates a total of 81 proposed parking spaces on site; 23 are indicated for Skyler Commons and 58 are indicated for Hotel Skyler; the parking spaces are all part of a continuous lot located between the buildings and neighboring properties to the south and east, with the exception of 4 Skyler Commons spaces which are located in a proposed Service Area on Harrison Street; and
- WHEREAS, the plan shows two existing driveways at Harrison Street and South Crouse Avenue to remain; and
- WHEREAS, the North Exterior Elevation Plan dated February 28, 2014 shows the four story Skyler Commons building to include 20 apartments per floor with 1

bedroom per apartment, as well as a pedestrian entrance to an elevator and a proposed east garden terrace along Harrison Street; and

WHEREAS, the Apartments First Floor Plan dated February 28, 2014 shows the existing sidewalk along Harrison Street will be restored, and that landscaping will be added around the property line along Harrison Street and parking lot, as well as between the proposed addition to Hotel Skyler and Skyler Commons; the site plan shows bicycle racks in the parking lot; and

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

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

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board encourages the City and applicant to work together to incorporate any potential improvements to the pedestrian experience and mixed use nature of the neighborhood, including the possible inclusion of window openings and interesting screening/landscaping along the pedestrian way to the extent practicable.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Stewart's Shops Corp. for the property located at 7669 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Morgan Road and Buckley Road, both county roads; and
- WHEREAS, the applicant is requesting four area variances to allow improvements to convert an existing gasoline service station to a convenience store (Stewart's Shops) and gasoline station, and to construct an addition to an existing on-site auto repair shop on a 1.57-acre lot in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the project (Z-14-107); and
- WHEREAS, the referral notice dated March 6, 2014 states that four variances are required: 1) to reduce the driving aisle from 20 feet to 11 feet, 2) to reduce the side yard setback from 25 feet to 17 feet to allow for an auto service addition, 3) to reduce the perimeter landscape strip from 20 feet to 17 feet to allow for an auto service addition, and 4) to reduce the highway overlay setback of an accessory structure from 90 feet to 62 feet; and
- WHEREAS, the Proposed Site Plan revised on February 18, 2014 shows two existing steel frame shop buildings with a proposed 50' x 45' addition between them, two proposed new 20' x 69' canopies with three fueling points each to replace existing gas equipment, a proposed new 3,484 square foot convenience store to include hot and cold food and ice cream, an existing vacant one-story wood frame and brick building to be removed, and proposed curb cuts along Morgan Road and Buckley Road, both county roads; and
- WHEREAS, per the plan, the reduced driving aisle would be between the proposed new canopies and new curb cuts along Morgan Road; the reduced side yard setback and perimeter landscape would be along the north side of the property between the existing and proposed steel frame shop buildings and the creek bank; the highway overlay setback reduction would be between the proposed canopies and the center line of Morgan Road; and
- WHEREAS, the site shows frontage along Morgan Road and Buckley Road; the plan shows two existing driveways onto Morgan Road, with only one proposed to remain, and proposed changes to the two existing driveways onto Buckley Road; the applicant is required to obtain an Onondaga County Department of Transportation permit for any existing or proposed driveways and prior to any proposed work within a County road right-of-way; and
- WHEREAS, the plan shows 42 proposed parking spaces; the existing site has 41 parking

spaces, some of which will remain and some of which will be moved to accommodate the new store building; and

WHEREAS, the statement notes that the parking spaces proposed are for both businesses, and that perimeter landscaping will be added to the site; the plan notes that green space will be reduced from 21% to 19%; the plan shows proposed underground gas storage tanks adjacent to the southern canopy area; and

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

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

WHEREAS, the Title Sheet revised on February 21, 2014 shows two proposed fluorescent-lit signs, one 10 square foot building sign for the new convenience store and one 44 square foot free-standing sign approximately 15 feet high that will display gas and diesel pricing; the plan shows the free-standing sign would be located at the southeast corner of the property near the intersection of Morgan and Buckley Roads; and

WHEREAS, the plan shows 15 proposed LED wal-pak lights and 10 recessed LED soffit lights around the proposed new shop building, 10 proposed recessed LED lights for the proposed new canopies, and 9 proposed LED pole lights around the perimeter of the property; and

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

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. Per the Onondaga County Department of Transportation, no parking in the County right-of-way will be permitted, no signs or permanent structures obstructing sight distance will be permitted, and the applicant must contact

the Department for the design approval of the reduced width commercial drive lane.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-93

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of LaFayette Town Board at the request of Elizabeth M. Esmark for the property located at 5323 Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of US Route 20, a state highway, and within 500 feet of a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to change the zoning from Agricultural Residential (AR) to Business (B) on a 2.56-acre parcel to open a seasonal antique store; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-94) for the project; and
- WHEREAS, per the Environmental Assessment Form dated February 21, 2014, the property has fallen into significant disrepair, and the applicant is proposing to make the buildings structurally sound and add basic landscaping in order to open an antique store for the months of May through October to benefit the Matthew 25 Farm, a 501(c)(3) organization; and
- WHEREAS, the Town application dated February 21, 2014 notes there are two existing structures on the property, a 14.8' x 25' block garage and a 24.1' x 18.5' quansi-hut; and
- WHEREAS, the Location Survey dated September 28, 2013 shows the buildings are located near the intersection of Route 20, a state highway, and Field Lane, a town road; and
- WHEREAS, the application states parking is proposed 100 plus feet from Route 20 off Field Lane, and that a driveway is proposed onto Field Lane; the survey does not show any existing driveways; aerial photography shows dirt access onto Route 20; and
- WHEREAS, the site does not have public water and lies outside the Onondaga County Sanitary District; the application states the water supply is only in the quansi-hut building; the EAF notes the proposed action will not connect to an existing water supply and that the site will have a port-a-potty in lieu of installing a bathroom; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 1; the subject property is currently vacant, and neighboring properties have residential and commercial uses and include farmed parcels; and
- WHEREAS, the application notes the neighborhood currently has two properties in proximity that are zoned commercial, and that the LaFayette Comprehensive Master Plan (Section 12B) encourages the development of antique stores along

the Route 20 antique trail, and notes that the property was used as a seasonal antique store in the 1980s and was used as a gas station at one time; and

WHEREAS, the application notes a sign is proposed to be placed on one of the buildings or in the front yard of the building; no sign information was included with the survey; and

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

Should the Town approve the zone change, the Board offers the following comments for the next stage of development:

1. Per the New York State Department of Transportation, all access must be on Field Lane. No access will be permitted on Route 20, and any work in the State right-of-way will require a highway access work permit.
2. Should the Town require the applicant to provide potable water in lieu of a port-a-potty with no water supply, the applicant must obtain approval or acceptance of a septic system from the Onondaga County Health Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-94

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of LaFayette Planning Board at the request of Elizabeth M. Esmark for the property located at 5323 Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of US Route 20, a state highway, and is within 500 feet of a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to repair or replace an existing building on a 1.56-acre parcel in a district currently zoned Agricultural Residential (AR) in order to open a seasonal antique shop; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-14-93) for the project; and
- WHEREAS, per the Environmental Assessment Form dated February 21, 2014, the property has fallen into significant disrepair, and the applicant is proposing to make the buildings structurally sound and add basic landscaping in order to open an antique store for the months of May through October to benefit the Matthew 25 Farm, a 501(c)(3) organization; and
- WHEREAS, the Town application dated February 21, 2014 notes there are two existing structures on the property, a 14.8' x 25' block garage and a 24.1' x 18.5' quansi-hut; and
- WHEREAS, the Location Survey dated September 28, 2013 shows the buildings are located near the intersection of Route 20, a state highway, and Field Lane, a town road; and
- WHEREAS, the application states parking is proposed 100 plus feet from Route 20 off Field Lane, and that a driveway is proposed onto Field Lane; the survey does not show any existing driveways; aerial photography shows dirt access onto Route 20; and
- WHEREAS, the site does not have public water and lies outside the Onondaga County Sanitary District; the application states the water supply is only in the quansi-hut building; the EAF notes the proposed action will not connect to an existing water supply and that the site will have a port-a-potty in lieu of installing a bathroom; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 1; the subject property is currently vacant, and neighboring properties have residential and commercial uses and include farmed parcels; and
- WHEREAS, the application notes the neighborhood currently has two properties in proximity that are zoned commercial, and that the LaFayette Comprehensive Master Plan (Section 12B) encourages the development of antique stores along

the Route 20 antique trail, and notes that the property was used as a seasonal antique store in the 1980s and was used as a gas station at one time; and

WHEREAS, the application notes a sign is proposed to be placed on one of the buildings or in the front yard of the building; no sign information was included with the survey; and

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

1. Per the New York State Department of Transportation, all access must be on Field Lane. No access will be permitted on Route 20, and any work in the State right-of-way will require a highway access work permit.
2. Should the Town require the applicant to provide potable water in lieu of a port-a-potty with no water supply, the applicant must obtain approval or acceptance of a septic system from the Onondaga County Health Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-95

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL USE PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Mark and Alex Gitzen for the property located at 3354 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Seneca Turnpike, a state highway; and
- WHEREAS, the applicant is proposing to continue an existing Special Use Permit granted to the previous owner of a 30.708-acre lot in a Residential and Country (R-C) zoning district in order to operate a public stable; and
- WHEREAS, per the Town application dated February 27, 2014, the applicant is requesting that the special exception use permit for the subject property run with the land, that 1 horse per acre of contiguous usable grazing land be allowed per Town code, that the yearly review process in the existing permit be refined, and that new fencing be allowed to increase safety; and
- WHEREAS, the application materials include a Zoning Board of Appeals Resolution from January 23, 1998 which granted the special exception use permit to the previous owner; the resolution noted applicant and neighbor support, a lack of significant traffic impact, and a lack of an adverse effect on the neighborhood; the resolution further established conditions to be met by the applicant regarding the operations of the stable, including a maximum number of horses allowed (14), a requirement for fence height (4.5 feet), a requirement that the Board approve any new structures or additions to existing structures; the resolution subjected the permit to annual review by the Board; and
- WHEREAS, the Survey Plan dated 1997 shows two attached barns and several other existing structures in the northwest corner of the property, existing fence and gates, proposed new recycled steel fence and gates, and a proposed new 125' x 200' barn; and
- WHEREAS, aerial photography suggests the other existing structures on the property to be a house, pool, and two smaller outbuildings; and
- WHEREAS, the plan shows two existing driveways, one farm access drive (to be fenced off), existing barn, and the proposed and existing fence with frontage on West Seneca Turnpike, a state highway; the new barn is located toward the rear of the property, with no driveway access proposed; and
- WHEREAS, the site is not served by public water and is located outside of the Onondaga County Sanitary District; the site is served by private septic; the Environmental Assessment Form dated February 13, 2014 notes the proposed site will not connect to existing water or wastewater utilities; and
- WHEREAS, the EAF notes that neighboring land uses are residential and agricultural; and

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

1. If the Town requires the applicant to have indoor plumbing, a sewage disposal plan must be accepted or approved by the Onondaga County Health Department prior to granting the special permit request.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-96

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Gerad Hanley for the property located at 4415 Cedarvale Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Cedervale Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct an attached garage addition on a 0.498-acre lot in a Residential and Country (R-C) zoning district; and
- WHEREAS, per the Town application dated February 27, 2014, the proposed garage would be approximately 57 feet from the road centerline and the front porch would be approximately 61 feet from the road centerline, where the minimum distance required is 110 feet for both; and
- WHEREAS, the Survey Plan recertified as of February 8, 2007 shows a one-story frame house, rear brick patio, rear concrete patio, tarvia driveway and parking area, and the proposed garage and front porch; and
- WHEREAS, the application notes the proposed garage would be approximately 26' x 24' with a rear angle of approximately 36 feet, and the front porch would be 4' x 10'; and
- WHEREAS, the application notes that adhering to the road setback zoning ordinance would make project costs too high due to the need to relocate the driveway entrance from the road, that the home aesthetics would be undesirable, and that the garage is proposed at an angle in order to beautify the property and neighborhood; and
- WHEREAS, the plan shows frontage and one driveway on Cedarvale Road, a county road; any existing or proposed access on Cedarvale Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 26, 2014 notes that the garage addition will have no need for water or sewer connections; and
- WHEREAS, the site is served by public water and private septic, and is located outside the Onondaga County Sanitary District; the existing septic system is not shown on the plan; and

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

1. Per the Onondaga County Department of Transportation, any proposed additional access to Cedarvale Road is prohibited.
2. The Town should ensure that the applicant has received acceptance or approval from the Onondaga County Health Department for any existing or proposed sewage disposal plans, prior to granting the variance request, to ensure the proposed construction will not encroach on the existing septic system area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Inficon for the property located at 2 Technology Place; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road, a county road, and Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing a 69,000 square foot single-level addition to an existing business facility (Inficon, Inc.) on land totaling 16.7 acres in a High Tech zoning district; and
- WHEREAS, per the Town application dated February 28, 2014, the applicant is proposing the addition to accommodate business growth for operations related to Inficon, Inc., and notes that the project will also include interior renovations of approximately 4,891 square feet in existing buildings to accommodate the expansion; the referral notes the project will require a variance for rear setbacks and parking (not referred to OCPB at this time); and
- WHEREAS, the Conceptual Site Plan dated February 10, 2014 shows the project to encompass two parcels currently containing an existing building housing Inficon, a parcel directly south of the building owned by National Grid, and another vacant parcel south of the National grid property; and
- WHEREAS, the Site Plan shows a 69,000 square foot single-story building expansion to adjoin the western portion of the existing structure, and a reconfiguration of parking to the south, covering a portion of the National Grid property and occupying the vacant parcel; and
- WHEREAS, approximately 425 spaces would be provided in the reconfigured lot and in the northeast corner of the site where parking currently exists; the Town of Dewitt ordinance requires 625 spaces; and
- WHEREAS, the plan shows existing driveway access onto Technology Place and Benedict Road to serve the northeastern parking area and drop-offs, and the new reconfigured parking area is shown to include two driveways onto Benedict Road, one for employee traffic and one for shipping and receiving truck traffic; Technology Place and Benedict Road are local roads, both of which have sole access onto Fly Road, a county road; and
- WHEREAS, the property lies adjacent to Interstate Route 481, a state highway; a new storm detention pond is show at the southwestern portion of the vacant lot; and
- WHEREAS, the National Grid parcel contains the Fly Road Substation near the Benedict Road frontage, and regional transmission lines run along the parcel; the plan shows a proposed easement and required setbacks from existing transmission infrastructure; and

WHEREAS, per the Long Environmental Assessment Form dated February 27, 2014, the total anticipated water usage/demand per day for the site will be 10,000 gallons per day, to be provided by a private on-site extension of service within the Town of Dewitt Water District; and

WHEREAS, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; Inficon is an existing permitted industrial user, and notes in the EAF that the total liquid waste to be generated per day would be 10,000 gallons per day, composed of sanitary and industrial deionized water combined; the EAF also notes the site involves the presence of hazardous wastes (0.7 tons per month, which are recycled off-site) and bulk storage of liquid nitrogen within an existing external storage tank; and

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

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

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

The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis for the two entrances at Fly Road at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-98

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of McDonald's USA, LLC c/o Bohler Engineering for the property located at 4733 Onondaga Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Boulevard (County Route 240), a county road, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing to renovate an existing fast food restaurant (McDonald's) building and to redesign the restaurant's existing drive-thru on a 1.07-acre lot in a Commercial A zoning district; and
- WHEREAS, per the undated Project Narrative, the applicant is proposing interior and exterior renovations to the existing building, adding cold storage to the rear of the building, updating the facades, and demolishing and reconstructing the existing drive-thru to include side-by-side order points; and
- WHEREAS, the Site Plan dated August 4, 2009 shows the existing McDonald's restaurant building to be remodeled, the proposed side-by-side drive-thru with landscape islands and new pavement markings and striping; and
- WHEREAS, the plan shows the site having frontage and one driveway on Onondaga Boulevard, a county road; no changes to the driveway are proposed; the existing driveway must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan further shows two existing access drives between the McDonald's and an interior Western Lights Shopping Center road; the proposed reconstructed drive-thru appears to be located within that interior road, with the two existing access points remaining on either side, and two new access points added to the rear leading directly into the shared parking lot; the shopping center has driveway access onto Velasko Road, a city street; and
- WHEREAS, the Parking Replacement Exhibit dated September 28, 2012 shows 14 parking spaces in the rear of the property that are located within the shared shopping center parking lot; these spaces are proposed to be relocated over existing green space within the shared parking lot on a neighboring parcel and within the shopping center; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

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

WHEREAS, the plan shows 4 proposed wall signs totaling 75 square feet of signage where the maximum allowed is 2 signs totaling 40 square feet; the plan notes a variance will be required; and

WHEREAS, there is an existing concrete sidewalk along the Onondaga Boulevard frontage; no sidewalks exist at the rear of the site, adjacent to the shopping center parking lot; and

WHEREAS, an additional referral was received from the Town for this project on March 27, 2014 (incorporated into this review); an email from the Town Code Enforcement Officer on the same date indicated that it contained a new short form and a new application with changes to the elevation and facade; no significant changes were noted between the two sets of plans; and

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

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

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 02, 2014

OCPB Case # Z-14-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of PM General Services LLC for the property located at 415 and 423 West Onondaga Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Street, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a fast food restaurant in an existing building currently occupied by a law office on a 0.1-acre lot with parking to be located on an adjacent parcel in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board previously recommended No Position with Comment on a Special Permit referral (Z-13-283), noting wastewater considerations; and
- WHEREAS, the shop would occupy approximately half of an existing 4,288 square foot single-story brick and concrete building, with the remaining half occupied by an existing law office and common spaces; the existing front entrance and windows would remain; and
- WHEREAS, per the Site Plan revised on March 3, 2014, parking 12 total parking spaces would be shared with the law office; 6 spaces primarily for customers would be located adjacent to the building and the remaining 6 spaces for employees would be located on leased space on the adjacent property; aerial photography shows the proposed leased parking area as currently existing green space; a Parking Lot Lease Agreement dated December 1, 2013 is included with the application materials; and
- WHEREAS, the site is located at the intersection of West Onondaga Street, a city street, and West Street, a state highway; there is one existing driveway onto West Onondaga Street; and
- WHEREAS, the application included a Traffic Analysis memorandum dated February 17, 2014, which notes the driveway exit is proposed to be signed as "Right Turn Only"; the analysis notes the driveway falls between the stop bars for the West Onondaga Street intersection legs; and
- WHEREAS, the applicant is proposing a new 2' x 20' wall sign on the front of the building; and
- WHEREAS, the City application dated March 10, 2014 states the Onondaga County Save the Rain program provided 23 feet of sidewalk in front of the building, as well as 4 feet of a green bed adjacent to the parking lot; the site plan shows the rain garden to be 4.5 feet by 19.5 feet located in the city right-of-way, and that the applicant is proposing to extend the rain garden 3.5 feet onto the owner's parking lot; and

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

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

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

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

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

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