



# Onondaga County Planning Board

July 16, 2014

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Robert Jokl	Megan Costa	Gary Bell
Douglas Morris	Andrew Maxwell	
Daniel Cupoli	Gilly Cantor	
Robert Antonacci	Robin Coon	
Brian Donnelly		

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 16, 2014

## III. MINUTES

Minutes from June 25, 2014 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Brian Donnelly - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-14-54	No Position With Comment	S-14-55	Modification	S-14-56	Modification
S-14-57	Modification	S-14-58	Modification	S-14-60	No Position
Z-14-246	No Position With Comment	Z-14-247	No Position	Z-14-248	No Position
Z-14-249	No Position	Z-14-250	Modification	Z-14-251	No Position With Comment
Z-14-252	No Position	Z-14-253	No Position With Comment	Z-14-254	Modification
Z-14-255	Modification	Z-14-256	No Position With Comment	Z-14-257	Approval
Z-14-258	No Position With Comment	Z-14-259	No Position	Z-14-260	Disapproval
Z-14-261	Disapproval	Z-14-262	Disapproval	Z-14-263	Modification
Z-14-266	No Position With Comment	Z-14-267	No Position With Comment		



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 16, 2014

OCPB Case # S-14-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Housing Visions Unlimited, Inc. for the property located at 114, 116 & 118-134 Hawley Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting to subdivide an existing tax parcel into two new lots, New Lot 3B (0.134 acres) and New Lot 3C (0.723 acres) in a Local Business Class A (BA) zoning district; and
- WHEREAS, the city application dated June 16, 2014 notes the site contains the applicant's maintenance facility (leasing office, community room, maintenance garage, and storage area) as well as a vacant brick house (interior largely demolished), and that the applicant is seeking to revert the site to two separate parcels so that the vacant brick house can be rehabilitated into two apartment units as part of the larger Salina Crossing redevelopment project; and
- WHEREAS, the Subdivision Map dated June 2, 2014 shows a three-story brick building on proposed New Lot 3B and a one-story block building, gated asphalt parking area, and striped parking with seven spaces on proposed New Lot 3C; and
- WHEREAS, the map shows proposed New Lot 3B with frontage on Hawley Avenue, a city street, and proposed New Lot 3C with frontage on Hawley Avenue and North McBride Street, also a city street; the map shows one driveway on Hawley Avenue that serves both buildings which crosses the proposed lot line; and
- WHEREAS, the Environmental Assessment Form dated June 16, 2014 notes Hawley Avenue has already been fitted with permeable pavement and a rain garden per Save the Rain; 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 site is located on a commercial and residential block near the Hawley-Green Historic District, and is adjacent to an apartment building to the west and two residential parcels to the south and east; and
- WHEREAS, the map shows several grass areas and gardens along the Hawley Avenue frontage, a garden and landscaped strip between the striped parking area and the adjacent residential parcels; the site is otherwise primarily asphalt; concrete sidewalks are shown on both streets and there are asphalt walks connecting the buildings to the sidewalk; 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 City is advised to ensure appropriate access agreements are in place for the shared driveway on Hawley Avenue.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # S-14-55

- 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 Fabius Planning Board at the request of Betty Smith for the property located 1031 Apulia-Jamesville 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 Apulia Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 3.744-acre parcel into two new lots, Lot 1 (1.366 acres) and Lot 2 (2.378 acres), in an Agricultural 1 (A-1) zoning district; and
- WHEREAS, the referral notice dated June 19, 2014 indicates this site is an old farm parcel with two dwellings and needs to be subdivided; and
- WHEREAS, the Sketch Plan dated June 2, 2014 shows two houses, two sheds, and one barn on proposed Lot 1 and an existing house and barn on proposed Lot 2; per aerial photography, the two houses on proposed Lot 1 appear to be one house; and
- WHEREAS, the plan shows the lots have frontage and one existing driveway each on Apulia Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; no information regarding water or wastewater service was included with the referral; and
- WHEREAS, 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; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property is near a Special Flood Hazard Area (SFHA); 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 Onondaga County Agricultural District map shows the site is located in Agricultural District 4 and adjacent to farmed properties; 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, any proposed additional access to Apulia Road will require a permit.
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.

The Board also offers the following comment:

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

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # S-14-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Morgan Management LLC for the property located at 2546-3604 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Genesee Street (Old Route 5) and Onondaga Road (Route 173), both county roads, and the state-owned portion of Route 173; and
- WHEREAS, the applicant is proposing to convert two parcels into three new lots in Commercial (C-2) and Residential (R-3) zoning districts, in order to redevelop an existing retail plaza with three buildings on 3.048 acres; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-250) for this project; and
- WHEREAS, the referral notice states that the redevelopment of the property requires moving lot lines to make parcels individual for the proposed tenants; the Environmental Assessment Form dated June 3, 2014 notes the existing Joy Carpet and Nail Salon buildings will be demolished and two new 3,000 square foot buildings will be constructed (one to have a drive-thru), and the existing retail strip building will be partially demolished and reconstructed with a new drive-thru end cap on the western end; and
- WHEREAS, the Amended Final Plan for the subdivision dated June 16, 2014 shows New Lots A, B, and C with an existing and proposed building footprint on each lot and New Lot D as a vacant lot; New Lots B and C are labeled as C-2 zones, New Lot A is labeled as a C-2 zone at the front of the parcel and as an R-3 zone at the rear of the parcel, and New Lot D is labeled as an R-3 zone; the subdivision plan does not label existing lot lines; per existing tax maps, it appears that the rear lot line of tax parcel number 047.-04-15.0 is moving further north to create proposed New Lot B, and that the remainder of tax parcel number 047.-04-14.0 is being split into proposed New Lots C and D along the residential/commercial zoning boundary; tax parcel number 047.-04-16.0 boundaries are remaining unchanged as proposed New Lot A; and
- WHEREAS, the Layout and Planting Plan dated June 18, 2014 labels the new lots as 1, 2, 3, and 4 (corresponding to A, B, C, and D, respectively); Lots 1, 2, and 3 are shown to have one restaurant building each with surrounding parking, Lot 4 is shown to contain parking and snow storage/stormwater management area, and an internal circulation network is shown throughout all four lots; the rear of Lot 1 is labeled as C-2 zoning on the layout plan however it is remaining R-3, per the Town and applicant; and
- WHEREAS, the layout plan shows Lots 1 and 4 have frontage and a shared driveway on Gifford Drive, a local road; the subdivision plan shows a corresponding 20-foot

ingress and egress easement shared by New Lots A and D; the layout plan shows Lots 1, 2, and 3 with frontage on West Genesee Street; Lot 1 is shown to have a proposed shared driveway with Lot 2 on West Genesee Street; the subdivision plan shows a corresponding 20-foot ingress and egress easement shared by New Lots A and B; the easements on the subdivision plan generally align with the driveways on the layout plan, however the easements are not shown on the layout plan and the driveways appear to cross lot lines; Lot 3 is shown to have a proposed driveway on West Genesee Street; both driveways on West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; the EAF notes the number of curb cuts will be reduced from four to two, and aerial photography shows four existing driveways; and

WHEREAS, the layout plan notes the maximum lot coverage for an R-3 parcel is 35% and Lot 4 is proposed to cover 50%; the plan further notes there will be 143 parking spaces on the C-2 parcels and 134 parking spaces (15 future spaces) on the R-3 parcel; the referral notice indicates a variance will be required for ancillary parking; no variance referrals were included at this time; and

WHEREAS, the EAF notes a stormwater management area will be used on the site for stormwater runoff, and that its size has not been determined yet; 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; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the site is 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). 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 site is located across the street from the Fairmount Fair shopping plaza; aerial photography shows a wooded area along the rear and eastern boundaries (rear portion) of the site (steep grade per the plans), and a grassed area just south of the wooded area that is partly in the location of proposed parking on Lot 4; per the Site Preparation Plan dated June 18, 2014, some of the trees on the eastern boundary will be removed; and

WHEREAS, the preparation plan notes two existing pole signs will be removed, and the layout plan shows three proposed signs along the West Genesee Street frontage; no other signage details were included with the referral; the layout plan further shows landscaped curbs throughout the site, proposed sidewalks along West Genesee Street, crosswalks through the driveways and across the internal circulation roads, and pedestrian paths around the buildings and on landscaped curbs; 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 West Genesee Street with the Department by contacting Onondaga County Department of Transportation at (315) 435-3205.
2. 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.
3. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Transportation for review.
4. Per the Onondaga County Department of Transportation, signage may not obstruct sight distance.

The Board also offers the following comments:

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



4. The Town and applicant are advised to ensure appropriate access agreements are in place for all driveways that cross parcel boundary lines.

5. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, more parking in reserve, increased landscaping along the road frontage, and more pedestrian pathways connecting the parking areas with the proposed buildings.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # S-14-57

- 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 Pompey Planning Board at the request of Donald and Barbara Wilson for the property located at 7807 Number 5 Road West; 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 and Number 5 Road West, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 19.91-acre parcel into two new lots, Lot A (1.6 acres) and Lot B (18.8 acres) in a Farm (F) zoning district; and
- WHEREAS, the Environmental Assessment Form dated June 30, 2014 notes the applicant would like to divide off the house and pond portion of the parcel and sell Lot B separately; and
- WHEREAS, the Preliminary Plan dated June 23, 2014 shows a house, garage, barn, shed, well, septic area, and pond on proposed Lot A; the barn and potentially the well are encroaching in the County road right-of-way; proposed Lot B is labeled as not having been surveyed, and aerial photography shows it to be cleared agricultural land; and
- WHEREAS, the plan shows proposed Lot A with frontage on Ridge Road and frontage and two existing driveways on Number 5 Road West, and proposed Lot B with frontage and one existing driveway on Number 5 Road West; per aerial photography, the westernmost driveway serves the house and garage, while the two other driveways on the plan appear to be unofficial farm roads and there may be an additional farm road on proposed Lot A for the barn; all driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains approximately 0.1 acres in federal wetlands; 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 Mapper also indicates that the site is located in an area designated as sensitive for archaeological sites, and is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer Preble SSA); and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 4; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; 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 access to Ridge Road is prohibited and only Department-approved access on Number 5 Road West will be permitted. The municipality and the applicant are required to coordinate all existing, proposed, and future access to Number 5 Road West with the Department by contacting Onondaga County Department of Transportation at (315) 435-3205.
2. If future highway improvements are required, Onondaga County reserves the right to have the structure in the County right-of-way removed.

The Board also offers the following comment:

The applicant and town are advised to conduct a formal wetland delineation on site to determine the presence and location of any federal wetlands, and the delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the proposed subdivision plan.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # S-14-58

- 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 Pompey Planning Board at the request of Ted Stearns for the property located on U.S. Route 20 (East of 8770 Route 20); 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 Route 20, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 54-acre vacant parcel into two new lots, Lot 1 (6.972 acres) and Lot 2 (47.392 acres), in a Farm (F) zoning district, in order to build a house on Lot 1; and
- WHEREAS, the Environmental Assessment Form dated June 30, 2014 notes the applicant is proposing to build a 1,500 square foot ranch house; the Final Plan revised on June 9, 2014 shows an area labeled as "House Clearing" on proposed Lot 1 and nothing on proposed Lot 2; aerial photography shows both parcels to be heavily wooded; and
- WHEREAS, the plan shows the lots both have frontage on U.S. Route 20; no existing or proposed driveways are shown; any proposed driveways must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site is adjacent to wetlands or waterbodies regulated by a federal, state, or local agency; 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 Mapper also indicates that the site is located in an area designated as sensitive for archaeological sites, and contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the project may require review under the State Environmental Quality Review Act (SEQRA) by the New York State Department of Environmental Conservation and a permit may be required if the project is determined to be harmful to the species or its habitat; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district; the referral notice indicates the site will be served by private septic; no further information regarding on site wastewater treatment was included at this time; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 4; aerial photography shows the site is adjacent to farmed properties; 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 notes that any proposed driveways need to be submitted to the Department for review and that a highway work permit may be required.

The Board also offers the following comments:

1. 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.
2. 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 New York State 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 Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # S-14-60

- 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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Loretto Management Corporation for the property located at Meltzer Court; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing to subdivide an approximately 89-acre parcel into two lots as part of the Loretto senior housing development in the Cicero Commons Planned Unit Development; and
- WHEREAS, the Board previously recommended No Position with Comment on a Site Plan referral (Z-10-192) for the construction of an elderly care facility consisting of 13 housing units and road on a portion of an 89.04-acre parcel, requesting future cross connections; and
- WHEREAS, the Final Plan and Final Plat both dated June 9, 2104 show Proposed Lot 2 located at the rear of the Cicero Commons development, totaling 13.954 acres; 12 buildings, Meltzer Court, part of Jamboree Drive, drainage easements, stormwater ponds, and wetlands occur on Proposed Lot 2; and
- WHEREAS, the Final Plat and local application also show and note an adjacent parcel in the Town of Clay, labeled Lot 2 (2.379 acres) being associated with Cicero Commons and in particular Proposed Lot 2, to total approximately 16 acres; and
- WHEREAS, per the plans, Lot 1 (57.032 acres) is shown to contain the remainder of the original 89 acre Cicero Commons parcel, and contains local roads, stormwater/drainage facilities, and the Cicero Twin Rinks/Recreation Center facility and associated parking lots; and
- WHEREAS, the plans show areas of wetlands on site; the applicant must obtain permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state and/or federal wetlands; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-246

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Town of Cicero, New York for the property located on the north side of Taft Road between Northern Boulevard and Totman Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and site is located within 500 feet of Taft Road and Northern Boulevard, both county highways; and
- WHEREAS, the applicant is requesting a change in the zoning classification for 165.06 acres on 32 parcels from Regional Commercial to General Commercial Plus, in order "to offer greater flexibility for the use and development in the area," per the referral form; and
- WHEREAS, per town representatives, the zone change is being proposed in order to facilitate site expansion planning for the Cantech property along Taft Road, as well as to more closely align zoning with existing uses, especially within the Beacon North commercial subdivision; the town also notes that the zone change area is largely built out, with few undeveloped parcels remaining; and
- WHEREAS, the site is generally bordered by Taft Road, Northern Boulevard, Totman Road and Interstate 481, and consists of a mix of commercial warehousing style buildings, large parking areas, local service roads, commercial/retail buildings along Taft Road, one single-family house on Taft Road, and undeveloped land; surrounding land uses are largely commercial (including Hancock Business Park and related lands across Taft Road) and a limited area of single family homes along Totman Road; and
- WHEREAS, the Town of Cicero Comprehensive Plan (2006) identifies this area for commercial, industrial, and open land similarly in its existing land use and future land use mapping; and
- WHEREAS, per the Cicero Zoning Ordinance, the General Commercial Plus would allow the permitted uses for all other commercial districts, as well as auto repair/garage uses, parking lots, manufacturing and assembly, warehouse and distribution, and other uses; and
- WHEREAS, significant portions of several parcels contain FEMA floodplains, and New York State and Federal wetlands; preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 (not yet finalized) shows changes to existing flood plain boundaries within this area; and
- WHEREAS, local application materials indicate tax parcel 056.-02-12.1 is owned by the Central New York Land Trust, and is assumed as such to be protected from development through conservation easements; the parcel contains significant floodplain and wetland areas; and



WHEREAS, parcels have frontage on Taft Road and Northern Boulevard, both county roads, and Totman Road, Running Ridge Road, and Round Pond Road, all town roads; currently no parcels have direct driveway access onto Northern Boulevard, nor shall any new driveways be permitted, per the Onondaga County Department of Transportation; and

WHEREAS, developed parcels on the 165-acre site are generally served by public water and sewer, and are 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 Onondaga County 2010 Development Guide, dated June 1998 and adopted by the Onondaga County Legislature, and subsequent planning initiatives including the Onondaga County Sustainable Development Plan emphasizes cost-efficient infrastructure, reinforcement of existing communities and planning processes to include coordinated project reviews, consideration of natural resources, environmental constraints, and infrastructure costs; 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. As recommended for other recent projects and zone changes in Cicero, the Board encourages consideration of zone changes in the context of an updated comprehensive plan which incorporates recent discussions regarding anticipated build out, sewer and water constraints and opportunities, and community character. As discussed, SOCPA and related agencies are available and interested in working with the Town on comprehensive planning activities.
2. The Board and the Onondaga County Department of Transportation encourage the Town to utilize access management best practices along Taft Road, such as reducing the number and size of driveways and consolidating access points onto local road networks.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-247

- 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 Greater Syracuse Property Development Corporation for the property located at 751 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing a Project Site Review to demolish a vacant commercial building and plant grass on a 0.08-acre lot in a Commercial Class A zoning district; and
- WHEREAS, the Environmental Assessment Form dated May 29, 2014 notes that Home HeadQuarters (under contract with the applicant) will demolish the vacant commercial building, fill the site to create a gradual slope down to grade at the back of the lot, plant the slope with grass, and install decorative metal fencing between 753 and 745 North Salina Street at street level to block access to the site until such time that the Land Bank determines the redevelopment strategy for the property; and
- WHEREAS, the Location Survey dated May 24, 2014 shows the subject parcel to contain a two-story brick building with a gravel parking lot at the rear of the parcel; the undated Post Demolition Site Plan shows the subject lot as vacant with a note that it will be filled and planted with grass; the plan also notes a 6' decorative safety fence will be installed to block access to the property from the street; and
- WHEREAS, the plan shows the site has frontage on North Salina Street and Lock Alley, both city streets; aerial photography shows access from the rear parking lot onto Lock Alley and sidewalks along North Salina Street; and
- WHEREAS, the survey shows the adjacent parcel to the northwest (753 North Salina Street) contains a two-story frame house and the adjacent parcel to the southeast (745 North Salina Street) contains a 3.5-story brick building; the gravel parking lot on the subject property continues behind the building at 745 North Salina Street; and
- WHEREAS, the site is located on North Salina Street, a walkable and historic urban corridor that features mixed-use, multi-storied buildings that front the sidewalk; the application notes the project is located in the North Salina Street Historic District and will be reviewed by the Syracuse Landmark Preservation Board; 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 and Environment Protection, the demolition of buildings requires a permit for sewer and water disconnects; 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; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Lawrence Barnes / William Zuti for the property located at 114 & 116 Miller Drive - Town of Manlius; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of New York State Route 290, a state highway; and
- WHEREAS, the applicant is proposing to adjust lot lines between two existing tax parcels to create two new lots, New Lot 76 (0.4 acres) and New Lot 77 (0.2 acres), in a Residential 3 (R-3) zoning district; and
- WHEREAS, the Board has no record of a referral for this subdivision from the Town of Manlius; and
- WHEREAS, the Subdivision Plan dated June 2, 2014 shows a 1.5-story frame house with attached garage on proposed New Lot 77 and a 1.5-story frame house with attached garage and detached garage on proposed New Lot 76; the lot line adjustment will add the rear of existing Lot 77 (labeled Lot 77A on the plan) to existing Lot 76 (adjacent to the area labeled Lot 76A on the plan); and
- WHEREAS, the plan shows both lots having frontage and one driveway each on Miller Drive, a local street; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, the plan has been stamped by the Onondaga County Health Department, noting approval by the Department is not required; 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; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-249

- 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 Village of Manlius Village Board at the request of Village of Manlius for the property located Village Wide - Residential Districts; 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 the Village Zoning Code to prohibit electrified fences in all residential zoning districts; and
- WHEREAS, the Local Law Filing notes Chapter 99 of the code will be amended to prohibit "any fence or wall charged with an electric current" within the Village of Manlius; 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; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-250

- 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 Camillus Planning Board at the request of Morgan Management LLC for the property located at 3546-3604 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Old Route 5) and Onondaga Road (Route 173), both county roads, and the state-owned portion of Route 173; and
- WHEREAS, the applicant is proposing to redevelop an existing retail plaza with three buildings on one existing and three newly subdivided lots totaling 3.048 acres in Commercial (C-2) and Residential (R-3) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Preliminary Subdivision referral (S-14-56) to convert two existing parcels into three new lots for this project; and
- WHEREAS, the referral notice states that the redevelopment of the property requires moving lot lines to make parcels individual for the proposed tenants; the Environmental Assessment Form dated June 3, 2014 notes the existing Joy Carpet and Nail Salon buildings will be demolished and two new 3,000 square foot buildings will be constructed (one to have a drive-thru), and the existing retail strip building will be partially demolished and reconstructed with a new drive-thru end cap on the western end; and
- WHEREAS, the Amended Final Plan for the subdivision dated June 16, 2014 shows New Lots A, B, and C with an existing and proposed building footprint on each lot and New Lot D as a vacant lot; New Lots B and C are labeled as C-2 zones, New Lot A is labeled as a C-2 zone at the front of the parcel and as an R-3 zone at the rear of the parcel, and New Lot D is labeled as an R-3 zone; the subdivision plan does not label existing lot lines; per existing tax maps, it appears that the rear lot line of tax parcel number 047.-04-15.0 is moving further north to create proposed New Lot B, and that the remainder of tax parcel number 047.-04-14.0 is being split into proposed New Lots C and D along the residential/commercial zoning boundary; tax parcel number 047.-04-16.0 boundaries are remaining unchanged as proposed New Lot A; and
- WHEREAS, the Layout and Planting Plan dated June 18, 2014 labels the new lots as 1, 2, 3, and 4 (corresponding to A, B, C, and D, respectively); Lots 1, 2, and 3 are shown to have one restaurant building each with surrounding parking, Lot 4 is shown to contain parking and snow storage/stormwater management area, and an internal circulation network is shown throughout all four lots; the rear of Lot 1 is labeled as C-2 zoning on the layout plan however it is remaining R-3, per the Town and applicant; and
- WHEREAS, the layout plan shows Lots 1 and 4 have frontage and a shared driveway on Gifford Drive, a local road; the subdivision plan shows a corresponding 20-foot

ingress and egress easement shared by New Lots A and D; the layout plan shows Lots 1, 2, and 3 with frontage on West Genesee Street; Lot 1 is shown to have a proposed shared driveway with Lot 2 on West Genesee Street; the subdivision plan shows a corresponding 20-foot ingress and egress easement shared by New Lots A and B; the easements on the subdivision plan generally align with the driveways on the layout plan, however the easements are not shown on the layout plan and the driveways appear to cross parcel boundary lines; Lot 3 is shown to have a proposed driveway on West Genesee Street; both driveways on West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; the EAF notes the number of curb cuts will be reduced from four to two, and aerial photography shows four existing driveways; and

WHEREAS, the layout plan notes the maximum lot coverage for an R-3 parcel is 35% and Lot 4 is proposed to cover 50%; the plan further notes there will be 143 parking spaces on the C-2 parcels and 134 parking spaces (15 future spaces) on the R-3 parcel; the referral notice indicates a variance will be required for ancillary parking; no variance referrals were included at this time; and

WHEREAS, the EAF notes a stormwater management area will be used on the site for stormwater runoff, and that its size has not been determined yet; 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; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the site is 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). 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 site is located across the street from the Fairmount Fair shopping plaza; aerial photography shows a wooded area along the rear and eastern boundaries (rear portion) of the site (steep grade per the plans), and a grassed area just south of the wooded area that is partly in the location of proposed parking on Lot 4; per the Site Preparation Plan dated June 18, 2014, some of the trees on the eastern boundary will be removed; and

WHEREAS, the preparation plan notes two existing pole signs will be removed, and the layout plan shows three proposed signs along the West Genesee Street frontage; no other signage details were included with the referral; the layout plan further shows landscaped curbs throughout the site, proposed sidewalks along West Genesee Street, crosswalks through the driveways and across the internal circulation roads, and pedestrian paths around the buildings and on landscaped curbs; 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 West Genesee Street with the Department by contacting Onondaga County Department of Transportation at (315) 435-3205.
2. 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.
3. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Transportation for review.
4. Per the Onondaga County Department of Transportation, signage may not obstruct sight distance.

The Board also offers the following comments:

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



4. The Town and applicant are advised to ensure appropriate access agreements are in place for all driveways that cross parcel boundary lines.

5. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, more parking in reserve, increased landscaping along the road frontage, and more pedestrian pathways connecting the parking areas with the proposed buildings.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-251

- 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 Planning Commission at the request of East Fayette Group, LLC for the property located at 712-714 East Fayette 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 modifications to a Project Site Review to demolish an existing building and construct a new mixed use commercial/residential building with parking in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Final Subdivision referral (S-13-68) and a Project Site Review referral (Z-13-282) for this project, recommending the applicant contact the Onondaga County Department of Water Environment Protection and encouraging continued work on enhancing walkability and compatibility with adjacent projects; and
- WHEREAS, per the previous referrals, the original project was to demolish an existing building and construct a building with nine residential units on each of the four residential floors for a total of 36 units, with first floor covered parking and commercial space; the city application dated June 23, 2014 notes the modifications include adding 6 one-bedroom and/or studio apartments to the first floor for a total of 42 units and removing the covered parking facility which contained 11 spaces; the application further notes the cement costs for the parking area proved to be cost prohibitive and instead has arranged for parking at 701 East Fayette Street and 717-719 East Fayette Street for a total of 60 spaces between the two locations; the applicant will seek a parking waiver relative to the spaces lost to the redesign; and
- WHEREAS, the Site Layout Plan dated June 19, 2014 shows a proposed five-story mixed used building with 9 parking spaces running along the eastern side of the building and an additional 3 spaces behind the building; and
- WHEREAS, the plan shows the site has frontage on East Fayette Street and Orange Alley which leads to Forman Avenue, all city streets, and a driveway connecting Orange Alley (full entrance/exit) and East Fayette Street (exit only) running adjacent to the eastern parking spaces; the exit onto Orange Alley is positioned such that it would only serve the 3 rear parking spaces; and
- WHEREAS, the original application stated that the upper floors would consist of steel framing and repurposed shipping containers, and the exterior materials would consist of stone façade, fiber cement panels, split face block and steel siding; the elevation drawings included with the referral show largely the same materials, however the eastern and western elevations have been reversed (the

parking was formerly on the western side of the building as well), and the sliding doors and terraces on the four residential floors have been replaced with smaller and fewer windows; and

WHEREAS, the plan shows three proposed trees on the concrete curb along East Fayette Street and a row of landscaping buffering the parking area from the street; an additional row of landscaping is shown between the rear parking spaces and Orange Alley, and there is an area to the rear of the building labeled "Pervious and Snow Collection"; 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). 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 applications notes there will be two 33 square foot wall signs facing East Fayette Street; the North Exterior Elevation dated June 19, 2014 shows two wall signs, one above the commercial entrance (3' x 15') and one above the apartment entrance (3' x 11'); no further signage details were included with the referral; 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 City and applicant are encouraged to continue to work together to enhance urban design, walkability, and compatibility of streetscaping elements with adjacent projects, including the size and quantity of fenestration on the building facades.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-252

- 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 Whitlock Partners, LLC for the property located at 476-480 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the Onondaga County Public Library (The Galleries of Syracuse), a county-owned facility and parcel; and
- WHEREAS, the applicant is proposing a Project Site Review to remove the metal façade of an existing vacant commercial building in a Central Business District - Retail (CBD-R) zoning district, as part of a project to renovate the building for residential/commercial use; and
- WHEREAS, the city application dated June 19, 2014 notes the metal façade was added in the 1960s, and the goals of this phase of the project is to expose the underside so the architect can determine if the original façade can be restored, after which time plans will be submitted; and
- WHEREAS, images included with the referral show the original concrete façade for the old Lorenzo's restaurant from the 1950s and the metal façade as it exists currently; the accompanying notes state the final phase of Phase I: Part B is to expose the façade underneath, which will only be temporary, as a new façade and additional improvements to this side of the building are planned for Phase II: Part B of the project; and
- WHEREAS, per aerial photography, the lot has frontage on South Clinton Street and South Salina Street, both city streets; the façade to be removed faces South Salina Street; the lot appears to contain two attached structures, and the structure facing South Clinton Street has one existing driveway; and
- WHEREAS, the Environmental Assessment Form dated June 19, 2014 notes the site has been the subject of remediation, specifically that interior asbestos will be removed at a later date; and
- WHEREAS, the lot is located near Onondaga Creek; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property is near a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional land near the parcel is anticipated to be added to the SFHA once maps are finalized; 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

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)

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; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-253

- 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 Ginko Tree, LLC for the property located at 713 South Crouse Avenue; 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 SUNY Health Science Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to modify a special permit to establish a new restaurant (Chang Garden) with a new floor plan, signage, and addition in an existing restaurant building (formerly Oishi Restaurant) on a 0.1-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Environmental Assessment Form describes the project as interior alterations, exterior signage changes, and a building addition of about 100 square feet; and
- WHEREAS, the Location Survey dated February 3, 2003 shows a one-story masonry building with frontage on South Crouse Avenue, and a chain link fence enclosed concrete pad in the rear of the parcel; and
- WHEREAS, the Floor Plan, Code Review & Notes sheet dated June 20, 2014 notes the proposed addition will be 104 square feet of increased kitchen area in the rear of the parcel next to an area labeled "Asphalt Pavement, Parking & Delivery"; and
- WHEREAS, the city application notes there are three proposed signs: a 12" x 9'2" wall sign and a 24" x 48" wall sign on the front mansard roof area, and a 15" x 27" wall sign on the entrance door; signage details included with the referral show the wall signs will be LED internally-lit letter signs; the application notes there is a temporary "Grand Opening" sign that will be removed when permanent signs are installed; and
- WHEREAS, the site is served by public water and sewer and the site is located in the Metropolitan Wastewater Treatment Plant service area; and

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

The Board encourages the City and applicant to consider reducing the quantity and scale of the proposed signage to be more in keeping with the pedestrian urban environment at this site.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-254

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of McFarland Development, LLC for the property located at 7386 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 57 (Oswego Road) and Long Branch Road, both county roads; and
- WHEREAS, the applicant is requesting a special permit to construct a 6,831 square foot retail store (Advance Auto Parts) on two parcels totaling 1.06 acres containing a vacant restaurant building (formerly Kirby's) in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Zone Change referral (Z-14-153) for these parcels from Limited Use for Restaurants (LuC-2) and Highway Commercial (HC-1) to Neighborhood Commercial (NC-1), in order to combine these parcels before development; the Board advised the Town to consider a planning level analysis of this corridor and noted traffic, drainage, and wastewater considerations if the zone change was approved; and
- WHEREAS, per the referral notice, a special permit is required in this district for a retail use between 5,000 and 15,000 square feet; and
- WHEREAS, the Environmental Assessment Form dated June 16, 2014 notes future approvals will be needed for a subdivision to combine the two parcels into one lot and a site plan approval for the demolition of the existing structure and redevelopment of the property, including the construction of the auto parts store with associated paved parking, loading and access areas, pedestrian access, landscaping, and other site improvements; the EAF further notes a side yard variance will be required; no other referrals were submitted at this time; and
- WHEREAS, the Site Plan dated June 13, 2014 shows the proposed building with parking in the front, rear, and one side yard (41 spaces total per requirements), a concrete sidewalk along the front of the building, a loading area in the rear of the building, and a proposed freestanding sign (no further details provided); the plan shows the site as one lot; and
- WHEREAS, the plan shows the site has frontage and one proposed driveway on Oswego Road, which must meet the requirements of the Onondaga County Department of Transportation; aerial photography shows one existing driveway in the location of the proposed driveway; and
- WHEREAS, the Boundary and Topographic Survey Map dated March 31, 2014 shows a chain link fence encroaching on the rear yard, a 15' Town of Clay drainage easement on the front of the parcel in the location of existing and proposed



parking, and existing parking encroaching into the county road right-of-way; and

WHEREAS, the EAF notes the proposed action will not disturb more than one acre, that impervious surfaces will be decreasing from 1.0 acres to 0.8 acres and grass and landscaping will be increasing from 0.1 acres to 0.3 acres; and

WHEREAS, the site is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; the EAF notes total anticipated waste generation will be 150 gallons/day; and

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

WHEREAS, the EAF notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the EAF notes there will be pole and building mounted light fixtures designed to prevent glare and light trespass (dark sky compliant); and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. Per the Onondaga County Department of Transportation, any proposed additional access to Oswego Road is prohibited, and the applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
4. Per the Onondaga County Department of Transportation, no parking, loading, or backing of vehicles into the county right-of-way will be permitted.
5. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

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

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)

planning process to determine sewer availability and capacity.

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

3. Every municipal review provides the opportunity to improve community appearance and walkability, and the Town and applicant are encouraged to consider locating the proposed building closer to the road frontage, removing parking from the front yard, and incorporating elements such as sidewalks and landscaping along the road frontage and around the parking lots.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-255

- 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 Lysander Planning Board at the request of Farmington Lawn Care for the property located at 2964 Belgium 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 Belgium Road (New York State Route 31), a state highway; and
- WHEREAS, the applicant is proposing construction of a 23,400 square foot Country Max Farm & Garden store on a 13-acre parcel in a Planned Unit Development zoning district; and
- WHEREAS, the site is currently vacant and largely wooded, and is located at the corner of New York State Route 31 and a private road leading to a commercial property and vacant parcels to the east; the site is also located at the intersection of Route 31 and Loop Road, a town road; and
- WHEREAS, the Site Plan dated June 2, 2014 shows the northeast corner to be cleared of wooded area and construction of a 19,500 square foot retail space (plus 3,800 square foot indoor warehouse and loading dock), an attached 13,000 square foot fenced display area and 9,100 square foot fenced yard set back approximately 200 feet from the front property line, with front yard parking for 96 cars, as well as a "Banked Parking" area for approximately 100 cars to the west of the building and stormwater detention area; and
- WHEREAS, the remainder of the site is shown to remain wooded, including adjacent to neighboring parcels, and along the private road; no additional future buildout of remaining lands is indicated in the referral materials; and
- WHEREAS, the plan shows a single driveway onto Route 31, which must meet the requirements of the New York State Department of Transportation, and no access is proposed onto the private road; the proposed driveway does not align with the Loop Road intersection with Route 31, presumably due to grade change; and
- WHEREAS, correspondence from the New York State Department of Transportation included with the referral form (dated June 3, 2014) notes several pieces of requested information, including confirmation that the submitted plan represents full buildout of the site, or submittal of a conceptual full build plan, a drainage report, and clarification that the two gravel driveways shown in the northeast quadrant of the site must be removed; and
- WHEREAS, the Landscape & Lighting Plan dated June 2, 2014 shows a dry swale located along the north and east perimeter, and a stormwater infiltration basin and forebay along the west edge of the disturbed area; and
- WHEREAS, signage details included in the preliminary plan shows an entrance monument sign measuring 9 feet by 10 feet, located at the Route 31 driveway; and

- WHEREAS, the site plan shows a County of Onondaga 30-foot wide sewer easement and 30-foot wide OCWA water line easement along the eastern parcel boundary, and a Central New York Power Corporation Easement along the southern boundary, all outside of the project limits on the parcel; and
- WHEREAS, the site has access to public water and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, 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 EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, specifically the Indiana Bat; the project may require review under the State Environmental Quality Review Act (SEQRA) by the New York State Department of Environmental Conservation and a permit may be required if the project is determined to be harmful to the species or its habitat; 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 municipality and the applicant must continue to coordinate NYS Route 31 access and drainage requirements with the New York State Department of Transportation, and is required to obtain a highway work permit for any work within the state right-of-way.

The Board also offers the following comments:

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

Environment Protection at 315-435-6820.

3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. 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.
5. The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontages and removing parking from the front yard.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-256

- 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 Dromik, LLC for the property located at 110 Tully 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 South West Street, a state-owned arterial, and the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to construct a new shipping dock at an existing pharmaceutical manufacturing facility (Steri-Pharma) on a 1.44-acre lot in Commercial Class A (CA) and Industrial Class A (IA) zoning districts; and
- WHEREAS, a letter to the city dated June 27, 2014 notes the applicant is required by law to have a dedicated shipping facility for a new antibiotic with precise and highly regulated production and shipping requirements to assure effectiveness; and
- WHEREAS, the Site Plan revised on June 19, 2014 shows an existing one-story concrete block building with several concrete areas around the building, an area on the southwestern corner of the building labeled "Temporary Addition," and a 15' access easement along the northern parcel boundary; the proposed loading dock is shown on the northwestern part of the building with a surrounding asphalt area matching existing grade; the plan also shows the adjacent parcel to the south, Tully Street, which is labeled as abandoned as of 1990 and is currently owned by the applicant, and includes a city utility easement; and
- WHEREAS, the plan shows the building has frontage on Onondaga Creek, one driveway on Tully Street, and frontage and two existing driveways on a service road that parallels South West Street; per the New York State Department of Transportation, the service road is owned by the city; and
- WHEREAS, there are two existing catch basins shown near the proposed loading dock, and the Environmental Assessment Form dated June 27, 2014 notes the storm water discharges will be directed to the existing catch basin on South West Street; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property is adjacent to a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that lands on the subject parcel are anticipated to be added to the SFHA once maps are finalized; the proposed loading dock does not appear to be in the SFHA; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can

negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site 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. The Board has offered the following COMMENT(S) in regards to the above referral:

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

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-257

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of 790 Management Co., Inc. for the property located at 36 Oswego Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 31/Route 370), a state highway; and
- WHEREAS, the applicant is proposing to renovate an existing four-story building for commercial and residential use on a 0.134-acre parcel in a Business (B-2) zoning district; and
- WHEREAS, the village application notes the first floor of the building will continue to be used for commercial space (Tymeless Tattoo - 2,757 square feet, and future office space - 1,791 square feet), the second through fourth floors will be converted for residential use (eight apartment units), and a 320 square foot addition will be constructed on the southeast end for a new elevator and stair; and
- WHEREAS, the Proposed Site Plan dated June 24, 2014 shows an existing four-story masonry building with a proposed three-story addition (elevator, stair, and tenant entrance), an existing metal guard rail at the rear of the parcel to be removed and replaced with ornamental black iron bollards with chains, and new granite curbing and concrete sidewalk/landing area around the proposed addition; and
- WHEREAS, the plan shows the site is located at the corner of Oswego Street, a local street, and East Genesee Street; the application notes the site contains no means for vehicular access or parking, and a municipal parking lot within 500 feet of the building will be utilized by occupants of both the commercial and residential spaces; the rear of the building faces a one-way access for the adjacent bank; and
- WHEREAS, the Environmental Assessment Form dated June 13, 2014 notes the project requires a permit from the New York State Historic Preservation Office and contains a structure listed on the State or National Register of Historic Places; the National Register of Historic Places database utilized by SOCPA does not include the subject building, however the parcel is located near the Oswego-Oneida Streets Historic District; and
- WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville-Seneca Knolls Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding



this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the application notes there will be no dumpster on the property and no additional landscaping on the site other than the existing street trees along East Genesee Street; the plan shows sidewalks on both street frontages; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Village and applicant on developing a mixed use building and revitalizing a key property in the village core.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-258

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of Salvatore Lomedico for the property located at 41 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Genesee Street (Route 31/Route 370), a state highway; and
- WHEREAS, the applicant is proposing a small addition and minor site improvements to an existing restaurant building (Sal's Pizza) on a 0.16-acre lot in a Business (B-2) zoning district; and
- WHEREAS, the Site Plan dated June 10, 2014 shows an existing one-story frame structure, a proposed 5' x 7' addition along the eastern side of the building, a proposed triangular addition near the ADA entrance at the southeastern corner of the building, delivery vehicle spaces and an 8' high dumpster enclosure (cedar fence) to the rear of the building, and an existing row of parking along the eastern side of the building that is partially located on the adjacent parcel to the east; the plan shows portions of the existing building encroach onto the State right-of-way; and
- WHEREAS, the plan shows the building with frontage on East Genesee Street, and a driveway across the rear of the parcel; aerial photography shows the driveway is on Albert Palmer Lane, a local road, and can be accessed by the adjacent parcels to the west (Jreck Subs) and north (B'ville Smoke Shop) and leads to the adjacent parcel to the east (Ace Hardware); the parking that is partially located on the adjacent lot to the east is part of the Ace Hardware parking lot, which has three existing driveways on East Genesee Street; and
- WHEREAS, the plan shows surface drainage would flow towards the rear of the parcel; no further stormwater management details are shown; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property is adjacent to a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that lands on the subject parcel are anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville-Seneca Knolls Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

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

WHEREAS, the plan shows sidewalk along East Genesee Street and granite curbing with arborvitae extending from the rear of the building along the delivery vehicle area; no other landscaping is shown on the plan; and

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

1. The Village is advised to ensure appropriate access agreements are in place between the applicant and the owner of the adjacent parcel to the east, both for the row of parking that is located across both parcels and for usage of any shared driveways.
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 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.
4. Every municipal review provides the opportunity to improve community appearance, and the Village and applicant are encouraged to improve site design by delineating the rear driveway with additional landscaped curbing and adding landscaping around the proposed additions.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-259

- 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 §155-27 of the Code of the Town of Manlius to update special use permit procedures and criteria; and
- WHEREAS, the Board is concurrently reviewing a Text Amendment referral (Z-14-266) to add a new Residential Transitional (RT) zoning district, and a Zone Change referral (Z-14-267) to change eight parcels from Residential Multiple-Use (R-M) to the new RT zoning district; and
- WHEREAS, the Board previously offered No Position on a Text Amendment referral (Z-14-162) to allow additional uses by special permit in a Residential Multiple-Use (R-M) zoning district, at which time changes to §155-27 regarding the special permit process were also proposed; and
- WHEREAS, per a conversation with a clerk to the Town Attorney on July 9, 2014, existing procedures and criteria for special use permits are also being expanded so that the Town Board can more consistently make decisions regarding the granting of special use permits; and
- WHEREAS, per the revised "Special Use Permits; Application; Procedure; Fees" section of the code, "Special Use Permits are intended to allow for certain uses which are considered on their individual merits and circumstances and which may be permitted in the applicable zoning district, provided that such uses do not adversely affect the neighborhood including its character, the natural environment, and the rural, scenic and historic character"; 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; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-260

- 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 Carmen Cesta for the property located at 6256 & 6262 New York 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, a state highway; and
- WHEREAS, the applicant is proposing to construct a new 4,800 square foot single-story building with parking lot for a dog day care and grooming business on two parcels totaling 3 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Layout Plan revised on June 17, 2014 shows the proposed building ("Carm's Dog House") located partially on each tax parcel, one existing frame house on each parcel, and 20 total parking spaces around the side and front of the proposed building; two parking spaces are labeled as reserved for resident, and no separate parking is shown for either house; no subdivision referral was submitted at this time; the Town and applicant are advised against building across parcel lines; an access easement is shown along the eastern boundary of tax parcel number 051.4-12-02.1 and the western boundary of the adjacent parcel; and
- WHEREAS, per the town application dated May 5, 2014, the site is located between two businesses (Spera's Food Market and HMT, Inc.) and a residential development to the south; the plan shows the site has frontage and one shared driveway for all three structures on Route 31, which must meet the requirements of the New York State Department of Transportation; per the Department, no additional driveways on Route 31 will be permitted and the applicant must contact the Department to obtain permits for any work in the State right-of-way; aerial photography shows an existing asphalt area accessible from Route 31 in the location of the proposed driveway; the driveway spans both tax parcels; the Town and applicant must ensure appropriate access agreements are in place for the shared driveway on Route 31; and
- WHEREAS, the application notes the majority of the rear portion of the site where residential properties abut is dedicated to storm water drainage and no development; the site plan does not show the full parcel, however other plans submitted with the referral show the full parcel and indicate that the rear two-thirds of tax parcel number 051.4-12-02.1 is an existing drainage easement for retention, including one area labeled "Approximate Area to Accommodate Increase Runoff from Development & Relieve Flooding on Western Neighbors Property" and one area labeled "Not Encumbered by Drainage Easement"; new swales are also shown along the new tree and brush line and along the boundary to the west (including over the property line); aerial photography shows several ponds on site; and

- WHEREAS, the Environmental Assessment Form dated May 6, 2014 notes the project will disturb 0.8 acres and utilize existing retention pond and drainage system on site; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the referral notice states the site is served by public water; 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; and
- WHEREAS, the referral notice states the site is served by public sewer and private septic; the site is located in the Oak Orchard Wastewater Treatment Plant service area; the plan shows a septic location for the house on tax parcel 051.4-12-02.1, as well as sanitary lines connecting to all three buildings labeled as intending to "tie into sanitary easement"; 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 plan shows existing trees and brush will remain around the sides and rear of the building; the plan also shows a sidewalk leading from the existing house on tax parcel 051.4-12-01.0, across the proposed driveway (as a crosswalk), and along Route 31 that will connect to existing sidewalks to the east; the Board encourages the Town and applicant to add sidewalks along the entire Route 31 frontage, and to maintain and increase buffers for adjacent parcels; and
- WHEREAS, the plan shows the location of a new 3'6" x 5'6" pylon sign along the driveway; proposed signage details included with the referral indicate the pylon sign will be 11'6" high, and that there will be one 3'6" x 5'6" wall sign; both signs will contain approximately the same graphics and appear to be internally lit; and
- WHEREAS, as parcels on this corridor continue to transition in intensity and use, the Town may wish to incorporate impacts on density, aesthetics, traffic and safety, stormwater, and community character as a component of any zoning or site plan reviews; the Town may further wish to establish standards along the

Route 31 corridor to assess the impact and guide the review of transitioning properties in this area; and

WHEREAS, the plan indicates multiple primary uses on a single parcel, and the Town and applicant are urged to consider alternative site configuration for this and other properties as they transition from residential to commercial, including the elimination of any houses on site, placing building additions toward the front of the parcel, and locating parking toward the rear of the parcel; and

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

Per the Onondaga County Department of Water Environment Protection, BOD capacity constraints in the Oak Orchard Wastewater Treatment Plant service area do not allow for approval of this project at this time unless prior approvals regarding proposed sewer usage for this project were obtained. No other viable means of wastewater disposal is indicated on submitted plans that would serve all three proposed structures on this site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 16, 2014

OCPB Case # Z-14-261

- 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 Marjorie & David Taylor (CMC Dance) for the property located at 6092 New York 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, a state highway; and
- WHEREAS, the applicant is proposing to construct a 7,200 square foot addition with parking to an existing dance studio (CMC Dance) on a 2.16-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan - Existing Survey dated June 13, 2014 shows an existing metal building (4,000 square feet), a proposed addition behind the existing building (7,200 square feet), existing and proposed parking throughout the site (87 total spaces), an existing house (1,221 square feet), and two existing barns (1,247 and 941 square feet); and
- WHEREAS, the plan shows the site has frontage and two existing driveways on Route 31; the eastern driveway is proposed to be closed off and the western driveway is proposed to be narrowed, both of which will include cutting and removing asphalt and replacing it with grass within the State right-of-way; the applicant must contact the New York State Department of Transportation to obtain permits for any proposed work in the State right-of-way; and
- WHEREAS, the site is adjacent to the Mystic Woods residential subdivision to the south; the rear of the site is proposed to remain vacant; aerial photography shows it to be grassed area with a few trees, but no buffering otherwise; the Board encourages the town to consider requiring sidewalks along the Route 31 frontage, and to maintain and increase buffers for adjacent parcels; and
- WHEREAS, the Environmental Assessment Form dated June 2014 notes 0.95 acres will be physically disturbed by the project and that existing swales and drainage easements/facilities will be used to manage stormwater runoff; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the EAF indicates a portion of the site or land adjoining the site contains

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)



wetlands or other regulated waterbodies, however also included the comment, "no wetlands on site"; the applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, 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; and

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the Floor Plan dated May 5, 2014 shows the proposed addition would include a kitchen and two restrooms; 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, as parcels on this corridor continue to transition in intensity and use, the Town may wish to incorporate impacts on density, aesthetics, traffic and safety, stormwater, and community character as a component of any zoning or site plan reviews; the Town may further wish to establish standards along the Route 31 corridor to assess the impact and guide the review of transitioning properties in this area; and

WHEREAS, the plan indicates multiple primary uses on a single parcel, and the Town and applicant are urged to consider alternative site configuration for this and other properties as they transition from residential to commercial, including the elimination of any houses on site, placing building additions toward the front of the parcel, and locating parking toward the rear of the parcel; and

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

Per the Onondaga County Department of Water Environment Protection, BOD capacity constraints in the Oak Orchard Wastewater Treatment Plant service area do not allow for approval of this project at this time unless prior approvals regarding proposed sewer usage for this project were obtained.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 16, 2014

OCPB Case # Z-14-262

- 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 Christine Marks for the property located at 5255 West Taft 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 West Taft Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to operate a spiritual consulting business in an existing residence in a Residential (R-10) zoning district; and
- WHEREAS, the referral notice dated July 3, 2014 states a special permit is required for a home occupation in this zoning district; the Environmental Assessment Form dated July 2, 2014 notes the business (Consultations by Christine) will be one-on-one consulting and spiritual and holistic matters; and
- WHEREAS, the Land Survey dated July 17, 2006 shows an existing two-story frame house with detached garage; and
- WHEREAS, the survey shows the site has frontage and one tarvia driveway on West Taft Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the plan and aerial photography, the driveway does not appear to have sufficient space for visitor parking, for vehicles to turn around, or for two-way traffic entering and exiting the site; the Onondaga County Department of Transportation notes that the commercial transition of the site requires site modifications to meet commercial driveway access safety standards; and
- WHEREAS, per aerial photography, there is a gravel area along the road frontage that is not shown on the survey that appears to be in the County right-of-way; the Onondaga County Department of Transportation notes that no parking of vehicles may occur in the front yard or County right-of-way, and no backing of visitor vehicles shall be allowed onto Taft Road; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; and

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

The existing site layout does not provide visitors with safe access or parking for a commercial use of the property, and requires vehicles to back into the County right-of-way, which is prohibited per the Onondaga County Department of Transportation.

**The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-263

- 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 MORATORIUM from the Town of Onondaga Town Board at the request of Town of Onondaga for the property located within all R-1 zoned areas in the Town of Onondaga; 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 extend a moratorium on the construction, installation, erection, location, placement or establishment of farms or applications thereof in areas of the Town zoned Residential (R-1) for an additional 93 days (until November 4, 2014) or until the Town of Onondaga enacts comprehensive legislation regulating such uses, whichever shall first occur; and
- WHEREAS, the Board previously recommended Modification of the initial moratorium and first 6 month extension (referrals Z-13-252 and Z-14-18), citing consultation with New York State Department of Agriculture & Markets, and encouraging consideration of options to continue to allow farming in the district; and
- WHEREAS, the original Findings and Intent of the proposed law states as a result of recent state legislation determining that certain brewery operations will now qualify as farm operations, and given the development of many areas of the town as suburban-type subdivisions, the continued co-existence of farm and non-farm uses in R-1 zoning districts is called into question; and
- WHEREAS, per the proposed original moratorium language, the Town Board has determined that a review of regulations pertaining to the construction, installation, erection, location, placement or establishment and operation of farms within the district must be conducted; and
- WHEREAS, according to the Town zoning map, the R-1 district covers a large portion of northern Onondaga, loosely following the Onondaga County Sanitary District boundary; current land uses within the R-1 district are suburban housing developments, Onondaga Community College, agriculture, and vacant land; and
- WHEREAS, per the Town zoning code, farms are a permitted use within the R-1 zoning district, with limitations on manure or odor-producing substances and stables; and
- WHEREAS, according to Agricultural District maps, several properties in the R-1 zoning district are also currently enrolled in New York State certified Onondaga County Agricultural District 1; and
- WHEREAS, New York State Agricultural Districts law is aimed to preserve, protect and encourage the development and improvement of agricultural land for the production of food and other agricultural products; Agricultural Districts

require that local governments enact and administer plans and laws in a manner that realizes the intent of the Agricultural Districts Law and does not unreasonably restrict or regulate farm operations; and

WHEREAS, pursuant to AML 305-a, Subdivision 1, local governments are prohibited from enacting and administering laws that would unreasonably restrict farm operations within an agricultural district unless it can be shown that the public health or safety is threatened; and

WHEREAS, the New York State Department of Agriculture and Markets notes a conflict appears to exist with the proposed Town moratorium and the Onondaga County Agricultural Districts program; the County has established an open enrollment program from January 1-30 of each year for land owners with viable agricultural land, including active farmland to apply to the County to have their land included in the district; the Town moratorium may extend through the County open enrollment period, creating possible conflicts and uncertainty; and

WHEREAS, the Department also notes it would object if, at the end of the review, the Town eliminates, prohibits, or limits agricultural activities within a certified agricultural district; 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 Town must consult with the New York State Department of Agriculture and Markets prior to extension of the moratorium and prior to enactment of any local laws, to ensure against conflicts with New York State Agricultural District protections for certified properties in the R-1 zoning district.

The Board also offers the following comment:

The Board discourages the Town from permanently eliminating all farm activities within the R-1 district. The Town is encouraged to consider the benefits of urban farming and consider creative, low-impact farming opportunities with appropriate conditions to protect residential uses in and near the more developed areas of the town. Small plot cropland can help maximize vacant land, promote economic development, manage stormwater, and to help provide for the gradual transition from urban to rural land uses.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-266

- 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 the Code of the Town of Manlius to create a new zoning district entitled "Residential Transitional (RT)" which would allow for additional permitted uses by special use permit to be issued by the Town Board; and
- WHEREAS, the Board is concurrently reviewing a Text Amendment referral (Z-14-259) to update special use permit procedures and criteria, and a Zone Change referral (Z-14-267) to change eight parcels from Residential Multiple-Use (R-M) to the new RT zoning district; and
- WHEREAS, the Board previously offered No Position on a Text Amendment referral (Z-14-162) to allow additional uses by special permit in a Residential Multiple-Use (R-M) zoning district, at which time changes to §155-27 regarding the special permit process were also proposed; and
- WHEREAS, per a conversation with a clerk to the Town Attorney on July 9, 2014, the Town Board was not comfortable with the original proposal, and thus a new zoning district is being proposed to more selectively allow the additional uses; existing procedures and criteria for special use permits are also being expanded so that the Town Board can more consistently make decisions regarding the granting of special use permits; and
- WHEREAS, per §155-20.1 of the proposed code, the RT district would allow uses involving the preparation of food, shoe repair shops, barbershops, beauty salons and similar uses that shall only be permitted upon issuance of an accessory use permit and Special Use Permit; and
- WHEREAS, per the proposed code, the RT district "is designed to encourage continuance of the existing residential character or structures and dwellings in and nearby established neighborhoods and for reasons described hereinafter, within one formerly RM zoned area in the Town (described at Exhibit "A") permitting only upon special use permit review, certain unobtrusive smaller scale uses of a commercial nature and which are to be regulated in such a manner to as best as possible maintain and preserve the predominantly residential appearance and character of this and nearby areas as well as to provide a transition between wholly residential areas and nonresidential areas...and to encourage the preservation of historic structures"; per the Local Law Filing, the "Zoning Map of the Town of Manlius" will also be amended; and
- WHEREAS, the referral included Exhibit "A", a tax map of the area that includes the eight

parcels currently zoned R-M indicated to be changing to the new RT zoning district; the impacted area is hand shaded and does not appear to include the full extent of all the parcels indicated on the referral form; and

WHEREAS, per the exhibit, the parcels are located along West Seneca Street (Route 173), a state highway, just east of the intersection with Troop K Road, a county road; and

WHEREAS, per aerial photography, the parcels appear to be a mix of residential and commercial uses, and are located across Route 173 from Limestone Common Plaza near/adjacent to the municipal border with the Village of Manlius; and

WHEREAS, the parcels are located near the West Branch of Limestone Creek; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of the parcels are located in a Special Flood Hazard Area (SFHA); and

WHEREAS, the Full Environmental Assessment Form was submitted with the referral, describing the project location as "All RM Zoning Districts located within the Town of Manlius"; per a conversation with a clerk to the Town Attorney on July 8, 2014, only the eight parcels on West Seneca Street are changing to RT zoning at this time; 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 recommends that the Purpose and Intent of the Residential Transitional (RT) zoning district be revised to reflect the distinctions between that district and the Residential Multiple-Use (R-M) zoning district.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - 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: July 16, 2014

OCPB Case # Z-14-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Town of Manlius Town Board for the property located 169-187 West Seneca Turnpike; 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 a zone change from Residential Multiple-Use (R-M) to Residential Transitional (RT), a newly created zoning district, on eight parcels; and
- WHEREAS, the Board is concurrently reviewing a Text Amendment referral (Z-14-259) to update special use permit procedures and criteria, and a Text Amendment referral (Z-14-267) to add a new Residential Transitional (RT) zoning district; and
- WHEREAS, the Board previously offered No Position on a Text Amendment referral (Z-14-162) to allow additional uses by special permit in a Residential Multiple-Use (R-M) zoning district, at which time changes to §155-27 regarding the special permit process were also proposed; and
- WHEREAS, per a conversation with a clerk to the Town Attorney on July 9, 2014, the Town Board was not comfortable with the original proposal, and thus a new zoning district is being proposed to more selectively allow the additional uses; existing procedures and criteria for special use permits are also being expanded so that the Town Board can more consistently make decisions regarding the granting of special use permits; and
- WHEREAS, per §155-20.1 of the proposed code, the RT district would allow uses involving the preparation of food, shoe repair shops, barbershops, beauty salons and similar uses that shall only be permitted upon issuance of an accessory use permit and Special Use Permit; and
- WHEREAS, per the proposed code, the RT district "is designed to encourage continuance of the existing residential character or structures and dwellings in and nearby established neighborhoods and for reasons described hereinafter, within one formerly RM zoned area in the Town (described at Exhibit "A") permitting only upon special use permit review, certain unobtrusive smaller scale uses of a commercial nature and which are to be regulated in such a manner to as best as possible maintain and preserve the predominantly residential appearance and character of this and nearby areas as well as to provide a transition between wholly residential areas and nonresidential areas...and to encourage the preservation of historic structures"; per the Local Law Filing, the "Zoning Map of the Town of Manlius" will also be amended; and
- WHEREAS, the referral included Exhibit "A", a tax map of the area that includes the eight



parcels currently zoned R-M indicated to be changing to the new RT zoning district; the impacted area is hand shaded and does not appear to include the full extent of all the parcels indicated on the referral form; and

WHEREAS, per the exhibit, the parcels are located along West Seneca Street (Route 173), a state highway, just east of the intersection with Troop K Road, a county road; and

WHEREAS, per aerial photography, the parcels appear to be a mix of residential and commercial uses, and are located across Route 173 from Limestone Common Plaza near/adjacent to the municipal border with the Village of Manlius; and

WHEREAS, the parcels are located near the West Branch of Limestone Creek; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of the parcels are located in a Special Flood Hazard Area (SFHA); and

WHEREAS, the Full Environmental Assessment Form was submitted with the referral, describing the project location as "All RM Zoning Districts located within the Town of Manlius"; per a conversation with a clerk to the Town Attorney on July 8, 2014, only the eight parcels on West Seneca Street are changing to RT zoning at this time; 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 recommends that the Purpose and Intent of the Residential Transitional (RT) zoning district be revised to reflect the distinctions between that district and the Residential Multiple-Use (R-M) zoning district.

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