



# Onondaga County Planning Board

May 14, 2014

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

## I. ATTENDANCE MEMBERS

Douglas Morris  
Robert Jokl  
Daniel Cupoli  
Chester Dudzinski, Jr.

## STAFF PRESENT

Megan Costa  
Gilly Cantor  
Robin Coon

## GUESTS PRESENT

Ronald May, Barker Hill Rd.  
John Russo, Country Meadows

## II. CALL TO ORDER

The meeting was called to order at 1:00 PM on May 14, 2014

## III. MINUTES

Minutes from April 23, 2014 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Robert Jokl seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Chester Dudzinski - yes; Daniel Cupoli - yes; Robert Jokl - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-14-34	Modification	S-14-35	No Position With Comment	S-14-36	Modification
S-14-37	No Position With Comment	S-14-38	Modification	S-14-39	Modification
Z-14-154	No Position	Z-14-155	Modification	Z-14-156	No Position
Z-14-157	Modification	Z-14-158	No Position With Comment	Z-14-159	No Position With Comment
Z-14-160	No Position	Z-14-161	Modification	Z-14-162	No Position
Z-14-163	Disapproval	Z-14-164	No Position With Comment	Z-14-165	Modification
Z-14-166	No Position With Comment	Z-14-167	Modification	Z-14-168	No Position With Comment
Z-14-169	No Position With Comment	Z-14-170	No Position With Comment	Z-14-171	No Position With Comment
Z-14-172	Modification	Z-14-173	Modification	Z-14-174	No Position With Comment
Z-14-175	Modification	Z-14-176	Modification	Z-14-177	No Position With Comment
Z-14-182	No Position With Comment				



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # S-14-34

- 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 Onondaga Planning Board at the request of Gary Haines/Chaple Acres for the property located at 3642 Amber 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 Amber Road and Tanner Road, both county roads, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 15.05-acre parcel into three lots, Lot 2A (3.52 acres), Lot 2B (10.52 acres), and Lot 2C (1.01 acres), in a Residential and Country (R-C) zoning district; and
- WHEREAS, the referral notice dated April 14, 2014 notes the applicant would retain proposed Lot 2A and sell proposed Lots 2B and 2C to neighboring parcel owners; and
- WHEREAS, the Preliminary Plan dated November 23, 2013 states Lots 2B and 2C are being created for conveyance purposes only and are not approved building lots, and that approval of this subdivision is contingent upon recombined deeds for those lots being filed in the Onondaga County Clerk's Office; and
- WHEREAS, the Environmental Assessment Form dated April 9, 2014 notes proposed Lot 2B would remain agricultural and proposed Lot 2C would be added to an existing house lot; and
- WHEREAS, the plan shows proposed Lot 2A to contain an existing residence and septic field "as per owner"; proposed Lots 2B and 2C are shown to be vacant; and
- WHEREAS, the plan shows proposed Lot 2A having frontage on Tanner and Amber Roads, and one driveway on Tanner Road and one driveway on Amber Road, both of which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, the driveway on Tanner Road appears to be a farm road that leads to proposed Lot 2B; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; proposed Lot 2A is served by an existing private sewage disposal system; the EAF notes there will be no new connections to existing water or wastewater; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located in Agricultural District 1; aerial photography shows surrounding properties include farmed parcels, wooded areas, and residences; 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:

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 applicant must contact the Onondaga County Department of Transportation regarding the driveway on Tanner Road.
2. Per the Onondaga County Department of Transportation, no additional access to Tanner Road or Amber Road will be permitted.

The Board also offers the following comment:

The town should ensure that the approved subdivision plan includes a note or symbol to indicate which adjacent parcels are intended to be combined with proposed Lots 2B and 2C.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # S-14-35

- 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 Geddes Town Board at the request of Terra Science for the property located at 200 West High Terrace; 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 Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing to subdivide a 3.214-acre parcel into two new lots, Lot 1 (1.664 acres) and Lot 2 (1.549 acres), in a Residential A zoning district, in order to operate a charter school in an existing school building on proposed Lot 1; and
- WHEREAS, the Board is concurrently reviewing two other referrals for this project, a Special Permit (Z-14-158) to operate a school in this zoning district and an Area Variance (Z-15-159) for lot coverage and setbacks; and
- WHEREAS, a letter from the applicant to the town dated April 18, 2014 notes the intent is to split off the existing school parcel from the church (St. Charles Borromeo Parish Church) to reopen the school as a charter school (Syracuse Academy of Science) for 175 students in grades 5 through 7; the town application notes the applicant (Terra Science) is the purchaser under contract for the school lot; and
- WHEREAS, the letter further notes the church will continue its existing service to the community, and that the only structural changes proposed to the school are to add a handicap ramp and to replace the roof and exterior doors; and
- WHEREAS, the Preliminary Plan dated April 11, 2014 shows proposed Lot 2 to contain a brick-sided church building and a large parking lot, and proposed Lot 1 to contain a two-story brick building, playground area enclosed by a chain link fence, two sheds, and a smaller parking lot; the two parking lots are adjacent to one another and contain a bus route that traverses both lots; and
- WHEREAS, the plan shows proposed Lot 2 having frontage on South Orchard Road and Fay Road, and proposed Lot 1 having frontage on South Orchard Road, Fay Road, West High Terrace, and Westmont Road, all local roads; proposed Lot 2 has one driveway on South Orchard Road and one driveway on Fay Road; both proposed lots have open access from the parking lots onto Fay Road; and
- WHEREAS, the letter notes the church and the applicant have entered into a cross-easement agreement so that each can utilize the parking of the other for its purposes, and that parking times for the church are different from the those of the school; an unsigned copy of the easement agreement was included with the referral; and
- WHEREAS, aerial photography shows existing sidewalks along the church building road

frontage, but no other sidewalks and no delineation of the proposed bus route, parking spaces, or pedestrian ways are shown; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Board recommends that the town require the applicant to narrow and define driveway access onto Fay Road.
2. The Board encourages the town and the applicant to incorporate site design elements that enhance and reinforce walkability and safety, particularly sidewalks that continue through the driveways, buffers and landscaping between the road and parking lots, clear delineation of the bus route including safe crossing points, and appropriate crosswalks at nearby intersections.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # S-14-36

- 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 Clay Planning Board at the request of John Russo for the property located on the lands adjacent to the Country Meadow Subdivision; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 35.1 acres into 60 new building lots as an extension of the Country Meadows subdivision in a One-Family Residential (R-10) zoning district; and
- WHEREAS, the Board previously recommended Modification of an adjacent 96 lot subdivision in 2006 (S-06-98), citing traffic and drainage study requirements, stormwater management, and future access to adjacent parcels, as well as encouraging the town to "consider full build-out of this subdivision and plan accordingly to maintain traffic capacity and mobility on the surrounding major road network"; and
- WHEREAS, the Preliminary Plan dated April 21, 2014 shows 60 single-family residential lots on vacant formerly agricultural land, most ranging from 0.3 to 0.6 acres each, with driveways onto new three new local roads; and
- WHEREAS, the area is characterized as an area transitioning to intensive suburban residential development, with significant reliance on a limited network of existing county and state roads to serve new development; and
- WHEREAS, new local roads would extend from two adjacent subdivisions, one to the north and one to the east, both of which have sole road access onto Caughdenoy Road, a county road; approximately 200 existing lots are served by these two access roads, and all traffic leads to Caughdenoy Road; the plan shows one future road right-of-way location which could connect to future development to the west; 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, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at [www.ongov.net/wep/we1906.html](http://www.ongov.net/wep/we1906.html); and

WHEREAS, a letter from Onondaga County's Department of Water Environment Protection dated May 29, 2014 confirms that the Pickard property is not subject to the "Notice of Temporary Suspension of New Sewer Connections within the Oak Orchard Service Area", as the project had previously received written authorization to access the County's pump station infrastructure with an official access agreement for approximately 150 homes; the letter notes conveyance details of the proposed new sanitary sewer infrastructure will still have to undergo normal submittal and design approval process before the county can accept and treat the sanitary discharge; and

WHEREAS, the plan shows stormwater management areas as part of three proposed residential lots; it is unclear how stormwater management area maintenance and responsibility is to be assigned; and

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

WHEREAS, the Onondaga County 2010 Development Guide, dated June 1998 and adopted by the Onondaga County Legislature, and subsequent countywide planning studies, have emphasized urban area policies including: 1) investing in existing communities and redeveloping obsolete and vacant sites, 2) protecting and maintaining existing infrastructure, 3) preserving transportation assets and encouraging well-planned multi-modal networks, and 4) relating the justification of infrastructure expansion to job creation; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete an updated traffic study to include any un-built sections and any potential future development to be proposed to the south or west of the site, 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 applicant must include at least one additional future road connection point to undeveloped parcels, especially to the south in order to allow for possible future connection to Maple Road.

3. The Town must ensure appropriate access easements and maintenance

agreements are in place, to be filed with deeds for the land, for the long-term responsibility and maintenance of stormwater facilities.

The Board also offers the following comment:

Given the extent of single-family residential development activity in this area in recent years, the anticipated White Pines project, and other nearby development, the Board encourages the Town to consider a coordinated planning approach for this and other projects being contemplated, and remaining vacant lands, to carefully analyze the capacity of infrastructure and services, and related costs to support future development, and good design and coordination of development projects.

Items of analysis could include the significant capacity limitations and efficiency considerations of the wastewater system serving this area, sensitivities and limitations of the regional transportation network, and local road planning strategies to provide logical and well-functioning local access and reduce reliance on collectors and arterials.

A fiscal impact analysis and long term capital needs analysis may also be helpful for the town to ensure sustainability of investments in infrastructure and services, and coordination with emergency service providers and schools to ensure there is fiscal and operational capacity and efficiency to serve the needs of anticipated build out of residential and commercial land uses in coming years.

Other items to also consider include a well-integrated neighborhood mix of uses, including retail, neighborhood services, and community gathering places such as parks and planned open spaces.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # S-14-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of DeWitt Town Center Resubdivision for the property located at 3179 and 3155 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Erie Boulevard East, a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to combine two existing parcels into one 18.153-acre lot in a Business zoning district, in order to simplify town property tax administration accounting; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-14-52) for the redevelopment of the parking lot on the larger of the two parcels, requiring the applicant to work with the New York State Department of Transportation regarding driveway access and the signal on Erie Boulevard, and commenting that the plan should include pedestrian accommodations, cross connections, and green infrastructure; and
- WHEREAS, the town application dated April 10, 2014 notes the subdivision involves combining three subdivision lots which constitute two tax parcels into one new lot; and
- WHEREAS, the Resubdivision Plan revised on March 31, 2014 shows proposed New Lot 1 to encompass three existing parcels, Parcels A, B, and C, where Parcels A and B appear to correspond with tax parcel 044.-07-09.1 and Parcel C appears to correspond with tax parcel 044.-07-09.2; Parcel D, an adjacent parcel which is not part of the proposed subdivision, is also shown on the plan; and
- WHEREAS, the plan shows an existing one-story block building (former Price Chopper) and large parking lot located on Parcels A and B, and a one-story block building (formerly Hechinger's) on Parcel C; there are a number of water, sewer, and utility easements running across all three parcels; and
- WHEREAS, the plan shows the site having frontage and two driveways on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an internal access drive connecting the buildings, including the building on adjacent Parcel D (Taco Bell); and
- WHEREAS, the New York State wetland maps indicate the potential presence of state wetlands and/or the 100-foot state wetland buffer on the northern and eastern edges of the subject property; and
- WHEREAS, the location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the New York State Department

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of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation must be shown on the subdivision plan; and

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

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

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 Board encourages the town to ensure that the recommendations for the previous referral (Z-14-52) to redevelop the Town Center parking lot have been satisfactorily met prior to town approval of this subdivision plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # S-14-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Paul and Kathy Leone; Janine Price for the property located at 2583, 2575, 2579, 2559 East Lake 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 New York State Route 41 (East Lake Road), a state highway; and
- WHEREAS, the applicants are proposing to convert four existing parcels totaling 5.86 acres into three new lots, Lot 1 (1.27 acres), Lot 2 (1.93 acres), and Lot 3 (2.65 acres), in a Rural and Farming (RF) zoning district; and
- WHEREAS, the referral notice dated May 1, 2014 notes tax parcel 037.-01-26.0 would be eliminated, an existing dwelling on that parcel would be demolished, and the lot lines between the remaining three parcels would be adjusted; and
- WHEREAS, the Lot Line Relocation Plan dated April 29, 2014 shows the four existing tax parcels and the three proposed new lots; proposed Lot 1 contains an existing frame house with attached garage, and steps and a dock along the shoreline; proposed Lot 2 contains an existing two-story frame house, detached frame garage, and shoreline structures including two sheds, a frame building, steps, and a wood deck; proposed Lot 3 contains an existing two-story frame house, detached frame garage, in-ground pool with patio and associated structures, tennis court, and steps by the shoreline; proposed Lot 3 also contains the existing two-story frame house on tax current tax parcel 037.-01-26.0 to be demolished; and
- WHEREAS, the referral notice indicates the existing tax parcel to the north is owned by one of the applicants and the two existing tax parcels to the south are owned by the other applicant; it is not clear who owns the parcel to be eliminated, and the parcel owners are not labeled on the plan; and
- WHEREAS, the plan shows several structures that cross existing and proposed lot lines, including the tennis court on proposed Lot 1 which crosses the existing tax parcel line to the north, a retaining wall on the tax parcel to be eliminated which crosses the proposed new lot line between Lots 2 and 3, and a slate area on proposed Lot 2 which crosses the proposed new lot line between Lots 1 and 2; the garage on proposed Lot 2 appears to encroach on the state right-of-way; and
- WHEREAS, the plan shows all proposed lots having frontage on Skaneateles Lake and East Lake Road (Route 41); proposed Lot 1 has one driveway on East Lake Road, and proposed Lots 2 and 3 have access to a shared internal access drive that parallels East Lake Road; the internal access drive's connection with East Lake Road straddles the proposed new lot line between Lots 1 and 2; all driveways must meet the requirements of the New York State Department of

Transportation; 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, the Environmental Assessment Form dated April 19, 2014 notes a portion of the site of the proposed action, or lands adjoining the proposed action, contains wetlands or other waterbodies regulated by a federal state or local agency; and

WHEREAS, wetland maps indicate the potential presence of federal wetlands on or adjacent to these properties; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the EAF notes the properties obtain potable water from Skaneateles Lake; and

WHEREAS, the referral notice states the properties are served by private septic and are located outside the Onondaga County Sanitary District; the plan shows a "Declaration of Septic Easement Dated April 22, 2005" that crosses the proposed new lot lines between Lots 1 and 2; no other septic systems or areas are shown on the plan; and

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

1. Per the New York State Department of Transportation, the internal access drive connection with East Lake Road must be located on a single parcel to avoid encroachments, and the applicants must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service these properties prior to Department endorsement of this subdivision plan. The Department would also like to see the bounds of any septic field easements for proposed Lot 2 shown on the plan.

The Board also offers the following comments:

1. Prior to approval of this subdivision plan, the town should ensure the plan clearly labels existing and future lot ownership, that land conveyance contracts are established and new deeds are filed with the Onondaga County Clerk's Office, and that appropriate agreements are in place for any existing structures that cross proposed new lot lines, including access drives and septic easements.
2. The location of federally designated wetlands on site should be confirmed by the U.S. Army Corps of Engineers, and any confirmed wetland delineation must be shown on the plans for this site.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # S-14-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Pompey Planning Board at the request of Edwin and Pauline Drexler for the property located on Ridge 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 Ridge Road, a county road; and
- WHEREAS, the applicants are proposing to subdivide a vacant 10-acre parcel into three new lots, Lot C (3.21 acres), Lot D (3.35 acres), and Lot E (3.51 acres) in a Farm (F) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Subdivision referral (S-14-14) from this applicant (Edwin Drexler) for these three lots and an additional lot (20 acres), requiring the applicant to obtain approvals from the Onondaga County Departments of Transportation and Health, and encouraging the town to consider the long-term effects of residential lots in rural areas; and
- WHEREAS, per a conversation with the town on May 12, 2014, the applicant amended the original proposal and instead pursued a simple subdivision at the local level for the 20-acre lot; and
- WHEREAS, the amended Subdivision Plan dated April 3, 2014 shows the outline of the three proposed lots, all of which have frontage on Ridge Road; and
- WHEREAS, per the Onondaga County Department of Transportation, sight distance checks were performed and each of the four originally proposed lots had more than sufficient sight distance; and
- WHEREAS, the referral notice dated April 16, 2014 states the site is not served by public water and is located outside the Onondaga County Sanitary district; and
- WHEREAS, the plan indicates soil percolation test sites on each lot near the Ridge Road frontage; and
- WHEREAS, the Onondaga County Health Department issued a letter to the applicant dated October 27, 2006 requiring revisions to the proposed septic system; per the Department, a copy of the letter was recently sent to the applicant's engineer and a revised subdivision plan is expected soon; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located in Agricultural District 4; aerial phototgraphy shows the site as vacant land, and surrouding properties include wooded land, farmed parcels, and some residential land; 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:

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

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 Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan, including coordination and adherence to prior Department correspondence and project requirements.

The Board also offers the following comment:

The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-154

- 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 Manlius Zoning Board of Appeals at the request of Romano Realty, LLC for the property located at 5433 North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of North Burdick Street, a county road; and
- WHEREAS, the applicant is requesting an area variance to add a message display center sign to an existing building (Romano Sprinter) on an 3.35-acre lot in a Commercial A (CA) zoning district; and
- WHEREAS, the referral materials note that an area variance is required because flashing signs are not permitted per town code; and
- WHEREAS, a conceptual drawing of the proposed signage revised on December 28, 2013 shows a proposed 5' x 12' full color LED message display center over one of the garage doors on the Romano Sprinter building facade; a second 44" x 130" illuminated remote LED channel letters with acrylic faces is shown above the message display center; and
- WHEREAS, aerial photography shows the parcel to contain an existing commercial building with a parking lot around all sides; the proposed signs appear to be for placement on the southern facing building facade; and
- WHEREAS, photography shows the site having frontage and one driveway on North Burdick Street, which must meet the requirements of the Onondaga County Department of Transportation, as well as two access drives to the adjacent parcel to the south; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-155

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Zoning Board of Appeals at the request of Ronald E. Del Sesto for the property located at 9677 Black Creek 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 Black Creek Road, a county road, the municipal boundary between the Town of Clay and the Town of Schroepel, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting a special permit to operate a gunsmithing business in an existing single-family residence on a 1.546-acre lot in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the referral notice dated April 15, 2014 notes a special permit is required for a home occupation in this zoning district; and
- WHEREAS, the Environmental Assessment Form dated April 22, 2014 notes the business will occupy approximately 260 square feet of the existing residence basement, and will require no new structures, utilities, signage, or parking; and
- WHEREAS, the House Location Survey dated September 12, 2013 shows an existing house, garage, shed, and two docks; and
- WHEREAS, the survey shows the site having frontage on the Oneida River and Riverview Road, a local road, and frontage and two driveways on Black Creek Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography shows the majority of the parcel to be located in a floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the EAF notes a portion of the site or land adjacent to the site contain wetlands or other waterbodies regulated by a federal, state, or local agency, and that the residential property is adjacent to the Oneida River, but the proposed home business will have no use of nor impact upon the river; and
- WHEREAS, the EAF notes the site, wetland maps indicate the potential presence of state and/or federal wetlands on or near the subject property; 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 referral notice states the site has access to public water and is located outside the Onondaga County Sanitary District; the survey shows the location of a well; there is no mention of a private septic system in the referral materials; and

WHEREAS, the EAF notes the applicant will require approval from the Federal Bureau of Alcohol, Tobacco, Firearms, and Explosives, and a Federal Firearms License; 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

WHEREAS, the EAF notes the proposed home business will have no use of, nor impact upon, the Oneida River; and

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

Per the Onondaga County Department of Transportation, no additional access to Black Creek Road will be permitted, and no parking, loading, or backing into the county right-of-way will be permitted.

The Board also offers the following comments:

1. The town is advised to ensure all necessary approvals and licenses are in place prior to granting the special permit request.
2. The Board recommends the town ensure that no unsafe waste will be discharged into the septic system as a result of the proposed use.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-156

- 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 Grace Episcopal Church for the property located at 815-17 and 819 Madison Street/412 University 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 Upstate Medical University; and
- WHEREAS, the applicant is proposing to make exterior improvements to an existing church building on a 0.953-acre lot in a Residential Class B (RB) zoning district; and
- WHEREAS, a letter to the city notes the project will include replacing and repairing the fire-damaged kitchen roof and windows, adding a new areaway and stair to provide secondary egress from the basement (required by code), replacing the main entrance and kitchen doors, and rebuilding a small section of wall to facilitate construction of a new handicapped accessible lift and stair; and
- WHEREAS, the First Floor Plan dated April 8, 2014 shows the existing church building and parish hall and the locations of the proposed improvements; the plan does not show the full parcel; and
- WHEREAS, aerial photography shows the parcel also contains a parking lot adjacent to the parish hall; and
- WHEREAS, the plan shows the buildings having frontage on Madison Street and University Avenue, both city streets; aerial photography shows the parking lot having one driveway on Madison Street; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the Environmental Assessment Form dated April 16, 2014 notes there are no proposed changes to existing water or wastewater; and
- WHEREAS, the referral included a letter from the New York State Historic Preservation Office noting their approval of the proposal and plans to continue consultation for the balance of the project; and
- WHEREAS, per the letter to the city, the Syracuse Landmark Preservation Board will also be reviewing the project; 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 Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Chester Dudzinski, Jr. - yes; Robert Jokl - yes; Daniel Cupoli - yes**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of 2943 Erie Boulevard East, LLC for the property located 2943 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East, a state highway, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting to modify an existing special permit to make floor plan modifications, install two exterior freezer/coolers, and expand the dumpster and storage enclosure area at an existing restaurant (Tully's) on a 2.4-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Demolition and Proposed Site Plans dated April 11, 2014 show an existing restaurant building, an existing retail building, existing asphalt and parking covering most of the parcel, the proposed new freezer/cooler units, the existing dumpster enclosure and storage shed to be removed and replaced with 3 new parking spaces, and the proposed new dumpster and storage enclosure area in the location of 4 existing parking spaces; and
- WHEREAS, the plan shows the site having frontage and one driveway on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated April 7, 2014 states a portion of the site or lands adjoining the site contain wetlands or other waterbodies regulated by a federal, state or local agency; the New York State wetland maps indicate the potential presence of state wetlands on or adjacent to the subject property; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

The applicant must contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-158

- 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 Terra Science for the property located at 200 West High Terrace; 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 the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit in order to operate a charter school in an existing school building on a newly proposed 1.664-acre lot in a Residential A zoning district; and
- WHEREAS, the Board is concurrently reviewing two other referrals for this project, a Subdivision (S-14-35) and an Area Variance (Z-15-159) for lot coverage and setbacks; and
- WHEREAS, a letter from the applicant to the town dated April 18, 2014 notes a special permit is required to operate a public school in this zoning district; and
- WHEREAS, the letter notes the intent is to split off the existing school parcel from the church (St. Charles Borromeo Parish Church) to reopen the school as a charter school (Syracuse Academy of Science) for 175 students in grades 5 through 7; the town application for subdivision notes the applicant is the purchaser under contract for the school lot; and
- WHEREAS, the letter further notes the church will continue its existing service to the community, and that the only structural changes proposed to the school are to add a handicap ramp and to replace the roof and exterior doors; and
- WHEREAS, the Preliminary Plan dated April 11, 2014 shows proposed Lot 2 to contain a brick-sided church building and a large parking lot, and proposed Lot 1 to contain a two-story brick building, playground area enclosed by a chain link fence, two sheds, and a smaller parking lot; the two parking lots are adjacent to one another and contain a bus route that traverses both lots; and
- WHEREAS, the plan shows proposed Lot 2 having frontage on South Orchard Road and Fay Road, and proposed Lot 1 having frontage on South Orchard Road, Fay Road, West High Terrace, and Westmont Road, all local roads; proposed Lot 2 has one driveway on South Orchard Road and one driveway on Fay Road; both proposed lots have open access from the parking lots onto Fay Road; and
- WHEREAS, the letter notes the church and the applicant have entered into a cross-easement agreement so that each can utilize the parking of the other for its purposes, and that the parking times for the church are different from those of the school; an unsigned copy of the easement agreement was included with the referral; and
- WHEREAS, aerial photography shows existing sidewalks along the church building road frontage, but no other sidewalks and no delineation of the proposed bus route,

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parking spaces, or pedestrian ways are shown; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Board recommends that the town require the applicant to narrow and define driveway access onto Fay Road.
2. The Board encourages the town and the applicant to incorporate site design elements that enhance and reinforce walkability and safety, particularly sidewalks that continue through the driveways, buffers and landscaping between the road and parking lots, clear delineation of the bus route including safe crossing points, and appropriate crosswalks at nearby intersections.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-159

- 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 Terra Science for the property located at 200 West High Terrace; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is requesting several area variances in order to subdivide a 3.214-acre parcel into two new lots, Lot 1 (1.664 acres) and Lot 2 (1.549 acres), in a Residential A zoning district, where proposed Lot 1 would contain a new charter school in an existing school building and Lot 2 would contain an existing church; and
- WHEREAS, the Board is concurrently reviewing two other referrals for this project, a Subdivision (S-14-35) and a Special Permit (Z-14-158) to operate a school in this zoning district; and
- WHEREAS, a letter from the applicant to the town dated April 18, 2014 notes the intent is to split off the existing school parcel from the church (St. Charles Borromeo Parish Church) to reopen the school as a charter school (Syracuse Academy of Science) for 175 students in grades 5 through 7; the town application notes the applicant is the purchaser under contract for the school lot; and
- WHEREAS, the letter further notes the church will continue its existing service to the community, and that the only structural changes proposed to the school are to add a handicap ramp and to replace the roof and exterior doors; and
- WHEREAS, an applicant narrative notes the following variances are required as a result of the proposed subdivision: lot coverage of proposed Lot 2 (St. Charles Borromeo Parish Church) would be 32.88% where 25% is allowed, existing front yard setbacks of the church and school buildings are 20.1 feet and 27.5 feet, respectively, where 40 feet are required, and the existing side yard setback of the church building is 19.8 feet where 20 feet are required; and
- WHEREAS, the Preliminary Plan dated April 11, 2014 shows proposed Lot 2 to contain a brick-sided church building and a large parking lot, and proposed Lot 1 to contain a two-story brick building, playground area enclosed by chain link fence, two sheds, and a smaller parking lot; the two parking lots are adjacent to one another and contain a bus route that traverses both lots; and
- WHEREAS, the plan shows proposed Lot 2 having frontage on South Orchard Road and Fay Road, and proposed Lot 1 having frontage on South Orchard Road, Fay Road, West High Terrace, and Westmont Road, all local roads; proposed Lot 2 has one driveway on South Orchard Road and one driveway on Fay Road; both proposed lots have open access from the parking lots onto Fay Road; and

WHEREAS, the letter notes the church and the applicant have entered into a cross-easement agreement so that each can utilize the parking of the other for its purposes, and that parking times for the church are different from those of the school; an unsigned copy of the easement agreement was included with the referral; and

WHEREAS, per a conversation with the Town Code Enforcement Officer on May 1, 2014, the shared parking will meet the requirements of the town and thus no parking variances will be required; and

WHEREAS, aerial photography shows existing sidewalks along the church building road frontage, but no other sidewalks and no delineation of the proposed bus route, parking spaces, or pedestrian ways are shown; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Board recommends that the town require the applicant to narrow and define driveway access onto Fay Road.
2. The Board encourages the town and the applicant to incorporate site design elements that enhance and reinforce walkability and safety, particularly sidewalks that continue through the driveways, buffers and landscaping between the road and parking lots, clear delineation of the bus route including safe crossing points, and appropriate crosswalks at nearby intersections.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-160

- 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 Sedlack Properties LLC for the property located at 727 North Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install a new raised flower bed in front of an existing motorcycle dealership building (Performance Harley-Davidson) in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan Modification referral (Z-14-161) from this applicant for the adjacent parcel to install new light posts; and
- WHEREAS, the Final Plan dated February 29, 2012 shows the subject parcel to contain an existing one-story concrete block building, existing billboard sign, and the proposed flower bed to be located on the eastern facade of the building; the plan also shows the adjacent parcel; and
- WHEREAS, a Concept Plan dated January 20, 2014 shows the proposed flower bed would be a 26' x 4'7" segmental retaining wall unit raised planter and would abut the existing sidewalk along North Geddes Street; and
- WHEREAS, the plan shows the building having frontage on Interstate Route 690, North Geddes Street, a city street, and frontage and open access on Marquette Street, an internal access road off North Geddes Street that connects with Spencer Street; the plan states that Marquette Street is abandoned and indicates that it is a permanent easement for all public utilities; and
- WHEREAS, aerial photography shows the billboard on the subject parcel to face Interstate Route 690 (eastbound traffic); and
- WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities"; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-161

- 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 Sedlack Properties LLC for the property located 803, 807-11, 817, and 823 North Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install five new outdoor light poles on a 3.32-acre lot containing a motorcycle dealership (Performance Harley Davidson) in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-160) from this applicant for the adjacent parcel to install a raised planter bed; and
- WHEREAS, the Final Plan dated February 29, 2012 shows the subject parcel to contain six one-story buildings (a mix of metal and/or concrete) and one two-story concrete and frame building, four asphalt parking areas, and one existing light pole and five proposed light poles along the southern boundary of the property which parallels Interstate Route 690; the plan also shows the adjacent parcel; and
- WHEREAS, the referral materials note the lights would be 10' high dark-sky compliant LED lights on approximately 4" square black posts; and
- WHEREAS, the plan shows the site having frontage and two driveways on North Geddes Street, a city street; aerial photography shows the southern driveway as right-out only; and
- WHEREAS, the plan shows the site also having frontage and open access on Spencer Street, a city street; aerial photography shows no buffer between the parking strip and the street; and
- WHEREAS, the plan further shows frontage and open access on Marquette Street, an internal access road off North Geddes Street that connects with Spencer Street; the plan states that Marquette Street is abandoned and indicates it is a permanent easement for all public utilities; and
- WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities;" and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto the state right-of-way.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-162

- 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 Manlius Town Board at the request of Town of Manlius Town Board for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend §155-20 and §155-27 of the Code of the Town of Manlius to allow additional uses by special permit in a Residential Multiple-Use (R-M) zoning district; and
- WHEREAS, a letter from the applicant dated April 29, 2014 notes the amendment to the R-M zoning district would provide for a change in permitted uses by special use permit issued by the Town Board, allowing for the preparation of food, shoe repair, barbershops, beauty salons and similar uses; and
- WHEREAS, §155-20 of the existing code currently excludes such uses in the R-M zoning district; and
- WHEREAS, per the revised §155-20 of the code, the purpose and intent of the R-M district is to "retain the existing residential character of established neighborhoods and existing and new structures therein while permitting unobtrusive smaller scale uses of a commercial nature which are to be regulated in such a manner as to as best as possible maintain and preserve the predominantly residential appearance and character of this and adjacent areas as well as to provide a transition between wholly residential areas and nonresidential areas... and to encourage the preservation of historical structures"; and
- WHEREAS, the Local Law Filing indicates that §155-27, entitled "Special Permits; Application; Fees," will also be amended; 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 Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Chester Dudzinski, Jr. - yes; Robert Jokl - yes; Daniel Cupoli - yes**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-163

- 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 Van Buren Zoning Board of Appeals at the request of Kevin Sienkiewicz for the property located at 6652 East Sorrell Hill 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 East Sorrell Hill Road and Warners Road (Route 173), both county roads, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to build a garage in the front yard of a residential lot a Residence (R-40) zoning district; and
- WHEREAS, the town application dated March 31, 2014 notes an area variance is required to place a structure within the front yard; and
- WHEREAS, a Survey (date cutoff) shows an existing two-story frame house; an unlabeled 10' x 16' structure, an existing deck, pool, and the proposed 16' x 40' garage are drawn on the survey; and
- WHEREAS, the survey shows the site having frontage on East Sorrell Hill Road and Warners Road, a gravel driveway on East Sorrell Hill Road, and two existing driveways on Warners Road that have been drawn on the survey; aerial photography shows a paved driveway on East Sorrell Road and one gravel driveway on Warners Road; all driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per a letter from the Code Enforcement Officer to the Onondaga County Department of Transportation, the applicant claims the county has approved two driveway cuts on Warners Road but the town has no paperwork on file; the town is concerned about sight distance and safety due to the proximity of the cuts to the intersection, and thus the Zoning Board chairman is requesting approval of the Warners Road driveways prior to granting the variance request; and
- WHEREAS, per the Onondaga County Department of Transportation, only one point of access will be approved on each road, and the applicant must contact the Department to coordinate all existing and proposed access; and
- WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; there is a septic system and existing leach field drawn on the survey between the existing house and the proposed garage; a letter from the applicant dated April 2, 2014 notes the location of the proposed garage was chosen to avoid interference with the existing septic system and leach field; and
- WHEREAS, the Environmental Assessment Form dated March 18, 2014 notes the proposed action will not connect to existing water and wastewater



infrastructure; and

WHEREAS, per the Onondaga County Health Department, the applicant must obtain acceptance or approval for the existing leach field prior to the issuance of a building permit; and

WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located near Agricultural District 3; aerial photography shows surrounding properties include farmed parcels, wooded areas, and residences; and

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

The Board shares the town's concerns regarding sight distance and safety, in particular due to the proximity of the proposed garage to the road frontage and the intersection, and is further concerned about the aesthetics of the garage placement given the residential and country nature of the area. Should the applicant wish to submit a modified proposal, the Board recommends the town require a plan that formally depicts all existing and proposed structures, driveways, and septic areas.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-164

- 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 Van Buren Planning Board at the request of Timothy and Sharon Pieper for the property located at 6936 Van Buren 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 the New York State Thruway (Route 90), a state highway, and Van Buren Road, a county road; and
- WHEREAS, the applicants are proposing to construct a 720 square foot car storage facility and an outdoor concrete parking area on a 0.9-acre site in an Industrial A (I-A) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-14-75) for this project, requiring the applicant to coordinate with the New York State Thruway Authority and the Onondaga County Department of Transportation regarding drainage, traffic, and lighting; and
- WHEREAS, the Concept Site Plan revised on April 24, 2014 shows tax parcel 055.-03-12.1 labeled as Parcel 1 (0.739 acres); tax parcel 055.-03-13 is shown as Parcel 2 (0.199 acres), not to be developed as part of this plan; Parcel 1 is shown to contain a proposed 24' x 30' storage/inside display building and parking area for approximately 8 cars; and
- WHEREAS, the applicant has significantly scaled back the scope and affected area of the project in the new submittal; the previous version of the concept plan included two larger proposed storage buildings, large paved surfaces, and grading work; and
- WHEREAS, the plan shows the rear yard abuts the New York State Thruway (Route 90); the applicant is required to obtain a Thruway Work Permit for any proposed work in the Thruway right-of-way or for any proposed advertising signs on the property (none shown on plan); the plan shows the property slopes down toward the Thruway property; and
- WHEREAS, the plan shows the site having frontage and one driveway on Van Buren Road, a county road; the plan notes "Entrance drive approved by County"; any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral form notes the property as outside the Onondaga County Sanitary District (the site is inside the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area within the Sanitary District), and not served by public water; the referral form notes on-site wastewater treatment is currently provided by septic system; a single-family house formerly on the parcel has been removed; no drinking water or wastewater treatment is proposed for the site; and

WHEREAS, the plan notes the existing impervious surface is 2,400 square feet and the proposed impervious surface is 4,000 square feet; the Environmental Assessment Form notes an existing stormwater swale is to be replaced with an underground drainage pipe; 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 must obtain applicable permits from the New York State Thruway for any work within the State right-of-way or any proposed advertising signs.
2. The applicant must submit a lighting plan to be approved by the municipal engineer to ensure that no glare or spillover is allowed onto adjacent properties and the New York State Thruway and Onondaga County right-of-ways.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-165

- 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 Van Buren Planning Board at the request of Kenneth Brownell, VanGuard-Fine, LLC (Family Dollar) for the property located at 2269 Downer 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 Downer Street, a county road; and
- WHEREAS, the applicant is proposing to construct a Family Dollar store on a vacant 2.06-acre lot in a Local Business (LB) zoning district; and
- WHEREAS, the Site Plan dated March 21, 2014 shows a proposed 9,180 square foot building, a dumpster enclosure area, a parking lot with 44 spaces, and an area reserved for stormwater management; and
- WHEREAS, the plan shows the site having frontage and one driveway on Downer Street, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Site Grading and Drainage Plan dated March 21, 2014 shows two swales along either side of the property leading behind the building to the area reserved for stormwater management; 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
- WHEREAS, the Environmental Assessment Form dated March 21, 2014 notes the proposed action is located in an archeological sensitive area, and that the site contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the EAF notes a portion of the site or land adjacent to the site contain wetlands or other waterbodies regulated by a federal, state, or local agency; wetland maps indicate the potential presence of federal wetlands on the parcel adjacent to the subject property; 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

WHEREAS, the referral notice states the site is served by public water and sewer and the site plan notes that the site is served by the Downer Street sewer; maps indicate the site 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 plan shows two proposed signs, one building sign and one pylon sign along the Downer Street road frontage, which is labeled as "non-standard" and refers to a note on the plan stating that 90 square feet of signs are allowed per town code; and

WHEREAS, the Site Removals Plan dated March 21, 2014 shows 16,250 square feet of existing vegetation to be removed in what appears to be the location of the proposed stormwater retention area, along with the removal of seven ash trees along the eastern border; and

WHEREAS, a Downer Street Corridor Study was performed for the Town of Van Buren and Village of Baldwinsville in 2009, which made recommendations regarding priority sidewalk network improvements (including sidewalks along this parcel frontage), signal and lane configuration changes, and new road, sidewalk and possible trail connections to further the local circulation network; and

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

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate all existing, proposed, and future access to Downer Street with the Department by contacting Onondaga County Department of Transportation at (315) 435-3205.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County 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.
4. The applicant must submit a lighting plan to be approved by the municipal engineer to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

5. Per the Onondaga County Department of Transportation, no signs may be placed such that they obstruct sight distance.

The Board also offers the following comments:

1. The Board recommends that a formal wetland delineation be conducted to determine the presence and location of any potential federal wetlands on site, and any delineated wetlands should be confirmed by the U.S. Army Corp of Engineers and shown on the proposed site plan.

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. The town and applicant are advised to review the Downer Street Corridor Study and require sidewalks along the parcel frontage, as well as any other items from the study which can be implemented as part of this project. The town is further advised to consider other site design characteristics consistent with the neighboring village character such as reduced setback requirements, moving the building closer to the front of the parcel, eliminating and/or screening front yard parking, screening side yard parking, allowing parking in reserve, and including large storefront and window openings on the front and sides of the building.

5. The Board further encourages the town to require the applicant to maintain as much of the existing vegetation as possible in order to protect any potential rare or endangered species on site and to provide natural screening between neighboring properties.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-166

- 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 Church of the Living Word for the property located at 6099 Court Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing to construct a 24-unit senior housing facility at the north end of an existing school/church complex on a 19.71-acre lot that in an Industrial zoning district; and
- WHEREAS, the Site Plan dated April 14, 2014 shows an existing school building, an existing church building with an attached building, two existing parking lots, and existing and proposed utility connections; the proposed senior apartment building would be located to the northwest of the building attached to the church and provide residents with weather protected means of accessing the church sanctuary for services and fellowship hall activities; and
- WHEREAS, the plan shows the school building having frontage and two driveways on Court Street Road, a local road, and frontage and access out of the western end of the parking lot to an existing paved access road to New York State Route 298 via an "Ingress and Egress Easement to Lot 3" (Lot 3 is not labeled on the plan); and
- WHEREAS, the plan shows the proposed apartment building having a dead-end driveway with two access points to the larger of the two parking lots on site; and
- WHEREAS, the plan shows existing catch basins along the southern boundary of the property and a drainage easement crossing into the adjacent property to the south; and
- WHEREAS, the Environmental Assessment Form dated April 11, 2014 notes stormwater will be directed to an onsite retention area; the plan shows an existing catch basin and an "8" Storm Sewer to Sander's Creek" in the location of the proposed apartments; the plan notes these are to be relocated but the new locations are not shown; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the

municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

- WHEREAS, wetland maps indicate the potential presence of state and/or federal wetlands on land adjacent to the subject property; 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 applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the plan notes the total number of parking spaces would be reduced from 745 to 737, shows several interior walkways and sidewalks, and shows a wooded area along Route 298 (to the north) to remain; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The town should ensure appropriate agreements are in place for the access road from the parking lot onto Route 298.
4. The Board recommends the town require the applicant to clearly indicate the proposed stormwater management changes on the site plan.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Dollar General for the property located at 6523 Collamer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Collamer Road (New York State Route 298), a state highway; and
- WHEREAS, the applicant is proposing revisions to an earlier site plan to demolish an existing residence and construct a new 9,300 square foot retail building (Dollar General) on a 2.17-acre lot in a Business Transitional zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-14-108) for the project, citing stormwater management, wastewater accommodations, and recommended site planning details; and
- WHEREAS, a two-story house and shed currently exist on the site (to be demolished); the site is located in a transitional area, with nearby land uses varying from industrial and business park to residential land; existing single-family homes face this property, along both Sand Hill Drive and Collamer Road; and
- WHEREAS, the Site Plan revised April 25, 2014 shows a proposed 9,300 square foot retail store, in a new location on the site from prior its submittal, closer to Sand Hill Road, and entrance moved from the corner of the building to the front of the building facing Collamer Road; and
- WHEREAS, the plan shows a single driveway onto Collamer Road, which must meet the requirements of the New York State Department of Transportation; a full driveway shown on the previous submittal has been removed; the plan shows 61 proposed parking spaces of which 31 would be reserved "Future Land Banked Parking Area" located behind the building; and
- WHEREAS, Conceptual Elevation drawings dated April 2014 show fiber cement wall panels with faux shutters along the front and side faces of the building; the only transparent opening is the front door, and fenestration along the Sand Hill Road frontage is minimal; and
- WHEREAS, a sidewalk is shown leading from Collamer Road to the building, and along the Collamer Road frontage of the site; a 25-foot wide right-of-way and easement to the Town of DeWitt is shown along the Collamer Road frontage of the property; and
- WHEREAS, the Landscape Plan shows a wooded area at the rear of the site to remain, street trees to be installed along Sand Hill Road, and landscape beds including a screening hedgerow along the front yard parking; and
- WHEREAS, the site is to be served by public water and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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)

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

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. While site design has been enhanced, the Board encourages the applicant and municipality to continue to consider alternative site planning and details for this project, especially in regards to building fenestration, window openings

and materials, and sensitivity to nearby residences.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-168

- 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 David Colegrove, Harmony Architectural Associates for the property located at 8131 Soule 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 Soule Road and Oswego Road (Old Route 57), both county roads; and
- WHEREAS, the applicant is proposing to construct an addition to an existing church building on a 2.6-acre lot in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Proposed Site Plan revised April 28, 2014 shows a 2,524 square foot irregularly-shaped addition to the existing 2,028 square foot church building (Cross of Christ Evangelical Lutheran Church), located at the corner of Soule Road and Route 57; the expansion extends the building closer to its Route 57 frontage (outside of the 140 foot highway setback); and
- WHEREAS, the plan also show an existing parking area facing Soule Road to be expanded from 32 spaces to 46 spaces; portions of the existing pavement will also be expanded; no changes to the existing single driveway onto Soule Road are proposed; the existing driveway must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan also shows an existing monument sign at the corner, two small landscaping beds, and an existing tree line to largely remain; and
- WHEREAS, the referral materials included trip generation data which notes peak use of the facility will be on Sundays between 9am and 12pm, and minimal use of the facility otherwise; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at [www.ongov.net/wep/we1906.html](http://www.ongov.net/wep/we1906.html); 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, 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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant is advised to obtain a highway work permit from the Onondaga County Department of Transportation for any work with the county right-of-way.
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 motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Chester Dudzinski, Jr. - yes; Daniel Cupoli - yes; Robert Jokl - yes**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-169

- 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 G & K Trucking, LLC for the property located at 1714-26 North Salina Street/206-22 Exchange Street/237-59 Wolf Street/1919-23 Park 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 a Project Site Review to install and replace windows as part of a project to convert an existing warehouse into apartments and commercial space on a 2.2-acre lot in Industrial Class A (IA) and Local Business Class A (BA) zoning districts; and
- WHEREAS, the city application dated January 2, 2014 states the project will convert the existing building into first floor commercial space and ten rental loft apartments (Lofts at the Penfield), and restore the exterior facade and original windows; and
- WHEREAS, the Site Plan dated September 6, 2013 shows a variety of attached and detached buildings on the parcel, which encompasses much of the block; most of the structures are brick and block traditional industrial buildings; the Lofts at the Penfield Project would occupy a three-story brick building at the corner of Park and Wolf Streets, which is attached to several other existing buildings; and
- WHEREAS, the site is located in a historic area of the City of Syracuse and is near the North Salina Street corridor and Washington Square Park, and buildings include valued traditional scale and architecture; and
- WHEREAS, the submitted floor plans show the first floor would include three future tenant spaces (1,356 square feet, 1,499 square feet, and 4,841 square feet), a maintenance office, vestibule and lobby, stairwells, elevator, and a large area at the rear of the building labeled 'Corridor'; second and third floor plans show five loft units on each floor; and
- WHEREAS, the local application states the exterior will be restored to original windows and façade, including sandblasting of brick to its natural color (repainting of brick also cited in application materials) and green painted trim; the project is subject to review by the Syracuse Landmark Preservation Board; and
- WHEREAS, exterior elevation drawings show one new storefront along the Park Street frontage, and modified existing storefronts along the Wolf Street frontage; and
- WHEREAS, the site plan shows parking located in an existing, overgrown lot at the corner of North Salina and Exchange Streets; the plan shows a striping plan to

provide 50 spaces in the lot, which is currently fenced and gated (gates labeled to be removed); and

WHEREAS, existing sidewalks in varying condition occur along the Salina, Wolf, and Park Street frontages, and right-of-way landscape treatments vary, but are minimal; submitted plans do not show any work within the right-of-way; and

WHEREAS, the site is served by City of Syracuse drinking water and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; and

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

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: Douglas Morris - yes; Chester Dudzinski, Jr. - yes; Daniel Cupoli - yes; Robert Jokl - yes**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-170

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Cosimos Zavaglia for the property located at 400 Clinton Street; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to convert a vacant factory building into residential units and commercial space and construct six new townhouses on a 1.61-acre lot in an Industrial (I) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral for the project to Planned Unit Development (Z-14-171); and
- WHEREAS, the site is currently occupied by a two to three-story brick industrial building and parking areas which formerly housed Syracuse Plastics; the site is surrounded by primarily residential single and multi-family housing, and is near the East Genesee Street corridor and village core of Fayetteville; and
- WHEREAS, the existing building is proposed to include 19 residential units (townhouses and apartments) and 8,000 square feet of commercial (office) space, retaining a main entryway at the corner of Clinton and Chapel Streets; a new building along Walnut Street is also proposed to include six two-story townhouses, with entrances and three garages facing the street; and
- WHEREAS, a 22 space parking garage in the lower level of the Syracuse Plastics building as well as 42 surface parking spaces behind the building are proposed, with driveway access onto Clinton Street, a village street; 6 individual garages utilizing three driveways are proposed onto Walnut Street, also a village street; and
- WHEREAS, work to the building will include restoration of brick masonry, new vinyl windows, and cladding materials, including cement board, stucco, brick, and cast stone manufactured stone; treatments for the new townhouse building will also utilize these materials; no signage is proposed according to the local site plan application; and
- WHEREAS, per the Environmental Assessment Form dated February 14, 2014 as well as a Site-Specific Environmental Health and Safety Plan and a Soil Management Plan, both dated April 15, 2014, the site contains PCBs in an limited area of the exterior soil and inside the basement and portions of the first floor of the original building, and volatile organic compounds in the groundwater; the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database; remediation and monitoring is proposed; and
- WHEREAS, the EAF notes 100% of the site is poorly drained; a drainage memorandum dated February 14, 2014 describes a drainage analysis of the site in



accordance with the SPDES Phase II Storm Water Permit requirements and finds a significant decrease in peak runoff for the post development and therefore no stormwater quality controls are proposed in two of three areas; a surface swale to an underground catch basin is proposed; the report also notes existing paved areas are not considered disturbed and therefore a full SWPPP is not deemed required; and

WHEREAS, the Site Plan dated January 6, 2014 shows sidewalks along the Chapel, Clinton and Walnut Street frontages; Limestone Creek Canal (part of the Chittenango Creek basin) is shown on the plan along the rear of the property, partially underground and including concrete retaining walls and fencing; a proposed permanent access right-of-way is shown along the creek bed; and

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

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

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 must coordinate with the Village and the New York State Department of Environmental Conservation to ensure that brownfield remediation activities adequately address any potential environmental exposure for users of the site and nearby Limestone Creek.
2. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early

in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

5. With the increase in traffic to be created by this project and other proposed projects in the village core, the Village is encouraged to pay particular attention to the design, flow and safety of traffic flow in the Brooklea, Limestone Plaza, and Route 5 area.

6. The Village and the applicant are encouraged to consider the addition of traditional and beneficial site amenities to possibly include consider opportunities relocation of the townhouse garage entrances to the back of the building, screening and landscaping of the open parking lot, and opportunities to expose, improve and take advantage of the adjacent Limestone Creek.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-171

- 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 Village of Fayetteville Planning Board at the request of Cosimos Zavaglia for the property located at 400 Clinton Street; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting a zone change from Industrial (I) to Planned Unit Development (PUD), in order to convert a vacant factory building into residential units and commercial space and construct six new townhouses on a 1.61-acre lot; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the project (Z-14-170); and
- WHEREAS, the site is currently occupied by a two to three-story brick industrial building and parking areas which formerly housed Syracuse Plastics; the site is surrounded by primarily residential single and multi-family housing, and is near the East Genesee Street corridor and village core of Fayetteville; and
- WHEREAS, the existing building is proposed to include 19 residential units (townhouses and apartments) and 8,000 square feet of commercial (office) space, retaining a main entryway at the corner of Clinton and Chapel Streets; a new building along Walnut Street is also proposed to include six two-story townhouses, with entrances and three garages facing the street; and
- WHEREAS, a 22 space parking garage in the lower level of the Syracuse Plastics building as well as 42 surface parking spaces behind the building are proposed, with driveway access onto Clinton Street, a village street; 6 individual garages utilizing three driveways are proposed onto Walnut Street, also a village street; and
- WHEREAS, work to the building will include restoration of brick masonry, new vinyl windows, and cladding materials, including cement board, stucco, brick, and cast stone manufactured stone; treatments for the new townhouse building will also utilize these materials; no signage is proposed according to the local site plan application; and
- WHEREAS, per the Environmental Assessment Form dated February 14, 2014 as well as a Site-Specific Environmental Health and Safety Plan and a Soil Management Plan, both dated April 15, 2014, the site contains PCBs in an limited area of the exterior soil and inside the basement and portions of the first floor of the original building, and volatile organic compounds in the groundwater; the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database; remediation and monitoring is proposed; and
- WHEREAS, the EAF notes 100% of the site is poorly drained; a drainage memorandum

dated February 14, 2014 describes a drainage analysis of the site in accordance with the SPDES Phase II Storm Water Permit requirements and finds a significant decrease in peak runoff for the post development and therefore no stormwater quality controls are proposed in two of three areas; a surface swale to an underground catch basin is proposed; the report also notes existing paved areas are not considered disturbed and therefore a full SWPPP is not deemed required; and

WHEREAS, the Site Plan dated January 6, 2014 shows sidewalks along the Chapel, Clinton and Walnut Street frontages; Limestone Creek Canal (part of the Chittenango Creek basin) is shown on the plan along the rear of the property, partially underground and including concrete retaining walls and fencing; a proposed permanent access right-of-way is shown along the creek bed; and

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

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

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

1. The applicant must coordinate with the Village and the New York State Department of Environmental Conservation to ensure that brownfield remediation activities adequately address any potential environmental exposure for users of the site and nearby Limestone Creek.
2. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment

Protection at 315-435-2260.

4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. With the increase in traffic to be created by this project and other proposed projects in the village core, the Village is encouraged to pay particular attention to the design, flow and safety of traffic flow in the Brooklea, Limestone Plaza, and Route 5 area.
6. The Village and the applicant are encouraged to consider the addition of traditional and beneficial site amenities to possibly include consider opportunities relocation of the townhouse garage entrances to the back of the building, screening and landscaping of the open parking lot, and opportunities to expose, improve and take advantage of the adjacent Limestone Creek.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-172

- 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 3910 Brewerton Road LP for the property located at 3910 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 (U.S. Route 11), a state highway, and South Bay Road and Taft Road, both county roads, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to make changes to the parking lot and add signage to reflect a new tenant in an existing office/retail building on a 1.25-acre lot in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a zone change referral (Z-14-38) to change the zoning from Limited Use Gasoline Services (LuC-1) to Neighborhood Commercial (NC), to allow for retail use of the site; the Board recommended a zoning analysis of the corridor, and advised on driveways, traffic, and aesthetics; and
- WHEREAS, the Site Plan revised April 21, 2014 shows the existing building housing two tenant spaces, Play It Again Sports (5,393 square feet), and a new tenant Bath Fitters (4,960 square feet); and
- WHEREAS, per an undated Site Plan Statement, changes to the site include restriping the parking lot (62 spaces plus handicap spaces, and traffic flow arrows), adding an overhead loading door along the south side of the building, and signage for new tenants; and
- WHEREAS, the plan shows parking and drive lanes covering the site, with three existing driveway accesses onto South Bay Road and Route 11 (unchanged from existing conditions); and
- WHEREAS, the Onondaga County Department of Transportation noted during the zone change process that the applicant must delineate the driveway onto South Bay Road to meet standards for a commercial driveway and delineate adjacent areas with grass or other pervious material; grass areas appear unchanged from existing conditions, and pavement striping is shown to delineate the driveway; and
- WHEREAS, signage renderings dated November 21, 2013 show new signage for a new tenant, Bath Fitter, including a 50" x 132" and 30" x 7' backlit signage on the building and an 8' x 4' tenant sign on an existing freestanding pylon sign, approximately 16' tall along Route 11; and
- WHEREAS, per the Statement and Site Plan Review Requirements sheet, no other changes to the building, and no changes to lighting, landscaping, drainage, or utilities

are proposed; and

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, the applicant must delineate the driveway onto South Bay Road to meet requirements for a standard commercial driveway, and delineate adjacent areas with grass or other pervious material.
2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The 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. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve the aesthetic quality of the site, and the corridor in general, including

defining driveway entries, reducing parking and pavement where possible, and increasing landscaping and permeable surfaces, and providing for pedestrian, bicycle and transit access to this and adjacent sites and neighborhoods along this busy corridor.

3. The Town is encouraged to consider a zoning analysis of this corridor to identify an appropriate zoning strategy for the entire corridor that ensures the consistency and compatibility of neighboring uses, increased control of aesthetics, and furtherance of Town objectives for the area.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-173

- 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 Ronald F. May for the property located at 4621 Barker Hill 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 East Seneca Turnpike, a state highway, Barker Hill Road, a county road, and the municipal boundary between the Town of Onondaga and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to open a restaurant in an existing beauty parlor building on a 0.98-acre lot in a Planned Economic (P-E) zoning district; and
- WHEREAS, a memo to the Town Board from the Codes Enforcement Office notes the applicant is requesting an amendment to the current Covenant to Run With the Land so the subject property may be used as a restaurant serving alcoholic beverages; the memo notes that the town entered into Covenants to Run With the Land for properties located in the P-E zoning district, the most recent of which was recorded April 9, 2003 in the office of the Onondaga County Clerk allowing the existing subject building to be utilized as a beauty parlor with related parking; the formal request and amendment proposal were included with the referral; and
- WHEREAS, the Proposed Site Plan revised on April 29, 2014 shows an existing one-story brick building, an existing 30' x 40' metal garage surrounded by tarvia, a proposed dumpster and screened enclosure, existing and proposed tarvia parking, and an existing fence around the side and rear yards, including fence that crosses the western property boundary (rear yard) and relocated fence along the southern border (side yard); and
- WHEREAS, the plan shows the site having frontage and two gated driveways on Barker Hill Road, one gravel and one paved, both of which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice dated May 2, 2014 notes additional parking spaces will be added, and the plan states there will be parking for a total of 32 vehicles; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](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, the Environmental Assessment Form dated April 11, 2014 notes the site contains a structure that is listed on either the State or National Register of Historic Places; the National Register of Historic Places lists the property as the Southwood Two-Teacher School; projects using state or federal funding or utilizing state historic preservation tax credits are subject to review from the New York State Historic Preservation Office; 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 ERM further shows the site to be in the vicinity of a significant natural community; the site is located within a half mile of Clark Reservation State Park; and

WHEREAS, the plan shows four existing trees, green space, and buffer landscaping; aerial photography shows surrounding parcels to be mainly residential, wooded, and farmed; and

WHEREAS, the plan shows a proposed building sign not to exceed 93 square feet and a post sign along Barker Hill Road not to exceed 32 square feet; the plan notes there are existing lights on the building for the parking areas, and that new lights are proposed over the building sign (1), around the post sign (2), and on the high point on the wall at the gable directed towards the parking area (not shown); 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 Onondaga County Department of Transportation has determined that

the municipality and the applicant must contact the Department at (315) 435-3205 to bring the existing driveways on Barker Hill Road up to Department standards.

2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any signs proposed within the county road right-of-way.

3. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

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

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

4. The applicant is advised that properties listed on the State or National Register of Historic Places may be eligible for tax credits, and that properties utilizing tax credits or state or federal funds may be subject to review. For more information, contact the New York State Historic Preservation Office.

5. Given the residential nature of the area and historic significance of the building, the town is encouraged to reduce the scale of the proposed signage, buffer the parking area, require sensitive lighting design, and preserve the historic integrity of the site to the extent possible. The town is further advised to ensure the neighboring residents in the Towns of Onondaga and DeWitt are notified about any public hearings on this proposal.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-174

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Empower Federal Credit Union for the property located at 5792 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, U.S. Route 11, and Interstate Route 81, all state highways; and
- WHEREAS, the applicant is proposing improvements to parking and ATM kiosks at an existing credit union building on a 1.476-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on a referral (Z-10-96) to relocate driveways on the site, with several comments regarding easements and cross connections; and
- WHEREAS, the site currently consists of a two-story brick building being used as a bank (Empower Credit Union), with a four lane drive-thru, parking, and two driveway entrances; driveways on the site have recently been altered to provide better access and safety, given the site's proximity to the busy Route 11 and Route 31 intersection; and
- WHEREAS, one existing driveway enters Route 31 and one driveway enters Route 11, both of which must meet the requirements of the New York State Department of Transportation; no driveway changes are shown on the submitted plans; and
- WHEREAS, the Demolition Plan dated April 23, 2014 shows an existing two-story house and garage on tax parcel 091.-02-19.1 to be demolished and associated paved areas to be removed, including its driveway onto NYS Route 11; and
- WHEREAS, the Layout and Landscape Plan dated April 23, 2104 shows a minor widening of the existing drive-through lane (with canopy) to accommodate an additional bypass lane, and sidewalks and crosswalk treatments leading to a new employee parking area on the existing bank site; parking will increase from 36 to 47 spaces; and
- WHEREAS, the house parcel is shown to be transformed into a 15-car employee parking lot (to include porous pavement sidewalks along one edge) and a two lane ATM kiosk, with two connection points to the existing driveway nearest the Route 11 driveway; and
- WHEREAS, the plan notes one kiosk to be installed at this time, with the second installed within one year of site plan approval; several associated internal signs and light fixtures are also noted and detailed within the plans; and
- WHEREAS, the plan shows existing concrete sidewalk along both road frontages to remain; minimal landscaping is shown on the landscape plan, including one landscape bed in front of the ATM kiosks; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](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 applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
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. The applicant and Town are encouraged to reconsider the overall parking and circulation plan for this site, in an effort to simplify site layout, better maximize circulation, open space and screening of parking on site, and well as consider potential cross connections with adjacent parcels in an effort to alleviate driveway turning conflicts at this congested intersection.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-175

- 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 Mark Aberi for the property located at 3460 County Line 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 the municipal boundary between the Town of Skaneateles and the Town of Sennett, the county boundary between Onondaga County and Cayuga County, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a two-story office building on a vacant 2-acre lot in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-176) for this project, which is required in this district for the mix of uses proposed; and
- WHEREAS, the application narrative dated May 1, 2014 notes the applicant is proposing a 2,368 square foot two-story carriage house building to be used for his homebuilding business (Harmony Homes - 2 employees) with up to three office spaces to be leased to compatible businesses (future tenants - 3 employees); and
- WHEREAS, the Site Plan dated April 29, 2014 shows the proposed office building with porch, a parking area with six spaces, a reserve future parking area, and an impermeable grass access area that will access the western entrance to the building; the plan also shows an existing watercourse running across the southeastern corner of the property and a 100-foot watercourse setback line; and
- WHEREAS, the narrative notes the first floor will contain a workshop/garage/storage area that will be accessible via the parking area; and
- WHEREAS, the plan shows the site having frontage and one proposed driveway on County Line Road, a local road; and
- WHEREAS, the site will be served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows a proposed well in the side yard and a septic field in the front yard; the narrative notes the lot has a four bedroom septic system approved by the Onondaga County Health Department, which exceeds the design load for 5 employees; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located in Agricultural District 2; aerial photography shows surrounding properties include farmed parcels, wooded areas, and residences; and
- WHEREAS, the plan shows proposed coachlights over the western and southern entrances, a recessed porch light, and a postlight at the driveway entrance; the narrative notes lighting will compatible with the residential neighborhood; 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:

Per the original approved subdivision plan, a plat plan must be submitted to the Onondaga County Health Department prior to the issuance of a building permit.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-176

- 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 Mark Aberi for the property located at 3460 County Line 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 the municipal boundary between the Town of Skaneateles and the Town of Sennett, the county boundary between Onondaga County and Cayuga County, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a two-story office building on a vacant 2-acre lot in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-175) for this project; and
- WHEREAS, the Pre-Application Findings dated April 29, 2014 state that the mixed uses proposed (office/warehouse/light industry) are allowed in this district only by special permit from the Planning Board; and
- WHEREAS, the application narrative dated May 1, 2014 notes the applicant is proposing a 2,368 square foot two-story carriage house building to be used for his homebuilding business (Harmony Homes - 2 employees) with up to three office spaces to be leased to compatible businesses (future tenants - 3 employees); and
- WHEREAS, the Site Plan dated April 29, 2014 shows the proposed office building with porch, a parking area with six spaces, a reserve future parking area, and an impermeable grass access area that will access the western entrance to the building; the plan also shows an existing watercourse running across the southeastern corner of the property and a 100-foot watercourse setback line; and
- WHEREAS, the narrative notes the first floor will contain a workshop/garage/storage area that will be accessible via the parking area; and
- WHEREAS, the plan shows the site having frontage and one proposed driveway on County Line Road, a local road; and
- WHEREAS, the site will be served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows a proposed well in the side yard and a septic field in the front yard; the narrative notes the lot has a four bedroom septic system approved by the Onondaga County Health Department, which exceeds the design load for 5 employees; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located in Agricultural District 2; aerial photography shows surrounding properties include farmed parcels, wooded areas, and residences; and



WHEREAS, the plan shows proposed coach lights over the western and southern entrances, a recessed porch light, and a post light at the driveway entrance; the narrative notes lighting will compatible with the residential neighborhood; 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:

Per the original approved subdivision plan, a plat plan must be submitted to the Onondaga County Health Department prior to the issuance of a building permit.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-177

- 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 Skaneateles ZBA at the request of Mark Congel/5 Fires LLC for the property located at 3395 East Lake 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 New York State Route 41 (East Lake Road), a state highway; and
- WHEREAS, the applicant is requesting an area variance to install an 8-foot high fence on a 1.9-acre a pre-existing, non-conforming residential lot in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Pre-application Findings dated April 17, 2014 note that variances are required for fences exceeding four feet in height within 100 feet of the lake line, and for fences exceeding six feet in height anywhere within the town; and
- WHEREAS, the Site Plan dated April 14, 2014 shows an existing two-story frame house, garage, and septic area on the eastern side of the property, and an existing cottage, dock, and bunk house inside the 100-foot lake yard setback; the proposed fence would be 523.8 feet in length and located along the entire northern border of the property; and
- WHEREAS, the findings note that the fence would be placed one foot off the property line, and 19.1% would be within 100 feet of the lake line; the plan shows the fence would be cedar with very narrow pickets and equal appearance on both sides; and
- WHEREAS, the plan shows the site having frontage on Skaneateles Lake, and frontage and two driveways (one paved, one gravel) on an unlabeled road; the findings note that entry to the property is via Firelane I, and aerial photography shows this lane connects with East Lake Road; 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 location of existing shoreline structures and the portion of the fence that would be nearest to the lake; 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 site is served by private septic and is located outside the Onondaga County Sanitary District; and

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

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
2. The Board recommends that a formal wetland delineation be conducted to determine the presence and location of any potential federal wetlands on site, and any delineated wetlands should be confirmed by the U.S. Army Corp of Engineers and shown on the proposed site plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 14, 2014

OCPB Case # Z-14-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Daniel Kwasnowski for the property located at 3 North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Main Street and North Street, state highways, and West Main Street, a county highway; and
- WHEREAS, the applicant is seeking to open Pucker Street Bike Shop in a retail storefront in an existing 3-story building on a 0.10-acre parcel in a Village Center (VC) zoning district; and
- WHEREAS, the site is located in a traditional mixed-use structure in the core of the Village of Marcellus, and occupies nearly 100 percent of the parcel; and
- WHEREAS, per the local application, on-street parking only will serve the site; narrow driveways flank each side of the building, which connect to a gravel parking lot on an adjacent parcel; any existing or proposed access onto North Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, existing sidewalks in character with the village setting run along the frontage of the property; and
- WHEREAS, per a letter from the applicant, in addition to the retail business of selling bikes (motorcycles) and accessories, the shop will do repair work, and will hold repair and riding clinics and other events to support the cycling community; also, the site will sell limited prepackaged and homemade food on site and may have coffee sales in the future; and
- WHEREAS, signage drawings were not provided with the referral materials; the applicant notes the shop will have signage in compliance with local code, including lettering in the windows and above the door, as well as an illuminated motorcycle in the front window; and
- WHEREAS, the site is served by public water and village 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:

1. The Village is advised to ensure that all proposed possible activities to be performed on site are in keeping with Village zoning and other state or county regulations (i.e.. for auto repair on site, and Onondaga County Health Department approvals for the sale of food and beverages on premises).

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2. The Village should review any plans for parking or storage of vehicles outside the building, including on other parcels, and ensure that any proposed exterior activity is in keeping with the Village character and does not detract from the pedestrian environment.

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