



# Onondaga County Planning Board

April 23, 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	Stephen Bowman, Peregrine Landing
Daniel Cupoli	Gilly Cantor	
Brian Donnelly		
Robert Jokl		

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 23, 2014

## III. MINUTES

Minutes of the April 2, 2014 meeting were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The motion was put to a vote as follows: Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes; and Douglas Morris - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-14-26	No Position With Comment	S-14-27	No Position With Comment	S-14-28	Modification
S-14-29	No Position	S-14-30	No Position	S-14-31	No Position
S-14-32	No Position	S-14-33	Modification	Z-14-121	No Position With Comment
Z-14-122	No Position	Z-14-123	No Position	Z-14-124	No Position
Z-14-125	No Position	Z-14-126	Modification	Z-14-127	No Position With Comment
Z-14-128	Modification	Z-14-129	No Position With Comment	Z-14-130	No Position With Comment
Z-14-131	Modification	Z-14-132	Modification	Z-14-133	Modification
Z-14-134	Modification	Z-14-135	Disapproval	Z-14-136	No Position With Comment
Z-14-137	No Position With Comment	Z-14-138	No Position	Z-14-139	No Position
Z-14-140	No Position	Z-14-141	No Position With Comment	Z-14-142	Modification
Z-14-143	Modification	Z-14-144	No Position With Comment	Z-14-145	Modification
Z-14-146	Modification	Z-14-147	Modification	Z-14-148	Modification
Z-14-149	No Position With Comment	Z-14-150	No Position With Comment	Z-14-151	No Position
Z-14-152	No Position With Comment	Z-14-153	No Position With Comment		



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # S-14-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Syracuse Quality Living for the property located at 212, 214, and 216 Westcott Street; 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 Syracuse Development Center, a state-owned parcel; and
- WHEREAS, the applicant is proposing to convert 3 existing parcels totaling 0.4139 acres into 2 new lots, New Lot A (0.2074 acres) and New Lot B (0.2065 acres), in a Residential Class B (RB) zoning district, in order to divide 1 vacant parcel between 2 remaining parcels which each contain an existing dwelling; and
- WHEREAS, the City application dated March 16, 2014 notes the parcel at 214 Westcott Street is currently vacant except for a small gravel parking lot, and is proposed to be dissolved and divided between the parcels at 212 and 216 Westcott Street; and
- WHEREAS, per the application, there is an existing house at 212 Westcott Street and a vacant house at 216 Westcott Street; an Existing Site Survey dated December 6, 2013 shows both houses on their respective parcels, as well as the gravel parking area on the 214 Westcott Street parcel which also extends slightly onto the 216 Westcott Street parcel; and
- WHEREAS, the Site Plan/Parking Layout dated December 6, 2013 shows proposed New Lots A and B with existing dwellings with frontage on Westcott Street; and
- WHEREAS, the plan shows a proposed parking area behind each building with 12-foot driveways leading to Westcott Street; due to the location of the houses on each parcel, the proposed driveways would be adjacent to one another and appear to have only a narrow strip of unpaved area between them; and
- WHEREAS, the survey shows 212 Westcott Street having an existing narrow asphalt path extending from behind the structure along the southern side of the house to Westcott Street, a city street; no other asphalt currently exists on any of the 3 parcels; and
- WHEREAS, the dwelling on proposed New Lot A shows an existing rear concrete wall to remain; no sidewalks or landscaping are shown on the plan; aerial photography shows existing sidewalks along Westcott Street and trees and green space in the rear yard; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # S-14-27

- 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 Larry and Susan Arnold for the property located at 3736 West 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 West Seneca Turnpike, a state highway; and
- WHEREAS, the applicants are proposing to subdivide a 26.776-acre parcel into two lots, Lot 1 (20 acres) and Lot 2 (6.776 acres) in a Residential and Country (RC) zoning district; and
- WHEREAS, the referral notice dated March 25, 2014 states that the applicants wish to purchase Lot 2 with the intention of combining it with their adjacent 0.344-acre parcel on Sunset Drive; the referral included an agreement of purchase and sale for proposed Lot 2; and
- WHEREAS, the Preliminary Subdivision Plan dated March 4, 2014 states that the creation of Lot 2 is for conveyance purposes only and is to be combined with the adjacent parcel owned by the applicants, and that the resulting building lot shall not be subdivided in the future; and
- WHEREAS, the plan states Lot 2 shall only be utilized for construction of a one-story garage of no more than 2,000 square feet, and that no construction on Lot 2 shall occur within 50 feet of the shared boundary line with Lot 1; and
- WHEREAS, the plan states that a deed combining Lot 2 with the applicants' parcel shall be filed with the Onondaga County Clerk's Office and that the approval of this subdivision is conditioned upon said deed being duly recorded by the county; and
- WHEREAS, the plan shows an existing house, garage, and pond on proposed Lot 1, and an existing house and garage on the applicant's lot adjacent to proposed Lot 2; and
- WHEREAS, the plan shows an existing driveway to West Seneca Turnpike on proposed Lot 1; there is an existing ingress-egress easement between proposed Lot 2 and Southern Pine Way, a town road, and an existing driveway on the applicant's lot on Sunset Drive, a town road; and
- WHEREAS, the plan states that the site is served by public water and a private septic system; and
- WHEREAS, the plan states that there is a federal wetland, according to the U.S. Fish & Wildlife Service, National Wetlands Inventory, and is an approximate location only; the plan shows an approximate location of national wetlands running along the western boundary of both proposed lots; and

WHEREAS, 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

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:

Prior to any proposed development of Lot 2, a formal wetland delineation must be conducted on site to determine the presence and location of any federal and/or state wetlands, and the delineated wetlands must be confirmed by the U.S. Army Corp of Engineers and shown on the proposed plan for the site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # S-14-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Geddes Town Board at the request of ESW Realty LLC for the property located at Farrell Road and John Glenn Boulevard; 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to subdivide a 64.3-acre parcel into 2 lots, Lot 1 (52,975 square feet) and Lot 2 (63.1 acres) in an Industrial A zoning district, in order to construct a new building on Lot 1 that would contain 2,530 square feet for a Dunkin Donuts with a drive-thru and 3,200 square feet for a future tenant; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-126) for the project in order to operate a restaurant in this zoning district; and
- WHEREAS, the Final Subdivision Map updated on March 26, 2014 shows proposed Lot 2 with a brick building and a temporary canvas-covered structure inside a fence line, a one-story brick building that connects to a building on the adjacent parcel to the northwest, a guard shack, and a large tarvia area; proposed Lot 1 appears to be vacant except for a fence along the front of the parcel; and
- WHEREAS, the Site and Planting Plan dated February 14, 2014 shows proposed Lot 1 to include a Dunkin Donuts restaurant with drive-thru and exterior patio, an attached building for a future tenant, and parking between the building and both road frontages; and
- WHEREAS, the subdivision map shows both proposed lots having frontage on Farrell Road and John Glenn Boulevard, and all existing driveways located on Farrell Road; Lot 2 has two existing driveways separated by an island and an existing shared driveway with an adjacent parcel, and Lot 1 has one existing driveway and open access to the driveways on Lot 2; the site plan shows Lot 2 with one proposed driveway in the location of the two existing driveways, and Lot 1 with one proposed driveway in the location of the existing driveway, and two access points onto the driveway on Lot 2; and
- WHEREAS, county highway maps show that a portion of Farrell Road is county-owned and a portion is owned by the Town of Geddes; any existing or proposed access on John Glenn Boulevard or the county-owned portion of Farrell Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the subdivision map shows that Lot 2 is adjacent to the Seneca River, and that

the 100 year flood zone is located on the rear portion of Lot 2; wetland maps indicate the presence of federal and state wetlands on Lot 2; the subdivision map does not show the location of wetlands or the 100-foot state wetland buffer; 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 Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site has access to public water and sewers; the site is located in the Baldwinsville Seneca-Knolls 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](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the site plan shows a drainage swale on proposed Lot 2, running along the rear boundary of Lot 1; 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; and

WHEREAS, the site plan shows four proposed signs along the frontage of Lot 1 and 20-foot LED pole lights around the property; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The 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 Onondaga County 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

County'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 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.

4. The applicant is advised that no access to John Glenn Boulevard will be permitted, and that the proposed signage must not obstruct sight distance.

The Board also offers the following comments:

1. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer should be confirmed by the Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation should be shown on the proposed subdivision plan.

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 Board encourages the Town to consider relocating the parking behind the building and providing interior pedestrian access between buildings on Lots 1 and 2.

**The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # S-14-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Le Moyne College for the property located at 1201-1539 Salt Springs 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 City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to subdivide a 7.2-acre parcel into 6 new lots, New Lot 1A (0.398 acres), New Lots 1B, 1C, 1D, and 1E (0.219 acres each), and New Lot 1F (6.4 acres), in a Residential Class A (RA) zoning district, in order to construct 8 new townhouse units for student housing on 4 of the lots with 2 lots remaining undeveloped; and
- WHEREAS, the Board is concurrently reviewing a Planned Development Review referral (Z-14-127) for this project; and
- WHEREAS, the Resubdivision Plan dated March 19, 2014 shows the proposed lots all having frontage on Salt Springs Road, a city street, and New Lots 1E and 1F having frontage on the access drive to the existing Le Moyne College campus buildings on the adjacent parcel to the northeast; and
- WHEREAS, the Layout Plan dated March 31, 2014 shows two attached townhouses proposed per lot, an existing parking lot behind the proposed buildings, and a proposed sidewalk between the parking and the buildings; access will be through the adjacent parking lot, which has an existing driveway on Salt Springs Road; and
- WHEREAS, the plan shows a future sidewalk along Salt Springs Road and new and existing landscaping; and
- WHEREAS, the Environmental Assessment Form dated March 28, 2014 states that stormwater runoff will be managed onsite utilizing dry swales, dry wells, infiltration trenches, disconnected rooftops, and grass filter strips to treat post-development runoff and release at a rate lower than the predevelopment condition, and that site runoff will discharge to the existing Town of DeWitt municipal storm system located adjacent to the project site; and
- WHEREAS, the site has access to public water and sewers 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](http://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, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # S-14-30

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 100 University Place/840 Comstock Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the SUNY College of Environmental Science and Forestry; and
- WHEREAS, the applicant is proposing to combine two existing parcels into New Lot 1A (60.62 acres) in a Planned Institutional (PID) zoning district, to construct an addition to an existing dining hall (Graham Dining Center); and
- WHEREAS, the Board is concurrently reviewing a Project Plan Review referral (Z-14-130) for the project; and
- WHEREAS, the Resubdivision Plan dated March 28, 2014 shows proposed New Lot 1A as adjacent to Oakwood Cemetery and having frontage on College Place, University Place, Comstock Avenue, and Irving Avenue, all local streets; and
- WHEREAS, a letter from the applicant to the City dated March 27, 2014 states the project consists of four additions to the Graham Dining Center, a new entry, stair, and elevator at the southeast corner of 1,245 square feet, a special dining addition of 331 square feet, a new west exist of 356 square feet, and a loading dock receiving area of 1,100 square feet; and
- WHEREAS, the Site Layout Plan revised on March 26, 2014 shows the existing dining center and parking area, and the proposed additions; and
- WHEREAS, the Environmental Assessment Form notes the stormwater generated from the proposed activity will be managed by detaining the increase in an underground pipe and releasing the runoff at the existing rate into the existing stormwater drainage system; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per 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](http://www.ongov.net/wep/uselaws.html); and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # S-14-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Patricia Williams for the property located at 1514 Salt Springs 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 City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to resubdivide two parcels into New Lot 238A (0.31 acres) in a Residential Class A-1 (RA-1) zoning district, to accommodate a deck that was built over the property line; and
- WHEREAS, the Resubdivision Plan dated March 17, 2014 shows an existing one-story frame house with deck and attached garage and an existing shed; and
- WHEREAS, the plan shows the site with frontage on Salt Springs Road and Barrington Road, both city streets, and an existing paved driveway on Salt Springs Road; and
- WHEREAS, the site has access to public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, the City application dated March 19, 2014 notes this resubdivision is part of a larger overall project; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # S-14-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of East Syracuse Lodging, LLC for the property located at 6377 Court Street Road - Town of DeWitt; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of the New York State Thruway (Interstate Route 90), Kinne Street, and Court Street Road (New York State Route 298), all state highways, and New Venture Gear Drive, a county road; and
- WHEREAS, the applicant is proposing to resubdivide 3 existing parcels into New Lot 1 (2.76 acres) in an Industrial zoning district; and
- WHEREAS, the Board previously recommended No Position with Comment on a Subdivision referral from the Town of Dewitt (S-13-6), citing traffic and drainage studies, green infrastructure, and pedestrian connections; and
- WHEREAS, no site plans were submitted with the subdivision referral materials to indicate proposed changes to the site; the Environmental Assessment Form describes the project as a resubdivision for the development of a Hampton Inn; and
- WHEREAS, the Final Plan dated January 10, 2013 shows that two of the subject parcels have frontage on Court Street Road (Route 298); the western parcel contains a one-story house, garage, and driveway on Court Street Road, which must meet the requirements of the New York State Department of Transportation; the eastern parcel is vacant with no driveways; and
- WHEREAS, the plan shows the northern parcel contains a one-story house, attached garage, and shed; the parcel has frontage and two gravel driveways on Kinne Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is surrounded by a variety of uses including a strip of remaining single-family homes along the north side of Court Street Road, as well as warehousing/distribution facilities, offices, and hotels on larger parcels; a single family home at the corner of Court Street Road and Kinne Street lies adjacent to and surrounded by the proposed subdivision; and
- WHEREAS, the site has access to public water and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the plan shows the northern parcel to contain a well; and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # S-14-33

- 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 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 amending a previous subdivision plan to combine two parcels into one 0.937-acre lot in a Business (B-1) zoning district; and
- WHEREAS, the Board previously recommended No Position with Comment on a Preliminary Subdivision referral (S-14-23) citing no parking or loading in the county right-of-way would be permitted; and
- WHEREAS, the referral notice dated April 10, 2014 notes one driveway was inadvertently omitted from the original approved map due to snow cover during the time of the property survey; and
- WHEREAS, the Preliminary Plat revised on April 9, 2014 shows a garage metal building, the approximate location of asphalt pavement in the front of the building, and retaining walls around the building; and
- WHEREAS, the plat shows two gravel driveways on Pleasant Valley Road; the original referral included a driveway permit for the eastern driveway dated June 18, 2012 from the Onondaga County Department of Transportation; the western driveway must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral noticed states that the site has access to public water and is located outside of the Onondaga County Sanitary District; the plat shows the location of a well between the retaining wall and Pleasant Valley Road; and
- WHEREAS, the plat 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant are required to coordinate all existing driveways on Pleasant Valley Road with the Onondaga County Department of Transportation by contacting the Department at (315) 435-3205.



**The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-121

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Tommie and Kathy Collins for the property located at 137 Jaclyn Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Geddes; and
- WHEREAS, the applicants are requesting an area variance to construct a new garage and convert the existing garage into living space in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, the referral notice dated March 21, 2014 states the proposed addition would be located in the required front yard setback; and
- WHEREAS, the City application dated March 19, 2014 notes the existing garage would be used as a first floor bedroom and family room to accommodate a resident with a back injury that caused partial disability; and
- WHEREAS, a Land Survey dated May 25, 1994 shows a frame house that includes the existing garage area, a proposed new 20.1' x 20.1' garage directly in front of the former garage crossing the 30' building line, and drainage and utility easements along the property boundary; and
- WHEREAS, aerial photography shows the house is located on a cul-de-sac at the end of Jaclyn Drive, a city street, with one driveway; the driveway is not shown on the survey; neighboring parcels include residences and an elementary school; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan 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](http://www.ongov.net/wep/uselaws.html); and

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

The 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 Robert Jokl. The votes were recorded as follows: Daniel Cupoli - yes; Robert Jokl - yes; Brian Donnelly - yes; and Douglas Morris - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-122

- 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 Catholic Charities of Onondaga County for the property located at 529-35 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 the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to remove and replace windows, doors, and bricks, and to repair and repaint coping, molding, and soffits of an existing building (CYO Building) in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Elevation and Window/Door Types Plan dated March 3, 2014 shows several options for new windows; the proposed elevation otherwise looks identical to the present elevation; and
- WHEREAS, the City application dated March 11, 2014 lists two existing wall signs, a 5' x 3' sign above the windows and an 11' x 2' sign above the entrance; no new signs are proposed; and
- WHEREAS, the Environmental Assessment Form dated March 10, 2014 notes the improvements are part of the New York Main Street Program Revitalization Project, and that the proposed alterations would match the original building as much as possible; and
- WHEREAS, the site is located on North Salina Street, an historic urban corridor that features walkability with mixed-use, multi-storied buildings that front the sidewalk and storefront windows; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-123

- 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 Planning Commission at the request of Shop City PW/LB LLC for the property located at 416-42 Grant Boulevard; 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 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 proposing a Project Plan Review to modify the signage in order to reflect new management of a nail salon (Spring Nails) on a 4-acre lot in Residential Class A-1 (RA-1) and Local Business Class A (BA) zoning districts; and
- WHEREAS, the City application dated March 24, 2014 notes the applicant is proposing to install a set of illuminated channel letters on a building-mounted sign and new graphics on an existing roadside sign; and
- WHEREAS, the Land Title Survey dated April 27, 1999 shows the building sign to be located on the rear (northwestern-facing) facade of the structure, and the roadside sign to be located on an outparcel at the intersection of Grant Boulevard, a city street, and Grant Terrace, an access drive serving the Shop City Plaza; and
- WHEREAS, an undated sign plan shows the building-mounted sign proposed to be 84" x 16" and LED illuminated; a photograph shows that new lettering ("Spring") would be added above the existing LED lettering for "T Nails" and the "T" would be removed; and
- WHEREAS, an undated sign plan shows the roadside sign lettering to be 46" x 22" and vinyl (not illuminated); a photograph shows the proposed graphic would occupy 1/4 of a pylon sign; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-124

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Rocklyn ET, LLC for the property located at 3068 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Erie Boulevard East, a state highway, and the municipal boundaries between the City of Syracuse and the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to demolish an existing vacant gas station on a 0.50-acre lot in a Commercial Class A (CA) zoning district, in order to grade and stabilize the site for future development of an Auto Zone; and
- WHEREAS, the Environmental Assessment Form dated March 19, 2014 states that the previous owner (Mobil) performed remediation when the station was closed, and additional work is required per the New York State Department of Environmental Conservation approved action plan; and
- WHEREAS, the City application dated March 19, 2014 states that the applicant is proposing remediation work on soils which have petroleum contamination resulting from prior use, and that the structures are dangerous and in very poor condition; all asbestos has been removed from structures; and
- WHEREAS, the Demo Plan updated March 24, 2013 shows two lots, an L-shaped parcel with a one-story existing masonry building with parking area; some of the existing parking spaces in front of the building either encroach or require backing up into the state right-of-way; a second corner lot shows all buildings to be removed and the area to be graded and stabilized; and
- WHEREAS, the Preliminary Plan dated July 1, 2013 shows the structures slated for removal to be a one-story masonry building, metal canopy and concrete area, and shed; no further information about the next phase of development of this site was included with the referral; and
- WHEREAS, the plan shows the corner lot to have two driveways on Thompson Road, a local road, and a common ingress and egress easement for both parcels on Erie Boulevard East, a city street in that location; the L-shaped lot also has frontage on Headson Drive, a local road; and
- WHEREAS, the municipal boundary between the City of Syracuse and the Town of DeWitt appears to align with the Thompson Road centerline; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

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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](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-125

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Syracuse Housing Authority for the property located at 1207-11 Almond Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to modify a previous site plan to install new equipment on an existing rooftop cellular site on a 3.8-acre lot in Residential Class B (RB) and Local Business Class A (BA) zoning districts; and
- WHEREAS, the Board previously recommended No Position on two Site Plan referrals (Z-13-8 and Z-13-265) for equipment changes to an existing rooftop cellular site; and
- WHEREAS, the Environmental Assessment Form dated March 28, 2014 notes the applicant is proposing to add 3 antennas, 3 fiber cables, and 3 remote radio units; and
- WHEREAS, the Site Plan dated February 24, 2014 shows the existing building (Toomey Tower) with proposed antennas and remote radio units to be located on the northeast corner of the roof; and
- WHEREAS, an engineering memo dated March 12, 2014 notes that the proposed appurtenances would not exceed the capacity of the existing structure and mounting supports; and
- WHEREAS, aerial photography and maps show the site to have frontage along Almond Street, East Taylor Street, Burt Street, and Renwick Avenue, all city streets, and Interstate Route 81; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-126

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Town Board at the request of ESW Realty LLC for the property located at Farrell Road and John Glenn 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned facility; and
- WHEREAS, the applicant is requesting a special permit to construct a new building with 2,530 square feet for a Dunkin Donuts with a drive-thru and 3,200 square feet for a future tenant on a proposed new lot (52,975 square feet) in an Industrial A zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-28) for the project; a special permit is required to operate a restaurant in an Industrial A zoning district; and
- WHEREAS, the Final Subdivision Map updated on March 26, 2014 shows proposed Lot 2 with a brick building and a temporary canvas-covered structure inside a fence line, a one-story brick building that connects to a building on the adjacent parcel to the northwest, a guard shack, and a large tarvia area; proposed Lot 1 appears to be vacant except for a fence along the front of the parcel; and
- WHEREAS, the Site and Planting Plan dated February 14, 2014 shows proposed Lot 1 to include a Dunkin Donuts restaurant with drive-thru and exterior patio, an attached building for a future tenant, and parking between the building and both road frontages; and
- WHEREAS, the subdivision map shows both proposed lots having frontage on Farrell Road and John Glenn Boulevard, and all existing driveways located on Farrell Road; Lot 2 has two existing driveways separated by an island and an existing shared driveway with an adjacent parcel, and Lot 1 has one existing driveway and open access to the driveways on Lot 2; the site plan shows Lot 2 with one proposed driveway in the location of the two existing driveways, and Lot 1 with one proposed driveway in the location of the existing driveway and two access points onto the driveway on Lot 2; and
- WHEREAS, county highway maps show that a portion of Farrell Road is county-owned and a portion is owned by the Town of Geddes; any existing or proposed access on John Glenn Boulevard or the county-owned portion of Farrell Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the subdivision map shows that Lot 2 is adjacent to the Seneca River, and that

the 100 year flood zone is located on the rear portion of Lot 2; wetland maps indicate the presence of federal and state wetlands on Lot 2; the plan does not show the location of wetlands or the 100-foot state wetland buffer; 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 Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site has access to public water and sewers; the site is located in the Baldwinsville Seneca-Knolls 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](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the plan shows a drainage swale on proposed Lot 2, running along the rear boundary of Lot 1; 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; and

WHEREAS, the plan shows four proposed signs along the frontage of Lot 1 and 20-foot LED pole lights around the property; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The 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 Onondaga County 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

County'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 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.

4. The applicant is advised that no access to John Glenn Boulevard will be permitted, and that the proposed signage must not obstruct sight distance.

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 location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer should be confirmed by the Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation should be shown on the proposed subdivision plan.

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

5. The Board encourages the Town to consider relocating the parking behind the building and providing interior pedestrian access between buildings on Lots 1 and 2.

**The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-127

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 Planning Commission at the request of Le Moyne College for the property located at 1201-1539 Salt Springs Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of DeWitt; and

WHEREAS, the applicant is proposing a Planned Development Review to construct 8 new townhouse units for student housing on 4 newly subdivided 0.219-acre lots in a Residential Class A (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-29) for this project; and

WHEREAS, the Resubdivision Plan dated March 19, 2014 shows the proposed lots all having frontage on Salt Springs Road, a city street, and New Lots 1E and 1F having frontage on the access drive to the existing Le Moyne College campus buildings on the adjacent parcel to the northeast; and

WHEREAS, the Layout Plan dated March 31, 2014 shows two attached townhouses proposed per lot, an existing parking lot behind the proposed buildings, and a proposed sidewalk between the parking and the buildings; access will be through the adjacent parking lot, which has an existing driveway on Salt Springs Road; and

WHEREAS, the plan shows a future sidewalk along Salt Springs Road and new and existing landscaping; and

WHEREAS, the Environmental Assessment Form dated March 28, 2014 states that stormwater runoff will be managed onsite utilizing dry swales, dry wells, infiltration trenches, disconnected rooftops, and grass filter strips to treat post-development runoff and release at a rate lower than the predevelopment condition, and that site runoff will discharge to the existing Town of DeWitt municipal storm system located adjacent to the project site; and

WHEREAS, the site has access to public water and sewers 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](http://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, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-128

- 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 NOVA Ambulance for the property located at 4425 Buckley 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 Buckley Road, Morgan Road, and John Glenn Boulevard, all county roads; and
- WHEREAS, the applicant is proposing to construct two additions to an existing building, a subsurface stormwater management facility, proposed utility coordination, and to expand an existing parking lot on a 1.61-acre lot in an Apartment (R-APT) zoning district; and
- WHEREAS, the Environmental Assessment Form dated March 28, 2014 states the applicant is proposing 1,680 square foot and 1,490 square foot additions to an existing 5,400 square foot building, as well as an expansion of their parking lot from 17 to approximately 54 spaces; and
- WHEREAS, the referral materials note that operations for the 24 hour dispatch center for ambulance response services to the Town of Clay will remain similar to existing uses, hours, and business volume; the materials further note that additional vehicle parking bays will house vehicles currently stored off-site, that on-site parking will be for training that occurs during business and evening hours, and that interior renovations will provide additional bunk-in space for responders, storage, and offices; and
- WHEREAS, the Site Layout Plan dated March 31, 2014 shows an existing metal sided building with two proposed additions, an existing and proposed parking area, and a new delivery entrance; and
- WHEREAS, the plan shows an existing driveway on Buckley Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Site Grading, Drainage, and Utilities Plan dated March 31, 2014 shows a private sanitary lateral easement and a drainage easement, and the proposed location of the subsurface stormwater management facility which would be located under the proposed additional parking area; the EAF notes the stormwater facility will address the stormwater quality and quantity per the New York State Department of Environmental Conservation and Town of Clay requirements; 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; and

WHEREAS, the EAF notes a Phase 1 Environmental Site Assessment identified five leaking underground storage tanks within 0.5 miles of the subject site; and

WHEREAS, the Environmental Assessment Form states that the site of the proposed action contains a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Resource Mapper (<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>) shows that the site is located in an area displayed in the Rare Plants and Rare animals data layer, meaning it is in the vicinity of one or more rare animals; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, per the New York State Department of Environmental Conservation, if a proposed project is in an area displayed in the Rare Plants and Rare Animals data layer and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office; and

WHEREAS, the site has access to public water and sewers 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](http://www.ongov.net/wep/uselaws.html); and

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

1. The Onondaga County 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 County'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.

2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures to determine if a full traffic study or mitigation will be required by the Department.

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



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

The Board also offers the following comments:

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

**The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-129

- 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 Baldwinsville Planning Board at the request of Festa Fairway Business Parcel No. 2 for the property located at 136 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 (New York State Route 31), a state highway; and
- WHEREAS, the applicant is proposing to construct a 4,000 square foot office building to lease office space on a vacant 0.58-acre lot in a Business (B-1) zoning district; and
- WHEREAS, the Site Plan revised on September 30, 2011 shows the proposed building and a proposed parking lot with 20 spaces; and
- WHEREAS, the plan shows the site having frontage on New York State Route 31, and frontage and one proposed driveway on Festa Fairway Lane, a village road; aerial photography shows an informal existing driveway in the location of the proposed driveway; and
- WHEREAS, the referral included a Drainage, Grading and Utility Plan that shows stormwater will be directed towards Festa Fairway Lane; the Environmental Assessment Form dated March 31, 2014 notes it will be a closed drainage system; and
- WHEREAS, the referral included a Landscape and Lighting Plan that shows landscaping around the property boundary and two lights for the proposed parking area; and
- WHEREAS, the site has access to public water and village sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the EAF notes that the site across Festa Fairway Lane, now a commercial building, was a gas station that was cleaned up under the New York State Department of Environmental Conservation regulations; 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:

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

E-mail Address: [countyplanning@ongov.net](mailto: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 Robert Jokl. The votes were recorded as follows: Daniel Cupoli - yes; Robert Jokl - yes; Brian Donnelly - yes; and Douglas Morris - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-130

- 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 Planning Commission at the request of Syracuse University for the property located 100 University Place/840 Comstock Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the SUNY College of Environmental Science and Forestry; and
- WHEREAS, the applicant is proposing a Project Plan Review to construct 4 additions totaling 3,220 square feet to an existing dining hall (Graham Dining Center) on a newly resubdivided 60.62-acre lot in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-30) for the project; and
- WHEREAS, the Resubdivision Plan dated March 28, 2014 shows proposed New Lot 1A as adjacent to Oakwood Cemetery and having frontage on College Place, University Place, Comstock Avenue, and Irving Avenue, all local streets; and
- WHEREAS, a letter from the applicant to the City dated March 27, 2014 states the project consists of four additions to the Graham Dining Center, a new entry, stair, and elevator at the southeast corner of 1,245 square feet, a special dining addition of 331 square feet, a new west exist of 356 square feet, and a loading dock receiving area of 1,100 square feet; and
- WHEREAS, the Site Layout Plan revised on March 26, 2014 shows the existing dining center and parking area, and the proposed additions; and
- WHEREAS, the Environmental Assessment Form notes the stormwater generated from the proposed activity will be managed by detaining the increase in an underground pipe and releasing the runoff at the existing rate into the existing stormwater drainage system; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per 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](http://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 Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Daniel Cupoli - yes; Robert Jokl - yes; Brian Donnelly - yes; and Douglas Morris - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-131

- 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 Benedict Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road, a county road, and Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing revisions to a Site Plan for 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, the Board recommended Modification of a Site Plan referral (Z-14-97) on April 2, 2014 for the Inficon expansion project, citing traffic study requirements and wastewater infrastructure coordination; per the Town Planner, the Town is resubmitting the Site Plan with minor circulation changes mainly for emergency vehicle access to the site; the Board is also concurrently reviewing an Area Variance referral (Z-14-132) for the project, as it does not meet setback and parking requirements; 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 related to the expansion; and
- WHEREAS, the Conceptual Site Plan dated February 27, 2014 shows the project to encompass three parcels, one currently containing an existing building housing Inficon, a parcel directly south of the building owned by National Grid, and a vacant parcel south of the National Grid property with frontage on Benedict Road; and
- WHEREAS, the plan shows a 69,000 square foot single-story building expansion (and "Future Potential 40' Building Addition" along to east side of the addition) 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, the plan shows a modified parking arrangement from prior submittals, including 125 unchanged existing spaces at the northwest corner of the site, and 335 parking spaces (114 in reserve) to be provided in the reconfigured lot; the Town of Dewitt ordinance requires 625 spaces; the location of sidewalks from the parking area are also shown, now through the center of the parking lot; and
- WHEREAS, the plan shows existing driveway access onto Technology Place and Benedict Road to serve the northern 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 stormwater detention pond is shown in a new proposed location between the two proposed driveway entrances along Benedict Road; and

WHEREAS, the National Grid parcel contains the Fly Road Substation near the Benedict Road frontage, and regional transmission lines run along the parcel; previously submitted plans showed a proposed easement and required setbacks from existing transmission infrastructure; and

WHEREAS, per the Full 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](http://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 Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-132

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Inficon for the property located 2 Technology Place and Benedict 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 Fly Road, a county road, and Interstate Route 481, a state highway; and
- WHEREAS, the applicant is requesting area variances for building height to setback requirements, side yard setback requirements, and parking requirements in order to construct 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, the Board recommended Modification of a Site Plan referral (Z-14-97) on April 2, 2014 for the Inficon expansion project, citing traffic study requirements and wastewater infrastructure coordination; per the Town Planner, the Town is resubmitting the Site Plan (Z-14-131) with minor changes, the referral for which the Board is concurrently reviewing; and
- WHEREAS, per the Zoning Board of Appeals application, the applicant is seeking area variances to for a 44' building height/setback (a variance of 32'8") an 11' 4" side yard setback, and for the provision of 457 parking spaces, including 114 future reserve parking spaces (a variance of 168 spaces); the applicant notes actual future workforce equals 305 employees with no overlapping shifts; the side yard setback would affect the National Grid property only; 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 related to the expansion; the Conceptual Site Plan dated February 27, 2014 shows the project to encompass three parcels, one currently containing an existing building housing Inficon, a parcel directly south of the building owned by National Grid, and a vacant parcel south of the National Grid property with frontage on Benedict Road; and
- WHEREAS, the plan shows a 69,000 square foot single-story building expansion (and "Future Potential 40' Building Addition" along to east side of the addition) 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, the plan shows a modified parking arrangement from prior submittals, including 125 unchanged existing spaces at the northwest corner of the site, and 335 parking spaces (114 in reserve) to be provided in the reconfigured lot; the Town of Dewitt ordinance requires 625 spaces; the location of sidewalks

from the parking area are also shown, now through the center of the parking lot; and

WHEREAS, the plan shows existing driveway access onto Technology Place and Benedict Road to serve the northern 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 stormwater detention pond is shown in a new proposed location between the two proposed driveway entrances along Benedict Road; and

WHEREAS, the National Grid parcel contains the Fly Road Substation near the Benedict Road frontage, and regional transmission lines run along the parcel; previously submitted plans showed a proposed easement and required setbacks from existing transmission infrastructure; and

WHEREAS, per the Full 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](http://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 motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-133

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Fast Lane Auto for the property located at 2601 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 (New York State Route 11), a state highway; and

WHEREAS, the applicant is proposing to open a vehicle sales and service business in an existing vacant roller rink building on a 2.47-acre lot in a Planned Commercial (C-3) zoning district; and

WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-13-134) for this project in order to operate a motor vehicles sales and service facility in this zoning district; and

WHEREAS, the Site Plan dated March 31, 2014 shows an existing one-story metal and concrete block building with existing and proposed parking for a total of 110 cars; and

WHEREAS, the plan shows the site with frontage and two existing driveways on Brewerton Road, which must meet the requirements of the New York State Department of Transportation; and

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

WHEREAS, per 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](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the referral included a Site Lighting Plan that shows LED pole lights with full cutoff optics, as well as a Landscape Plan that shows topsoil and seed area strips along the road frontage; and

WHEREAS, the site plan shows an existing sign that would be relocated along the road frontage; and

WHEREAS, aerial photography shows nearby parcels include apartment buildings, residences, businesses, and a school; 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 consult with the New York State Department of Transportation regarding access on Brewerton Road.

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to incorporate site design elements that enhance and reinforce walkability including sidewalks that continue through the driveways, as well as additional landscaping, particularly along the road frontage.
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 Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-134

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of Fast Lane Auto for the property located 2601 Brewerton 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 Brewerton Road (U.S. Route 11); and
- WHEREAS, the applicant is requesting a special permit to open a vehicle sales and service business in an existing vacant roller rink building on a 2.47-acre lot in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-13-133) for this project; and
- WHEREAS, the project requires a special permit in order to operate motor vehicle sales and service facility in a C-3 zoning district; and
- WHEREAS, the Site Plan dated March 31, 2014 shows an existing one-story metal and concrete block building with existing and proposed parking for a total of 110 cars; and
- WHEREAS, the plan shows the site with frontage and two existing driveways on Brewerton Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per 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](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the referral included a Site Lighting Plan that shows LED pole lights with full cutoff optics, as well as a Landscape Plan that shows topsoil and seed area strips along the road frontage; and
- WHEREAS, the site plan shows an existing sign that would be relocated along the road frontage; and
- WHEREAS, aerial photography shows nearby parcels include apartment buildings, residences, businesses, and a school; 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 consult with the New York State Department of Transportation regarding access on Brewerton Road.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to incorporate site design elements that enhance and reinforce walkability including sidewalks that continue through the driveways, as well as additional landscaping, particularly along the road frontage.
2. 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 Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of St. Thomas Malankara Orthodox Church for the property located at 3209 Howlett Hill 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 Howlett Hill Road and Northeast Townline Road, both county roads, and the municipal boundary between the Town of Onondaga and the Towns of Camillus and Marcellus; and
- WHEREAS, the applicant is requesting a special permit to operate a church/place of worship in an existing unused church building on a 0.505-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, a letter from the Deputy Code Enforcement Officer to the applicant dated November 26, 2013 notes that as a result of the church being closed for more than one year, the religious use is no longer a permitted use in an R-1 zoning district unless a special permit is granted; and
- WHEREAS, the Location Survey dated May 1, 2013 shows an existing one-story frame building, two-story frame building, shed, and proposed asphalt parking totaling 27 spaces around the rear and sides of the building, including spaces directly along the road boundary on the southeastern corner of the lot with no buffer; per the Onondaga County Department of Transportation, no parking in the county right-of-way is permitted; and
- WHEREAS, the survey shows the site having frontage on Howlett Hill Road, and a rear gravel drive labeled one way leading from an open gravel area/driveway on the adjacent parcel to the east (vacant) to an asphalt driveway serving the adjacent parcel to the west (cemetery); both adjacent parcel driveways are on Howlett Hill Road; and
- WHEREAS, per a phone call with the Deputy Code Enforcement Officer on April 16, 2014, an agreement existed between the former church owner and the owner of the adjacent parcel to the east, but no such agreement exists at this time, and there is no known agreement with the owners of the adjacent parcel to the west; and
- WHEREAS, the Onondaga County Department of Transportation also notes that sight distance in this area along Howlett Hill Road is questionable, and any proposed access must be reviewed by the Department; and
- WHEREAS, the survey shows two ground signs along the road frontage; and
- WHEREAS, aerial photography shows the proposed asphalt parking to be where there is currently green space; and



WHEREAS, the site has access to public water and private septic and is located outside the Onondaga County Sanitary District; and

WHEREAS, the location of the existing septic area is not shown on the survey; the Onondaga County Health Department advises the applicant to obtain acceptance or approval from the Department for any existing or proposed sewage disposal plans; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The submitted plan does not reflect adequate driveway access from the subject parcel onto Howlett Hill Road, nor is there evidence of current access agreements to safely utilize adjacent properties for driveway access or parking.

**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; and Douglas Morris - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-136

- 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 National Grid for the property located at 600 (580) East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81 and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is proposing a Project Site Review to expand and update components at an existing electrical substation (Rock Cut Substation) on a 2.8-acre lot in a Commercial Class B (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Use Variance referral (Z-14-137) for this project in order to operate a substation in this district; and
- WHEREAS, a letter from the applicant to the City dated March 28, 2014 notes the project includes an expansion of the substation yard and fence of approximately 6,500 square feet to accommodate an additional transformer bank and metal clad switch gear, and that two circuit switchers and a capacitor bank will be added and a set of switches will be replaced as a part of this project; the letter further notes this addition will allow the retirement of the older Brighton Avenue substation; and
- WHEREAS, an undated Site Plan shows the existing substation and expansion area, with the locations of the new and updated equipment, fencing, and landscaping; the plan shows the southeastern fencing will be relocated and some landscaping will be removed and graded level to enclose the expansion area; and
- WHEREAS, the plan shows the site having frontage and one driveway on East Brighton Avenue, a city street; the Environmental Assessment Form dated March 28, 2014 notes portions of the asphalt paved driveway will be replaced with crushed stone; and
- WHEREAS, the plan shows a second paved driveway on Brighton Avenue that leads across the southeastern corner of the subject property toward a fence at its boundary by the railroad tracks; and
- WHEREAS, the EAF notes there is the potential for minimal discharge of stormwater to the west onto railroad property, however drainage design on the railroad property has the potential to properly divert stormwater discharge from the project and other adjacent properties; the letter to the city notes the expansion has been minimized to reduce any stormwater impact from the disturbance; the EAF lists the total acreage to be disturbed as 0.19 acres; and
- WHEREAS, the EAF notes the project is in an archaeological sensitive area, however

planned construction will only occur in previously and heavily disturbed areas; and

WHEREAS, the EAF notes the Northern Long-Eared Bat is proposed for inclusion on the U.S. Fish and Wildlife Service and New York State Endangered Species Lists, and that no trees will be removed during this project, therefore the species will not be adversely affected; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Resource Mapper (<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>) shows that the site is located in an area displayed in the Rare Plants and Rare animals data layer, meaning it is in the vicinity of one or more rare animals; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, per the New York State Department of Environmental Conservation, if a proposed project is in an area displayed in the Rare Plants and Rare Animals data layer and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office; and

WHEREAS, the letter notes no changes to the signs are anticipated except for the relocation of those mounted on the fence, and that all existing perimeter landscaping facing adjacent properties will remain; and

WHEREAS, the site has access to public water and is located in the Metropolitan Wastewater Treatment Plant service area; the letter notes the site has no sanitary or water connections; and

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

1. The Board recommends that the City ensure that the stormwater flow is managed on the subject property.
2. A request for a project screening regarding the presence of any rare plants or animals must be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-137

- 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 National Grid for the property located at 600 (580) East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81 and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is proposing to modify a use variance in order to expand and update components at an existing electrical substation (Rock Cut Substation) on a 2.8-acre lot in a Commercial Class B (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-14-136) for this project; and
- WHEREAS, a letter from the applicant to the City dated March 28, 2014 notes a use variance was granted by the city at the time of the approval of the original project in 1973 to allow the substation to be built in a commercial district, and that it was designed with the intention of adding capacity in the future; and
- WHEREAS, the letter notes the project includes an expansion of the substation yard and fence of approximately 6,500 square feet to accommodate an additional transformer bank and metal clad switch gear, and that two circuit switchers and a capacitor bank will be added and a set of switches will be replaced as a part of this project; the letter further notes this addition will allow the retirement of the older Brighton Avenue substation; and
- WHEREAS, an undated Site Plan shows the existing substation and expansion area, with the locations of the new and updated equipment, fencing, and landscaping; the plan shows the southeastern fencing will be relocated and some landscaping will be removed and graded level to enclose the expansion area; and
- WHEREAS, the plan shows the site having frontage and one driveway on East Brighton Avenue, a city street; the Environmental Assessment Form dated March 28, 2014 notes portions of the asphalt paved driveway will be replaced with crushed stone; and
- WHEREAS, the plan shows a second paved driveway on Brighton Avenue that leads across the southeastern corner of the subject property toward a fence at its boundary by the railroad tracks; and
- WHEREAS, the EAF notes there is the potential for minimal discharge of stormwater to the west onto railroad property, however drainage design on the railroad property has the potential to properly divert stormwater discharge from the project and other adjacent properties; the letter to the city notes the expansion has been minimized to reduce any stormwater impact from the disturbance; the EAF

lists the total acreage to be disturbed as 0.19 acres; and

WHEREAS, the EAF notes the project is in an archaeological sensitive area, however planned construction will only occur in previously and heavily disturbed areas; and

WHEREAS, the EAF notes the Northern Long-Eared Bat is proposed for inclusion on the U.S. Fish and Wildlife Service and New York State Endangered Species Lists, and that no trees will be removed during this project, therefore the species will not be adversely affected; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Resource Mapper (<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>) shows that the site is located in an area displayed in the Rare Plants and Rare animals data layer, meaning it is in the vicinity of one or more rare animals; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; per the New York State Department of Environmental Conservation, if a proposed project is in an area displayed in the Rare Plants and Rare Animals data layer and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office; and

WHEREAS, the letter notes no changes to the signs are anticipated except for the relocation of those mounted on the fence, and that all existing perimeter landscaping facing adjacent properties will remain; and

WHEREAS, the site has access to public water and is located in the Metropolitan Wastewater Treatment Plant service area; the letter notes the site has no sanitary or water connections; and

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

1. The Board recommends that the City ensure that the stormwater flow is managed on the subject property.
2. A request for a project screening regarding the presence of any rare plants or animals must be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-138

- 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 Advance Central Services Syracuse for the property located at 101-239 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 the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing exterior improvements, including the addition of a metal panel facade, second-story window, and sign, to an existing office building on a 4.13-acre lot in Central Business District-General Service/Office and Service (CBD-GS and CBD-OS) zoning districts; and
- WHEREAS, the Site Plan and Elevation dated March 31, 2014 shows an existing office building complex, plaza, and parking area; and
- WHEREAS, the plan shows the building to have frontage on North Salina Street, North Clinton Street and Herald Place, and West Genesee Street, all city streets, and Interstate Route 690; and
- WHEREAS, the plan shows the proposed new panel and sign to be located at the North Clinton Street building entrance, and the new window to be located along North Salina Street; and
- WHEREAS, the City application dated March 31, 2014 notes the proposed sign to be a projecting metal and backlit acrylic sign that would be 5 feet in diameter; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-139

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Richfield Syracuse Hotel Partners, LLC for the property located at 701-5 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to modify a previous site plan to install new equipment on an existing rooftop antenna site on a 1.2-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Environmental Assessment Form dated April 3, 2014 notes the applicant is proposing to add 3 panel antennas, 3 fiber cables, and 3 remote radio units; and
- WHEREAS, the Site Plan dated March 3, 2014 shows the existing building (Crowne Plaza) with proposed antennas and remote radio units locations along one side of the roof, as well as a large parking garage; and
- WHEREAS, an engineering memo dated March 12, 2014 notes that the proposed installation would not exceed the capacity of the existing structure and mounting supports; and
- WHEREAS, the plan shows show the site to have frontage along Almond Street, East Genesee Street, and East Fayette Street, all city streets, and Interstate Route 81; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-140

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of 141 First Street LLC for the property located at 141 First Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing modifications to a site plan in order to build an ADA compliant ramp on the front of an existing office building on an approximately 0.5-acre lot in a Lakeside Business (B-1) zoning district; and
- WHEREAS, per the local application materials, the ramp would extend 13 feet perpendicular from the front porch and main entrance on First Street, and end 5 feet from the front property line; and
- WHEREAS, per the materials, the ramp would have 40" high solid side walls which would be sided and painted to match the existing building; the full length of the ramp would also have planters built into the top of the side walls; and
- WHEREAS, the building appears to be a previously converted residence, and the site is located on a transitioning mixed-use block in the traditional village center; Onondaga Lake Park is located nearby; and
- WHEREAS, the site has access to public water and sewers, and has shared driveway access onto First Street, a village street, with the adjacent parcel; and
- WHEREAS, the marked Site Plan revised on October 1, 2012 shows an existing parking lot behind the building with 15 spaces; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-141

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Lemrog Gull LLC for the property located at 116 South Willow Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to build an 8' x 20' platform for an outdoor cooler at an existing restaurant building on an approximately 0.5-acre lot in a Lakeside Business (B-1) zoning district; and
- WHEREAS, the existing Barking Gull restaurant is located at the corner of South Willow and Lake Drive, and lies adjacent to Onondaga Lake Park and related facilities and parking areas; and
- WHEREAS, a modified Site Plan, originally dated April 4, 2011, shows the existing building and location of the proposed platform, to be raised 4.5' above ground; and
- WHEREAS, the plan also shows a proposed second floor deck addition, proposed ice cream stand, and a proposed 20' x 31' pole building for storage; aerial photography shows what appears to be an ice cream stand and second story addition; photography is unclear as to the buildout of the proposed pole building; and
- WHEREAS, the plan shows an existing parking lot on South Willow Street, a village street, with 30 spaces; sidewalks exist along both road frontages including within the property; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the entire parcel is located within a Special Flood Hazard Area (SFHA); and
- WHEREAS, the site is currently served by public water and 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. The Board has offered the following COMMENT(S) in regards to the above referral:

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-142

- 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 Onondaga Town Board at the request of Peregrine Landing of Onondaga Hill, LLC for the property located on the south side of New York State Route 175; 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' of New York State Route 175 (West Seneca Turnpike), a state highway, and Makyes Road, a county road; and
- WHEREAS, the applicant is requesting a zone change on 129.69 acres of a 168.2 acre lot from Residential (R-1) to Planned Residential Community (P-RC), in order to facilitate the proposed Peregrine Landing development; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for Phase 1 of the project (Z-14-143); the Board previously recommended Disapproval of a Subdivision referral (S-09-59) for the project, citing lack of traffic, wastewater, stormwater and SEQR documentation; the Board took No Position With Comment on three zone change referrals (Z-09-403/404/405) to change zoning to Planned Residential Community (PR-C) for the project, citing outstanding traffic and stormwater planning, and encouraged the Town to consider the cumulative effects the overall project may have within the County, in conjunction with additional local subdivisions; and
- WHEREAS, in March 2014, the Town approved a resolution ratifying and reaffirming prior SEQR findings for the project, noting changes to the project and that environmental impacts previously addressed by the Planning Board will not experience any change; per the Town the applicant does not intend to resubmit a subdivision referral to the Board, instead relying on the plan reviewed by the Onondaga County Planning Board in 2009; the Town also notes the proposed zone change on this property to P-RC was previously approved by the Town in 2011, with 13 conditions which included: payment in-lieu of parkland, reimbursement of review expenses, conformance with pans and covenants, submission of stormwater permits and agreements, Three Mile Limit approval by the City of Syracuse, especially with respect to drainage (the City and OCPB do not have record of receiving a Three Mile Limit referral since 2011), formation of special districts, County Department of Transportation approval for site access; recording of permanent "forever wild" easements (to serve as 'green infrastructure' and buffer adjacent developments), NYSDOT mitigation, extension of John Sweet Road to Makyes Road during phase 1, construction of a pump station, subject to WEP approval, and contribution of \$75,000 for water service improvements to be made by OCWA; and
- WHEREAS, per the Town Zoning Code, a P-RC district must be predominantly residential in nature, and any non-residential uses must be incidental to the basic

residential character of the district; permitted uses within the district include residential, offices, businesses and commercial establishments compatible with and supportive of and not detrimental to the predominant use; residential density is not to exceed seven units per acre; maximum building coverage of the total district land area is 12%; submitted plans for Phase 1 do not show landscaping of commercial properties, parkland, sidewalk facilities on any proposed lots or transit accommodations along NYS Route 175; and

WHEREAS, the Phasing Plan dated December 10, 2013, shows the overall proposed project buildout in six phases, Phase 1 (46,000 square foot office, 35,675 square foot adult care facility, 13 single-family lots, and Route 175 signal and mitigation), Phase 2 (26 single-family lots and connection to Makyes Road), Phase 3 (28 single-family lots), Phase 4 (25 single-family lots), Phase 5 (37 single-family lots and sewer pump station), and Phase - NS Zone (Future) (Peregrine Drive Connection to Rt. 175 with signal and mitigation, development on approximately 38.5 acres zoned Neighborhood Shopping); the Phasing Plan notes Phase 1 is to include turn lanes for approaches on NYS Route 175 to the proposed John Sweet Way, installation of a coordinated signal system, and relocation/installation of highway appurtenances; Phase - NS Zone (Future) includes additional turn lanes at Peregrine Drive and Route 175, traffic signal relocation of highway appurtenances, donation of additional land to DOT, and notes "Update TIS if after 2012"; and

WHEREAS, the Overall Site Plan dated March 18, 2014 shows the proposed subdivision of land as Lots 1-139 as single-family units (size not specified, generally less than one acre, minimum 15,000 square feet) along the proposed John Sweet Way, Road B, Road C, and Road D, with Road C taking a U-shaped form with two cul-de-sacs; a proposed Pilgrims Way and Peregrine Drive are shown to connect proposed Road C to Route 175 via the Neighborhood Shopping zoned land; wetlands are shown on portions of proposed lots 75-78, 85 and 86; the Plan also shows Lot 140 (30.6 acres) to contain a proposed memory care facility, a large wetlands area and adjacent undeveloped lands; Lot 141 (4.6 acres) to contain 4 office buildings and a small wetland area; Lot 142 (4.6 acres) to contain 3 office buildings and a gravel access road accessing OCWA's water tank; each of these commercial lots would have associated parking and driveways onto John Sweet Way; no direct access onto Route 175 from any proposed lots is shown on the plan; and

WHEREAS, two areas are shown on the plans as "Proposed 40 Foot (and in places up to 90 feet) wide 'Forever Wild Easements'", which are located along the rear portion of several residential lots; the easternmost Forever Wild area is entirely surrounded by housing lots and roads, and includes an OCWA driveway to access its water tank (within the designated forever wild area); a condition of the 2011 zone change noted these areas shall serve as green infrastructure for stormwater management purposes and as a buffer for adjacent residential developments; and

WHEREAS, the Phase 1 Final Plan (labeled Progress Print) hand dated March 31, 2014, shows the same buildout of Phase 1 with different lot labeling, with the adult care facility to be located on proposed Lot 1 (30.84 acres) along with wetlands and "Undisturbed Lands", 4 office buildings and parking on Lot 2 (4.37 acres), 3 office buildings on lot 3 (5.27 acres), Lots 4-16 as residential lots ranging from 15,078- 38,906 square feet each, Lot 17 (77.12 acres) as remaining lands, including a 100 foot Niagara Mohawk Power Corporation easement containing overhead power lines, and John Sweet Way labeled as Lot 18, and

shown with a temporary hammerhead turn-a-round easement on a portion of proposed Lot 17; and

WHEREAS, the Phase 1 Site Plan (March 18, 2104) shows infiltration basins and bio-retention areas in various locations on the commercial lots; per the Town attorney, the owner of lands on which wetlands and dedicated open spaces is to be located shall be required to enter into a Maintenance, Covenant and Easement Agreement with the town, to detail standards, maintenance, responsibility and access requirements for sustainability of these areas in the future; and

WHEREAS, the site is proposed to be served by public water, assuming extension of Onondaga County Water Authority service to the property; the SEQRA Findings Statement dated April 2009 notes, while there is sufficient water capacity to service the proposed project, once completed, “virtually no reserve capacity will remain in the existing water distribution system and improvements to the water district are necessary to re-establish reserve water capacity for future development”; the applicant, Town and Authority have been coordinating on the availability of service and potential cost-sharing of potentially significant costs (currently in the range of approximately \$335,000 per OCWA) to provide service to the property; and

WHEREAS, the site is proposed to be served by public sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; the municipality and developer shall not assume that the Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure; and

WHEREAS, wetlands mapping and site plans indicate that this parcel may contain or border a wetland; the New York State Department of Environmental Conservation recommends 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

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. The Onondaga County Department of Transportation requires an updated traffic study, including a gap analysis 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.

2. The New York State Department of Transportation requires a highway work permit for any work within the Route 175 right-of-way. The Department also advises the developer and Town to continue efforts to coordinate access and mitigation with the Department.

3. The applicant requires a Onondaga County Department of Transportation work permit for any work within the Makyas Road right-of-way. The Department advises that access onto Makyas will be subject to the availability of sight distance, and advises the developer and Town to continue efforts to coordinate access and possible mitigation with the Department.

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

7. The Onondaga County Water Authority requires that appropriate access agreements are in place and filed with appropriate deeds for OCWA access to its water tank on the eastern portion of the site. The Authority also requires additional coordination and cost-sharing agreements to be finalized regarding the provision of drinking water service to the site.

The Board also offers the following comments:

1. The Town and applicant are requested to forward project plans and SWPP to the City Engineering Department for review, and are advised that the project is subject to Three-Mile Limit review through the Syracuse Planning Commission.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. Per the Onondaga County Department of Water Environment Protection, the municipality should require that the developer provide performance bonds and/or surety instruments to fully fund future maintenance and/or replacement costs; when those repairs and replacements occur they are significant. It is recommended that the municipality require performance bonds and maintenance guarantees (similar to condominium property management maintenance trust) be adequate to fully enable long-term maintenance and even fully fund asset replacement by the municipality should the need arise to transfer said infrastructure to public ownership. This will protect the municipality and its residents from future repair and replacement costs. The municipality should also require that the developer construct the wastewater pump station and conveyances to all the standards listed in Recommended Standards for Wastewater Facilities (2004), including the performance and leak testing of the system.
5. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation must be shown on the plans for this site. 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.
6. The applicant should contact Will Kehoe at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of street names and addresses prior to filing the subdivision, as per Local Law # 5-1972.
7. The Board encourages the Town to require a second means of ingress and egress as part of Phase 1 of development or as soon as possible, in order to ensure access to this subdivision meets the requirements of local emergency service providers.
8. The Board encourages the Town and applicant consider incorporation of additional elements of a truly mixed-use project into the proposed plan, including opportunities for pedestrian, bicycle, and transit access to, from and within this site, a mix of housing types, providing a high-quality amenities and gathering spaces, maximizing community density and connectivity, and maximizing the environmental and recreational benefits of designated open spaces.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-143

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Peregrine Landing of Onondaga Hill, LLC for the property located on the south side of New York State Route 175; 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 175 (West Seneca Turnpike), a state highway, and Makyes Road, a county road; and
- WHEREAS, the applicant is requesting Site Plan approval for Phase 1 of the proposed Peregrine Landing development, including a 35,675 square foot memory care facility, 46,000 square feet of office space and 13 single-family lots, on a portion of a 168.2-acre parcel; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral for a portion of the site from Residential (R-1) to Planned Residential Community (P-RC), to facilitate the proposed project; the remaining portion of the site is zoned Neighborhood Shopping (NS), and is slated for unspecified future development; the Board previously recommended Disapproval of a Subdivision referral (S-09-59) for the project, citing lack of traffic, wastewater, stormwater and SEQR documentation; the Board took No Position With Comment on three zone change referrals (Z-09-403/404/405) to change zoning to Planned Residential Community (P-RC) for the project, citing outstanding traffic and stormwater planning, and encouraged the Town to consider the cumulative effects the overall project may have within the County, in conjunction with additional local subdivisions; and
- WHEREAS, in March 2014, the Town approved a resolution ratifying and reaffirming prior SEQR findings for the project, noting changes to the project and that environmental impacts previously addressed by the Planning Board will not experience any change; per the Town the applicant does not intend to resubmit a subdivision referral to the Board, instead relying on the plan reviewed by the Onondaga County Planning Board in 2009; the Town also notes the proposed zone change on this property to P-RC was previously approved by the Town in 2011, with 13 conditions which included: payment in-lieu of parkland, reimbursement of review expenses, conformance with pans and covenants, submission of stormwater permits and agreements, Three Mile Limit approval by the City of Syracuse, especially with respect to drainage (the City and OCPB do not have record of receiving a Three Mile Limit referral since 2011), formation of special districts, County Department of Transportation approval for site access; recording of permanent "forever wild" easements (to serve as 'green infrastructure' and buffer adjacent developments), NYSDOT mitigation, extension of John Sweet Road to Makyes Road during phase 1, construction of a pump station, subject to WEP approval, and contribution of

\$75,000 for water service improvements to be made by OCWA; and

WHEREAS, per the Town Zoning Code, a P-RC district must be predominantly residential in nature, and any non-residential uses must be incidental to the basic residential character of the district; permitted uses within the district include residential, offices, businesses and commercial establishments compatible with and supportive of and not detrimental to the predominant use; residential density is not to exceed seven units per acre; maximum building coverage of the total district land area is 12%; submitted plans for Phase 1 do not show landscaping of commercial properties, parkland, sidewalk facilities on any proposed lots or transit accommodations along NYS Route 175; and

WHEREAS, the Phasing Plan dated December 10, 2013, shows the overall proposed project buildout in six phases, Phase 1 (46,000 square foot office, 35,675 square foot adult care facility, 13 single-family lots, and Route 175 signal and mitigation), Phase 2 (26 single-family lots and connection to Makyes Road), Phase 3 (28 single-family lots), Phase 4 (25 single-family lots), Phase 5 (37 single-family lots and sewer pump station), and Phase - NS Zone (Future) (Peregrine Drive Connection to Rt. 175 with signal and mitigation, development on approximately 38.5 acres zoned Neighborhood Shopping); the Phasing Plan notes Phase 1 is to include turn lanes for approaches on NYS Route 175 to the proposed John Sweet Way, installation of a coordinated signal system, and relocation/installation of highway appurtenances; Phase - NS Zone (Future) includes additional turn lanes at Peregrine Drive and Route 175, traffic signal relocation of highway appurtenances, donation of additional land to DOT, and notes "Update TIS if after 2012"; and

WHEREAS, the Overall Site Plan dated March 18, 2014 shows the proposed subdivision of land as Lots 1-139 as single-family units (size not specified, generally less than one acre, minimum 15,000 square feet) along the proposed John Sweet Way, Road B, Road C, and Road D, with Road C taking a U-shaped form with two cul-de-sacs; a proposed Pilgrims Way and Peregrine Drive are shown to connect proposed Road C to Route 175 via the Neighborhood Shopping zoned land; wetlands are shown on portions of proposed lots 75-78, 85 and 86; the Plan also shows Lot 140 (30.6 acres) to contain a proposed memory care facility, a large wetlands area and adjacent undeveloped lands; Lot 141 (4.6 acres) to contain 4 office buildings and a small wetland area; Lot 142 (4.6 acres) to contain 3 office buildings and a gravel access road accessing OCWA's water tank; each of these commercial lots would have associated parking and driveways onto John Sweet Way; no direct access onto Route 175 from any proposed lots is shown on the plan; and

WHEREAS, two areas are shown on the plans as "Proposed 40 Foot (and in places up to 90 feet) wide 'Forever Wild Easements'", which are located along the rear portion of several residential lots; the easternmost Forever Wild area is entirely surrounded by housing lots and roads, and includes an OCWA driveway to access its water tank (within the designated forever wild area); a condition of the 2011 zone change noted these areas shall serve as green infrastructure for stormwater management purposes and as a buffer for adjacent residential developments; and

WHEREAS, the Phase 1 Final Plan (labeled Progress Print) hand dated March 31, 2014, shows the same buildout of Phase 1 with different lot labeling, with the adult care facility to be located on proposed Lot 1 (30.84 acres) along with wetlands and "Undisturbed Lands", 4 office buildings and parking on Lot 2 (4.37 acres), 3 office buildings on lot 3 (5.27 acres), Lots 4-16 as residential lots ranging

from 15,078- 38,906 square feet each, Lot 17 (77.12 acres) as remaining lands, including a 100 foot Niagara Mohawk Power Corporation easement containing overhead power lines, and John Sweet Way labeled as Lot 18, and shown with a temporary hammerhead turn-a-round easement on a portion of proposed Lot 17; and

WHEREAS, the Phase 1 Site Plan (March 18, 2104) shows infiltration basins and bio-retention areas in various locations on the commercial lots; per the Town attorney, the owner of lands on which wetlands and dedicated open spaces is to be located shall be required to enter into a Maintenance, Covenant and Easement Agreement with the town, to detail standards, maintenance, responsibility and access requirements for sustainability of these areas in the future; and

WHEREAS, the site is proposed to be served by public water, assuming extension of Onondaga County Water Authority service to the property; the SEQRA Findings Statement dated April 2009 notes, while there is sufficient water capacity to service the proposed project, once completed, “virtually no reserve capacity will remain in the existing water distribution system and improvements to the water district are necessary to re-establish reserve water capacity for future development”; the applicant, Town and Authority have been coordinating on the availability of service and potential cost-sharing of potentially significant costs (currently in the range of approximately \$335,000 per OCWA) to provide service to the property; and

WHEREAS, the site is proposed to be served by public sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; the municipality and developer shall not assume that the Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure; and

WHEREAS, wetlands mapping and site plans indicate that this parcel may contain or border a wetland; the New York State Department of Environmental Conservation recommends 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

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. The Onondaga County Department of Transportation requires an updated traffic study, including a gap analysis 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.
2. The New York State Department of Transportation requires a highway work permit for any work within the Route 175 right-of-way. The Department also advises the developer and Town to continue efforts to coordinate access and mitigation with the Department.
3. The applicant requires a Onondaga County Department of Transportation work permit for any work within the Makyes Road right-of-way. The Department advises that access onto Makyes will be subject to the availability of sight distance, and advises the developer and Town to continue efforts to coordinate access and possible mitigation with the Department.
4. The City of Syracuse Engineering Department, New York State Department of Transportation and Onondaga County Department of Transportation, and have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet all Department requirements, verifying that the proposed development would not create additional stormwater runoff into the State, County or City's drainage system and is required to first contact each Department to determine the scope of the study; the applicant must submit the drainage study to each Department for approval and complete any appropriate mitigation as may be determined by the Departments.
7. The Onondaga County Water Authority requires that appropriate access agreements are in place and filed with appropriate deeds for OCWA access to its water tank on the eastern portion of the site. The Authority also requires additional coordination and cost-sharing agreements to be finalized regarding the provision of drinking water service to the site.

The Board also offers the following comments:

1. The Town and applicant are requested to forward project plans and SWPP

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to the City Engineering Department for review, and are advised that the project is subject to Three-Mile Limit review through the Syracuse Planning Commission.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. Per the Onondaga County Department of Water Environment Protection, the municipality should require that the developer provide performance bonds and/or surety instruments to fully fund future maintenance and/or replacement costs; when those repairs and replacements occur they are significant. It is recommended that the municipality require performance bonds and maintenance guarantees (similar to condominium property management maintenance trust) be adequate to fully enable long-term maintenance and even fully fund asset replacement by the municipality should the need arise to transfer said infrastructure to public ownership. This will protect the municipality and its residents from future repair and replacement costs. The municipality should also require that the developer construct the wastewater pump station and conveyances to all the standards listed in Recommended Standards for Wastewater Facilities (2004), including the performance and leak testing of the system.
5. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation must be shown on the plans for this site. 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.
6. The applicant should contact Will Kehoe at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of street names and addresses prior to filing the subdivision, as per Local Law # 5-1972.
7. The Board encourages the Town to require a second means of ingress and egress as part of Phase 1 of development or as soon as possible, in order to ensure access to this subdivision meets the requirements of local emergency service providers.
8. The Onondaga County Planning Board encourages the Town and applicant consider incorporation of additional elements of a truly mixed-use project into the proposed plan, including opportunities for pedestrian, bicycle, and transit access to, from and within this site, a mix of housing types, providing a high-quality amenities and gathering spaces, maximizing community density and

connectivity, and maximizing the environmental and recreational benefits of designated open spaces.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-144

- 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 Lysander Zoning Board of Appeals at the request of Charles Lacey for the property located 1283 Old Lamson 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 Old Lamson Road and Lamson Road, both county roads, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct an addition to an existing residence on a 1.00-acre lot in an Agricultural (A) zoning district; and
- WHEREAS, the referral notice states the proposed addition would have a front yard setback of 22 feet from the centerline of Old Lamson Road, where 100 feet are required; the Town application dated April 7, 2014 notes the addition is to accommodate an increase in the applicant's family size; and
- WHEREAS, the Survey updated on August 28, 1967 shows an existing house that is approximately 24' x 48'; the proposed 16' x 40' addition is drawn on the survey and would be located on the west side of the house; aerial photography shows the property also contains a pool and detached garage; and
- WHEREAS, the survey shows the property to have frontage on Lamson Road; no driveways are shown on the survey; aerial photography shows one driveway on Lamson Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site does not have access to public water and is located outside the Onondaga County Sanitary District; no septic system is shown on the survey; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in Agricultural District 3; aerial photography shows surrounding properties include residences, wooded land, and farmed parcels; and

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

1. 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.
2. Per the Onondaga County Department of Transportation, any proposed

additional access to Lamson Road is prohibited.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-145

- 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 Morgan Management Acquisitions for the property located at 7519 Oswego 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 Oswego Road (Old Route 57) and John Glenn Boulevard, both county roads, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing interior and exterior improvements to a former grocery store building (Wegmans) and construction on three new outparcel lots on a 68.389-acre lot in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Subdivision referral (S-13-84) to create a 0.9 acre parcel on the site for an existing bank, citing access restrictions to Route 57; and
- WHEREAS, a Concept Site Plan dated April 4, 2014 was submitted with the site plan referral; the plan does not include details on facades, pedestrian, bicycle or transit elements, and does not indicate any changes to stormwater detention or the existing large parking area in front of the former and current Wegmans buildings; and
- WHEREAS, the plan shows the former Wegmans building proposed to be split among five tenant spaces, including a Wegmans District office (18,000 square feet), a Goodwill Store & Donation Center (22,500 square feet), and three Retail Tenant spaces (13,000 square feet, 15,500 square feet, and 15,000 square feet); façade renovations are also noted; the Goodwill Store is shown with a Donation Canopy area along the northwest side of the building; and
- WHEREAS, the plan also shows Retail Outparcel #1 (8,000 square foot retail building), located to the rear of the existing McDonald's outparcel, with parking and driveway access to be connected to the easing large parking area; and
- WHEREAS, the plan also shows two proposed retail outparcels (3,000 square feet each, one shown with drive-thru configuration), and showing shared parking and driveway accesses to the larger parking area; no direct access to Oswego Road is indicated on the plan; and
- WHEREAS, each of the proposed buildings, as well as the existing new Wegmans building are shown on a single 68 acre parcel; which has two full driveways onto Oswego Road, a county road, and a full driveway onto Elmcrest Road, a town road; any existing or proposed access onto Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Wetzel Road Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, wetland maps indicate the potential presence of state and federal wetlands along the southern side of the site; and

WHEREAS, the location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation must be shown on the plans for this site; 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 rear of the site runs along the boundary between the Town of Clay and Town of Salina; per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Onondaga County 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 County'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 Transportation notes that no additional access onto Oswego Road will be allowed.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity, and compliance with industrial discharge permits.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

4. The Board encourages the Town and applicant to consider opportunities to manage and share parking among the various uses and structures on site (and on adjacent sites where possible), reduce the total number of spaces, and increase landscaping and impermeable surfaces and large expanses of parking lots on site.

5. The Town is encouraged to consider a planning level analysis of this corridor to formalize requirements and standards and guide future actions, specifically regarding topics such as land use and density goals, implications for infrastructure, shared parking and access management, façade, landscaping and signage standards, pedestrian/bicycle and transit accommodations, coordinated stormwater management opportunities.

**The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-146

- 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 Todd Loscombe for the property located on Orangeport Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (U.S. Route 11), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct and operate a 49-unit apartment complex including necessary drives, parking, community building, and stormwater facilities, on a 7.31-acre lot in a Multiple Residential (RM) zoning district; and
- WHEREAS, the referral notice states that a variance is required to increase maximum allowed building height from 35 feet to 48 feet; and
- WHEREAS, the Sketch Plan dated February 20, 2014 shows two proposed 3-story buildings with 24 units each, a proposed office and community building, four garages with 48 parking spaces, and several outdoor parking areas with 89 parking spaces; and
- WHEREAS, the plan shows a driveway on Orangeport Road, a local road, and a gated connection to Walnut Hill Road, a local road, through a temporary turn-around easement; and
- WHEREAS, the plan shows a sanitary sewer easement, a drainage easement, and another drainage easement on the southeast corner of the lot; the Environmental Assessment Form dated April 8, 2014 states that there is an existing stormwater basin located in the southeast corner of the property; and
- WHEREAS, the EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Resource Mapper (<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>) shows that the site is located in an area displayed in the Rare Plants and Rare animals data layer, meaning it is in the vicinity of one or more rare animals; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, per the New York State Department of Environmental Conservation, if a proposed project is in an area displayed in the Rare Plants and Rare Animals data layer and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS

DEC Division of Environmental Permits office; and

WHEREAS, the referral notice states that the site is served by public water and sewer; the site is located in the Brewerton 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](http://www.ongov.net/wep/uselaws.html); 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; 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:

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

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The plan should provide an adequate visual buffer between the project site and the adjacent residential parcels.
4. The Board recommends the applicant modify the site plan to accommodate the potential for a future extension of Walnut Hill Road in an effort to foster interconnected roadways. The Board further encourages the removal of the gated access onto Walnut Hill Road in order to provide improved access options for residents.
5. The Board recommends that the Town review and ensure adequate emergency vehicle access to the site with applicable service providers.

6. The Board encourages the Town to consider the addition of sidewalks along Orangeport Road to serve this site and to begin to create connections to the Brewerton hamlet.

**The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-147

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of William and Anne Ford for the property located at 2797 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 41, a state highway, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to demolish an existing single-family dwelling and construct a new single-family dwelling on a 1.01-acre lot in Rural and Farming and Lake Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-148) for this project in order to build a patio and shed within 50 feet of the lake line; and
- WHEREAS, the Site Plan dated November 20, 2013 shows an existing 906 square foot camp, shed, and gravel patio with shoreline steps to be removed, and a proposed 2,699 square foot two-story frame house, attached garage, open deck, shed, and permeable patio with shoreline steps to be constructed; and
- WHEREAS, the plan shows the property having frontage on Skaneateles Lake and East Lake Road, and an existing driveway on East Lake Road to be removed and replaced by a shorter driveway in roughly the same location; the driveway must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a letter to the Town notes landscape beds will be planted along the top of the bank on the northern property line to mitigate stormwater runoff; 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; and
- WHEREAS, the Environmental Assessment Form dated March 26, 2014 notes the site will obtain potable water from Skaneateles Lake; and
- WHEREAS, the site is served by a private septic system and is located outside the Onondaga County Sanitary District; a Resubdivision Map dated November 20, 2013 shows the location of an apparent leach field, which appears to be in the

location of the proposed new house; the site plan shows a proposed new septic area at the southeastern corner of the lot; and

WHEREAS, a memo from the City of Syracuse Department of Water dated April 3, 2014 states the Department defers comment pending the issuance of an Onondaga County Department of Health onsite wastewater treatment system design approval; and

WHEREAS, aerial photography shows a narrow portion of the property along Skaneateles Lake to be located in a flood plain; 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, wetland maps indicate the potential presence of federal wetlands on the parcel, including in the area of the proposed patio and steps; 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 Onondaga County Agricultural District map shows the site is adjacent to a farmed property in Agricultural District 2; aerial photography shows surrounding properties include residences, wooded land, and farmed parcels; and

WHEREAS, the plan states that impermeable surfaces will decrease from 10.7% to 9.98% as a result of this 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 applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
2. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a building lot and issuance of a building permit.
3. The location of federally designated wetlands on site must be confirmed by the U.S. Army Corps of Engineers, and the confirmed wetland delineation must be shown on the plans for this site.

The Board also offers the following comment:

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

**The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-148

- 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 William and Anne Ford for the property located at 2797 East Lake 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 New York State Route 41, a state highway, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing single-family dwelling and construct a new single-family dwelling on a 1.01-acre lot in Rural and Farming and Lake Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-147) for this project; and
- WHEREAS, the Pre-application Findings dated March 27, 2014 note a special permit is required in order to construct a permeable patio and shed within 50 feet of the lake line; and
- WHEREAS, the Site Plan dated November 20, 2013 shows an existing 906 square foot camp, shed, and gravel patio with shoreline steps to be removed, and a proposed 2,699 square foot two-story frame house, attached garage, open deck, shed, and permeable patio with shoreline steps to be constructed; and
- WHEREAS, the plan shows the property having frontage on Skaneateles Lake and East Lake Road, and an existing driveway on East Lake Road to be removed and replaced by a shorter driveway in roughly the same location; the driveway must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a letter to the Town notes landscape beds will be planted along the top of the bank on the northern property line to mitigate stormwater runoff; 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; and
- WHEREAS, the Environmental Assessment Form dated March 26, 2014 notes the site will obtain potable water from Skaneateles Lake; and

WHEREAS, the site is served by a private septic system and is located outside the Onondaga County Sanitary District; a Resubdivision Map dated November 20, 2013 shows the location of an apparent leach field, which appears to be in the location of the proposed new house; the site plan shows a proposed new septic area at the southeastern corner of the lot; and

WHEREAS, a memo from the City of Syracuse Department of Water dated April 3, 2014 states the Department defers comment pending the issuance of an Onondaga County Department of Health onsite wastewater treatment system design approval; and

WHEREAS, aerial photography shows a narrow portion of the property along Skaneateles Lake to be located in a flood plain; 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, wetland maps indicate the potential presence of federal wetlands on the parcel, including in the area of the proposed patio and steps; 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 Onondaga County Agricultural District map shows the site is adjacent to a farmed property in Agricultural District 2; aerial photography shows surrounding properties include residences, wooded land, and farmed parcels; and

WHEREAS, the plan states that impermeable surfaces will decrease from 10.7% to 9.98% as a result of this 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 applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
2. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a building lot and issuance of a building permit.
3. The location of federally designated wetlands on site must be confirmed by the U.S. Army Corps of Engineers, and the confirmed wetland delineation must be shown on the plans for this site.

The Board also offers the following comment:

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

**The motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Daniel Cupoli - 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 23, 2014

OCPB Case # Z-14-149

- 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 Elbridge Town Board at the request of Dan McLaughlin for the property located 1125 New York State Route 5; 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 New York State Route 5, a state highway; and
- WHEREAS, the applicant is requesting to move a zoning district boundary line on a 2.794-acre lot in a Business zoning district (portions in both B-1 and B-2), in order to accommodate an addition to an existing tire service business; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the project (Z-14-150); and
- WHEREAS, the Site Plan dated March 20, 2014 shows the parcel to contain a house, barn and storage building, and associated tarvia driveway and informal gravel parking areas in various locations on site; and
- WHEREAS, the plan shows a proposed 50' x 36' addition to the rear of the existing barn (garage), a portion of a lean-to attached to the building is to be removed in this location; and
- WHEREAS, the plan shows the location of an existing septic leach field; any existing or proposed septic system must be approved by the Onondaga County Health Department; and
- WHEREAS, the plan also shows tire storage areas at the rear of the site and dumpster area, and the location of an existing monument sign at the front of the parcel and utility locations; and
- WHEREAS, the site has an existing driveway onto New York State Route 5, which must meet the requirements of the New York State Department of Transportation; no changes are proposed for the driveway access; and
- WHEREAS, the plan shows a zoning line crossing the parcel between the house and barn; it is presumed the area to the front of the parcel is zoned B-2 and the area behind is zoned B-1; and
- WHEREAS, the site is located near the Village of Elbridge; surrounding land uses are varied, include mobile homes, commercial, and single family residential uses; 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 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 Town action on this proposal.
2. Every municipal review provides the opportunity to improve site conditions and the Board encourages the Town to work with the applicant to improve the visual and aesthetic appeal and screening of the property from the road and neighboring uses.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-150

- 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 Elbridge Planning Board at the request of Dan McLaughlin for the property located 1125 New York State Route 5; 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 5, a state highway; and
- WHEREAS, the applicant is proposing an addition to an existing tire service business on a 2.794-acre lot in a Business zoning district (portions in both B-1 and B-2); and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral for the project (Z-14-149), as the parcel has both B-1 and B-2 zoning, and the proposed use requires B-2 zoning; and
- WHEREAS, the Site Plan dated March 20, 2014 shows the parcel to contain a house, barn and storage building, and associated tarvia driveway and informal gravel parking areas in various locations on site; and
- WHEREAS, the plan shows a proposed 50' x 36' addition to the rear of the existing barn (garage), a portion of a lean-to attached to the building is to be removed in this location; and
- WHEREAS, the plan shows the location of an existing septic leach field; any existing or proposed septic system must be approved by the Onondaga County Health Department; and
- WHEREAS, the plan also shows tire storage areas at the rear of the site and dumpster area, and the location of an existing monument sign at the front of the parcel and utility locations; and
- WHEREAS, the site has an existing driveway onto New York State Route 5, which must meet the requirements of the New York State Department of Transportation; no changes are proposed for the driveway access; and
- WHEREAS, the plan shows a zoning line crossing the parcel between the house and barn; it is presumed the area to the front of the parcel is zoned B-2 and the area behind is zoned B-1; and
- WHEREAS, the site is located near the Village of Elbridge; surrounding land uses are varied, include mobile homes, commercial, and single family residential uses; 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 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 Town action on this proposal.
2. Every municipal review provides the opportunity to improve site conditions and the Board encourages the Town to work with the applicant to improve the visual and aesthetic appeal and screening of the property from the road and neighboring uses.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-151

- 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 Cobblestone Subdivision; 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 the municipal boundary between the Town and Village of Elbridge; and
- WHEREAS, the Elbridge Town Board is proposing to exempt all lots in the Cobblestone Subdivision from the 2011 minimum lot size requirements in Section 30.32(c)(1) of Town code and instead comply with the 2003 minimum lot size requirements; and
- WHEREAS, the Town of Elbridge revised its zoning ordinance and map in 2011, which required all lots within the Residential 1 (R-1) zoning district to have a minimum lot size of 30,000 square feet; and
- WHEREAS, prior to the 2011 changes, lots in the R-1 district which had access to public water or sewer infrastructure were subject to a 20,000 square foot minimum lot size; and
- WHEREAS, approved lots within the Cobblestone subdivision (approximately 25 lots) have access to public water and are served by individual on-site septic systems; and
- WHEREAS, lot sizes for lots with prior approval range from 20,000-40,000 square feet each; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-152

- 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 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 the granting of use or area variances 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 requesting an area variance for new sign installations as part of a renovation project for an existing fast food restaurant (McDonald's) on a 1.07-acre lot in a Commercial A zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-98), citing traffic, wastewater, green infrastructure, and water considerations; and
- WHEREAS, a letter from the applicant to the Town dated April 7, 2014 states the existing building signs will be removed, and 4 new building signs totaling 75 square feet and 2 menu boards totaling 82 square feet are proposed, where 2 wall signs or menu-boards totaling 50 square feet are allowed; and
- WHEREAS, the Site Plan updated on August 4, 2009 states that three 14 square foot "M" wall signs are proposed, one 33 square foot "McDonald's" wall sign is proposed, two 41 square foot menu boards are proposed, and one existing freestanding sign will remain; undated sign renderings note all signs will be LED illuminated; and
- WHEREAS, the plan shows the existing McDonald's restaurant building to be remodeled, a proposed side-by-side drive-thru with landscaped 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 site has access to public water and is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Onondaga County Department of Transportation advises the applicant that signage may not obstruct sight distance.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 23, 2014

OCPB Case # Z-14-153

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of McFarland Development, LLC for the property located at 7386 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road (Old Route 57), a county road; and
- WHEREAS, the applicant is requesting a zone change from Limited Use for Restaurants (LuC-2) and Highway Commercial (HC-1) zoning districts to Neighborhood Commercial (NC-1), in order to combine two parcels totaling 1.066 acres and redevelop the resulting lot into an auto parts store; and
- WHEREAS, the subject site contains two parcels, a 0.84-acre parcel containing a former Kirby's restaurant and associated parking, and a rear 0.22-acre parcel containing a portion of the parking area; and
- WHEREAS, the site has existing driveway access at a signalized intersection with Route 57 and Glenn Crossing Shopping Center, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the 0.84-acre parcel is currently zoned LuC-2, and the rear parcel is zoned HC-1; adjacent parcels to the south are zoned HC-1, parcels to the north are zoned NC and HC-1, and other nearby zoning and land uses are residential and shopping center; and
- WHEREAS, this portion of the Oswego Road corridor is characterized by a varying scale of suburban and transitioning commercial and retail uses; and
- WHEREAS, the referral notes the applicant wishes to transform the property into a retail auto parts store; and
- WHEREAS, the current site configuration shows the site to have very limited landscaping and pervious surfaces, and does not include cross connections with adjacent parcels, shared parking, sidewalks or onsite stormwater facilities; 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](http://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:

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for 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.
2. The Onondaga County 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 County'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 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.
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 Town is encouraged to consider a planning level analysis of this corridor to formalize requirements and standards and guide future actions, specifically regarding topics such as land use and density goals, implications for infrastructure, shared/front yard parking and access management, facade, landscaping and signage standards, pedestrian/bicycle and transit accommodations, and coordinated stormwater management opportunities.

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