



Onondaga County Planning Board

January 29, 2014

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	
Daniel Cupoli	Ilana Kanfer	
Robert Antonacci		
Chester Dudzinski, Jr.		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 29, 2014

III. MINUTES

Minutes of the January 8, 2014 meeting were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The motion was put to a vote as follows: Daniel Cupoli - yes; Chester Dudzinski - yes; Brian Donnelly - yes; Douglas Morris - yes; and Robert Antonacci - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-3	Modification	S-14-4	Modification	Z-14-15	Disapproval
Z-14-16	No Position	Z-14-17	No Position	Z-14-18	Modification
Z-14-19	No Position With Comment	Z-14-20	No Position With Comment	Z-14-21	Modification
Z-14-22	No Position With Comment	Z-14-23	Modification	Z-14-24	No Position With Comment
Z-14-25	Modification	Z-14-26	Modification	Z-14-27	Modification
Z-14-28	Disapproval	Z-14-29	No Position With Comment	Z-14-30	No Position
Z-14-31	No Position	Z-14-32	Modification	Z-14-33	Modification
Z-14-34	No Position With Comment	Z-14-35	No Position		



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # S-14-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Burger King for the property located at 6322 & 6300 Thompson 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 Thompson Road, a state road; and
- WHEREAS, the applicant is proposing to resubdivide two lots totaling 1.321 acres into a single lot to facilitate the reconstruction of a Burger King restaurant on the site; and
- WHEREAS, the Board previously recommended Modification of Site Plan (Z-13-354) and Area Variance (Z-14-14) referrals for the project; and
- WHEREAS, the Town application states that variances are required to reduce the rear yard setback when adjacent to a residential district from the required 100 feet to 53 feet, reduce the drive-thru setback from a residential district from the required 100 feet to 40 feet, and reduce the required parking from 47 spaces to 43 spaces; and
- WHEREAS, the site plan dated November 2013 shows a 2,763 square foot building in a new location on the site, with 46 parking spaces (71 existing), increased landscaping at the periphery of the site, and a drive-thru lane and pickup window area at the rear of the building; and
- WHEREAS, two full driveways are proposed, a change from the existing three full and limited-access driveways onto Thompson Road; any proposed access onto Thompson Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site plan shows existing sidewalks along Thompson Road, and a sidewalk leading to the building entrance; and
- WHEREAS, Thompson Road is a commercial and industrial corridor in character; the rear of the parcel abuts a residential neighborhood; the Site Plan indicates the entire structure and drive-thru lane would encroach into the 100' rear yard buffer adjacent to residential properties; and
- WHEREAS, exterior finishes to the building are modern, with typical suburban retail signage on the building and a monument sign along the site frontage; and
- WHEREAS, the site is served by public water and is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Ley Creek Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must

coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

1. The New York State Department of Transportation notes that any proposed site plans need to be submitted to the Department for review and that a highway access permit will be required. The Department notes that only one driveway shall be allowed onto Thompson Road, and encourages the applicant to consider secondary access from Grover Street, if necessary.
2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The municipality and/or applicant must contact the Onondaga County Department of Water Environment Protection at (315)435-6820 early in the planning process to determine sewer availability and capacity. Per the Onondaga County Department of Water Environment Protection, to be in compliance with Local Law No. 1 of 2011 the applicant and the Town engineer must also coordinate and offset projected water usage with a 1:1 inflow/infiltration reduction project.

The Board also offers the following comments:

1. The Town and applicant are encouraged to consider alternate site planning options to minimize the encroachment into residential setbacks and to minimize parking at the front of the parcel.
2. The Town and applicant are encouraged to minimize negative odor and lighting impacts and improve the aesthetic quality of the site as much as possible, given the proximity to the adjacent neighborhood.
3. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # S-14-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Twin Birch Dairy LLC for the property located at 2234 Benson 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 Benson Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide 21.104 acres into two proposed lots, Parcel 1 (18.997 acres) and Parcel 4 (2.107 acres) in a Rural and Farming zoning district in the Lake Watershed Overlay District and a farm operation located in an agricultural district; and
- WHEREAS, the subdivision plan dated December 5, 2012 shows an existing house and detached garage on proposed Parcel 4 and a concrete block building on proposed Parcel 1; and
- WHEREAS, the plan shows two dirt driveways on Benson Road from proposed Parcel 4, and proposed Parcel 1 has frontage on Benson Road and Hencoop Road, a local road; any existing or proposed access on Benson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a well and breather pipe for septic system on proposed Parcel 4; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the entire site is located in Agricultural District #2; an Agricultural Data Statement was not included with the referral; and

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

1. The applicant must consult the Onondaga County Department of Transportation regarding access on Benson Road and must obtain an access permit from the Department for any existing or proposed driveways without a current 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 offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Joseph & Thranh Zuan Burns for the property located at 6572 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kirkville Road, a county highway; and
- WHEREAS, the applicant is proposing to open a tailor shop (sewing, alterations, dry cleaning) in an existing building which used to house a beauty salon on a 9,825 square foot parcel in a Residential (R-3) zoning district; and
- WHEREAS, the survey dated June 4, 2013 shows a one-story wood frame building set back approximately 25 feet from the right of way, with a driveway onto Kirkville Road, and an unstriped asphalt parking lot at the rear of the parcel; and
- WHEREAS, the Onondaga County Department of Transportation requires the applicant to contact the Department regarding existing or proposed access onto Kirkville Road, which must meet the requirements of the Onondaga County Department of Transportation; the Department also advises that no signage is permitted within the clear zone, or 10 feet from the paved shoulder; and
- WHEREAS, the survey shows a 15 foot wide utility easement along the western parcel boundary; and
- WHEREAS, the building is located along a commercial and residential corridor, near the Watertree apartment complex and Franklin Park neighborhood; suburban office buildings are located across Kirkville Road from the site; and
- WHEREAS, the site is served by public water and is located within the Metropolitan Sewage Treatment Plant service area; the Environmental Assessment Form indicates the property is served by a septic system; and
- WHEREAS, per the Onondaga County Health Department, a septic system was approved for this property in 1978 for a domestic sewage only (450 gallons per day); changes to the nature of the property use or sewage flow or makeup (in particular additional chemicals from a dry cleaner operation) will require consultation with the Onondaga County Health Department, to ensure effluent quality standards are met; and
- WHEREAS, per the New York State Department of Environmental Conservation, any discharge of dry cleaning fluids requires an Industrial Class Permit and treatment and monitoring of any effluent; alternately, should the operator choose to haul process fluids offsite, any straight sanitary flow over 1,000 gallons per day would require a State Pollution Discharge Elimination System (SPDES) permit from the DEC; and

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

The application does not indicate a viable wastewater disposal system for the proposed use. The Town must have confirmation of a viable sewage and dry cleaning effluent disposal system, including any applicable permits and approvals from the New York State Department of Environmental Conservation and the Onondaga County Health Department, for the proposed uses prior to Town consideration of the variance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-16

- 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 James Ranalli for the property located on Danbury Drive; 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 West Genesee Street (Route 5), a county highway; and
- WHEREAS, the applicant is seeking Three Mile Limit review of a subdivision in the Town of Camillus to subdivide a 18.97 acre parcel into two lots (17.97 acres and 1acre) to facilitate the construction of a single-family home; and
- WHEREAS, the Board previously recommended No Position with Comment on a preliminary subdivision referral, S-13-93), citing assurances for sewer and drinking water availability and capacity; and
- WHEREAS, the preliminary plan dated October 9, 2013 shows an existing house, tennis court and playscape, and the referral notice states that a residence would be constructed on proposed Lot 5; and
- WHEREAS, the plan shows that proposed Lot 1A has an existing driveway off a common driveway easement cul-de-sac that accesses Seitz Drive, a local road; the plan shows a temporary turn-a-round easement (to terminate upon future extension of street) at the end of Danbury Drive, a local road that would provide access to proposed Lot 5; and
- WHEREAS, the plan also shows a temporary turn-a-round easement (to terminate upon future extension of street) at the end of Sidney Street, a local road that ends at proposed Lot 1; and
- WHEREAS, the site is located in the Westside Pump Station and Metropolitan Syracuse Wastewater Treatment Plant service areas; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Westside Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of St. Joseph's Hospital Health Center for the property located at 301 Prospect Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is seeking Project Plan Review to install backlit signage on a penthouse portion of St. Joseph's Hospital on a 9.79 acre parcel in a Planned Institutional District (PID) zoning district; and
- WHEREAS, the sign drawings dated December 5, 2013 show the backlit sign text (St. Joseph's Hospital) to measure 116" x 306"; an existing cross of the same approximate size is located on three faces of the penthouse structure (not backlit); and
- WHEREAS, the new text would be located on the north and south faces of the structure; the existing cross on the west side of the structure will remain; and
- WHEREAS, the approximate elevation of the sign area is 150 feet; 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 Chester Dudzinski and seconded by Robert Antonacci. The votes were recorded as follows: Daniel Cupoli - yes; Chester Dudzinski - yes; Douglas Morris - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a MORATORIUM from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located in R-1 Zoning 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 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 six months or until the Town of Onondaga enacts comprehensive legislation regulating such uses, whichever shall first occur; and
- WHEREAS, the 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 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 regarding stables; and
- WHEREAS, according to Agricultural District maps, several properties in the R-1 district are also currently enrolled in NYS certified Onondaga County Agricultural District #1; and
- WHEREAS, NYS 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 Ag 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:

1. 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 NYS 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 Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Daniel Cupoli - yes; Chester Dudzinski - yes; Douglas Morris - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Rerob LLC for the property located at 6589 Thompson 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 Thompson Road, a county highway, and NYS Route 298, a state road, and Carrier Circle, a state controlled arterial roundabout; and
- WHEREAS, the applicant is proposing to clear trees and shrubs to survey a property, including disturbance of more than one acre on a vacant 9.2 acre parcel in an Industrial zoning district; and
- WHEREAS, a Location Survey dated October 13, 2013 shows the three parcels to contain open vegetated land and tarvia covering the parcel; and
- WHEREAS, three existing driveways access the site along Thompson Road, which is controlled by both the New York State and Onondaga County Departments of Transportation within the vicinity of the parcel; and
- WHEREAS, per the Environmental Assessment Form the total acreage to be physically disturbed is 7.2 acres; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

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

1. The applicant is advised to consult with the New York State and Onondaga County Departments of Transportation regarding permits for any proposed driveways on Thompson Road, and prior to any proposed work within the road right-of-way.
2. The Onondaga County and New York State Departments of Transportation each request a copy of the Stormwater Pollution Prevention Plan (SWPPP) verifying that the proposed development would not create additional stormwater runoff into the County or State's drainage system.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Eva's Boutique for the property located at 104 (102-106) Salt Springs 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 Salt Springs Road, a county road, and South Manlius Street (NYS Route 257) and East Genesee Street (NYS Route 5); both state roads; and
- WHEREAS, the applicant is proposing to operate a retail clothing boutique in a portion of an existing building on a 0.21 acre parcel in a Traditional-Business (T-B) zoning district; and
- WHEREAS, undated renderings and photographs indicate the applicant would occupy space in the northeast corner of the one-story block building, with the existing entrance facing Manlius Street; and
- WHEREAS, two new signs are proposed, at 32"x28" each, along the Manlius Street and Salt Springs Road frontages, to be mounted on the building face; and
- WHEREAS, a rendering shows an "Existing Parking Plan for 104 Salt Springs Road", which shows four parking spots accessing South Manlius Street, a state road, in front of the proposed boutique space, and 16 spaces on an adjacent parcel accessing Salt Springs Road and Spring Street; it is unclear whether shared parking and access agreements are in place for the proposed tenants use of parking on the neighboring parcel; and
- WHEREAS, aerial photography shows sidewalks in front of the building along Salt Springs Road and along Spring Street; a painted crosswalk occurs at the Salt Springs Road driveway for pedestrians; the Manlius Street frontage does not contain any pedestrian facilities, and the driveway appears to cover the entire Manlius Street frontage; and
- WHEREAS, the site is located within a traditional mixed-use village setting; 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, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Meadowbrook-Limestone Wastewater Treatment Plant service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Village engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

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

1. The municipality and/or applicant must demonstrate that the proposed sanitary flow for this project was previously accounted for in the original site plan for the building. For any additional flow, the municipality and/or applicant must contact the Onondaga County Department of Water Environment Protection at (315)435-6820 early in the planning process to determine sewer availability and capacity. Per the Onondaga County Department of Water Environment Protection, to be in compliance with Local Law No. 1 of 2011 the applicant and the municipal engineer must also coordinate and offset projected increased water usage with a 1:1 inflow/infiltration reduction project.
2. The New York State and Onondaga County Departments of Transportation advises that neither parking nor signage is allowed to encroach into the right-of-way.
3. The Village should ensure that shared parking agreements are in place for any shared parking on neighboring parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of McAuliffe Health Center for the property located at 115 Creek Circle; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant proposes to construct a 38,000 square foot adult day care center with associated parking on a 10 acre parcel in an Industrial zoning district; and
- WHEREAS, a Site Plan dated December 30, 2013 shows the proposed McAuliffe Health Center (Phase 1) would be a single-story building set back 90 feet from Sanders Creek Parkway, a local road, with a courtyard patio, parking, and stormwater detention ponds on site; and
- WHEREAS, the Floor Plan, dated December 30, 2013, shows multi-purpose rooms, activity rooms, conference rooms, a physical therapy rooms, salon, several showers and restrooms, a mini-clinic with dental and medical treatment, exam rooms, waiting areas, food prep, nurse station, and several offices; and
- WHEREAS, per the Site Plan, a Preliminary Subdivision Line is shown crossing the parcel at the rear of the area to be used for the project, with the remaining area (approximately 3 acres) remaining open, vegetated land; the rear portion shows limited frontage onto the Creek Circle cul-de-sac; and
- WHEREAS, the Site Plan shows parking for 130 cars in an open lot, as well as a Shuttle Bus parking and drop-off location along the side of the building (parking for 30 shuttle buses); and
- WHEREAS, a Boundary & Topographic Map dated October 8, 2013 shows various existing ponds and drainage easement locations adjacent to Saunders Creek Parkway and Creek Circle, which roughly match the proposed stormwater pond locations; a drainage easement also leads to the rear of the parcel along the southern parcel boundary; and
- WHEREAS, the site is located the Ley Creek Pump Station and Metropolitan Sewage Treatment Plant service areas; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Ley Creek Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and
- WHEREAS, the Environmental Assessment Form states the site contains species of animal or associated habitats listed by the State or Federal government as threatened

or endangered; and

WHEREAS, the EAF also cites the property is on or adjacent to a Hazardous waste disposal site (Carrier-Carlyle Compressors, State Superfund Program, Classification: 04, active 1970-1991); and

WHEREAS, per Centro, the nearest public bus service for employees traverses Kinne Street, which would require users to traverse Sanders Creek Parkway, which is not equipped with sidewalks; the site is eligible for Call-A-Bus service, however the cost differential in public subsidy for these buses to transport patients to highly accessible versus more remote suburban locations can be costly; 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/or applicant must contact the Onondaga County Department of Water Environment Protection at (315)435-6820 early in the planning process to determine sewer availability and capacity. Per the Onondaga County Department of Water Environment Protection, to be in compliance with Local Law No. 1 of 2011 the applicant and the Town engineer must also coordinate and offset projected water usage with a 1:1 inflow/infiltration reduction project.

The Board also offers the following comments:

1. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
2. The Town and/or applicant should consult with the New York State Department of Environmental Conservation regarding the potential presence of threatened or endangered species or habitats on site.
3. The Board and the Central New York Regional Transportation Authority (CENTRO) encourage the Town and applicant to consider the siting and design of senior support facilities in relationship to residents' potentially limited mobility and related transit needs, employee access, as well as the cost of subsidizing travel for users of these facilities.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Ontario Credit for the property located at 6730 VIP Parkway; 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 Molloy Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 500 square foot addition, loading dock, paving and landscaping improvements to an existing warehouse facility on a 1.48 acre parcel in an Industrial zoning district; and
- WHEREAS, per the local application the purpose of the project is to provide a four foot height loading dock capabilities to the building, loading dock access apron paving and general landscaping; the project will also remove unneeded asphalt and gravel pavements and create lawn areas, reducing impervious surfacing, and remove a chain link fencing around a former storage area; and
- WHEREAS, the Site Plan dated December 30, 2013 shows the addition off the south side of the building; vegetation is to be added between the driveway and an adjacent occupied parcel; and
- WHEREAS, the modified driveway would access VIP Parkway a town road; and
- WHEREAS, several drainage, possible sanitary sewer easement, and electric and telephone easements are shown on the parcel; and
- WHEREAS, surrounding uses are suburban commercial and warehousing uses; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Sewage 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 and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Camillus Planning Board at the request of Richard P. Aupperle III for the property located at 4464 Milton 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 Milton Avenue, a county highway, West Genesee Street, a county highway, and the municipal boundary with the Town of Camillus; and
- WHEREAS, the applicant is proposing to convert the second floor of a two-story commercial building into two apartments in a Commercial zoning district; and
- WHEREAS, the Board recently recommended modification of a Special Permit referral for a neighboring parcel (Z-14-1) for a used car lot across Milton Avenue, for driveway access; and
- WHEREAS, per the local application, the existing two-story "Danforth Building" currently contains commercial uses on the first floor and one existing apartment on the second floor; a second apartment is proposed in this application; and
- WHEREAS, a modified survey drawing dated January 1, 2014 shows 10 rear yard parking spaces and 3 side yard spaces along Bingham Place, which has been converted to a dead-end street at its intersection with Milton Avenue; and
- WHEREAS, an unrestricted driveway, including 8 parking spaces, is shown along the Milton Avenue frontage, which may require vehicles to back into the Milton Avenue right-of-way; any existing or proposed access onto Milton Avenue must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the modified survey also shows the location of a street line along Milton Avenue, which covers most of the Milton Avenue parking area; and
- WHEREAS, sidewalks have been installed along the Milton Avenue frontage of the building; and
- WHEREAS, the site has access to public water and is located in the Metropolitan Sewage Treatment Plant and West Side Pump Station service area; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Westside Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the municipal engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

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

1. The applicant must contact the Onondaga County Department of Transportation regarding driveway access onto Milton Avenue.
2. The municipality and/or applicant must contact the Onondaga County Department of Water Environment Protection at (315)435-6820 early in the planning process to determine sewer availability and capacity. Per the Onondaga County Department of Water Environment Protection, to be in compliance with Local Law No. 1 of 2011 the applicant and the municipal engineer must also coordinate and offset projected water usage with a 1:1 inflow/infiltration reduction project.

The Board also offers the following comment:

The Board encourages the Village and applicant to consider shared parking arrangements with neighboring properties in order to creatively balance parking needs with safe access and aesthetics in this area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of 216 Walton Street LLC for the property located at 216 Walton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South West Street, a State owned road; and
- WHEREAS, the applicant is proposing to modify an existing special permit to open a new bar/restaurant in an existing building with new signage and an awning in a Central Business District - General Services (CBD-GSA) zoning district; and
- WHEREAS, the site is located in the Armory Square district, in the former Opus restaurant space; an existing bakery (Provisions Bakery) also occupies first floor space, and the second floor contains apartment space; and
- WHEREAS, minimal exterior changes are proposed, to include a new projecting sign (hardware existing) and awning, which is designed to comply with the Connective Corridor branding program; and
- WHEREAS, the building occupies close to 100% of the site; no on-site parking is required in the CBD-GSA zoning district; and
- WHEREAS, the site is located in the Metropolitan Sewage Treatment Plant service area and within an area which is tributary to combined sewer overflows; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the municipal engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

The municipality and/or applicant must demonstrate that the proposed sanitary wastewater flow for this project was previously accounted for in the original site plan. For any additional flow, the municipality and/or applicant must contact the Onondaga County Department of Water Environment Protection at (315)435-6820 early in the planning process to determine sewer availability and capacity. Per the Onondaga County Department of Water

Environment Protection, to be in compliance with Local Law No. 1 of 2011 the applicant and the municipal engineer must also coordinate and offset any increased projected water usage with a 1:1 inflow/infiltration reduction project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Hotel Skyler, LLC for the property located at 601-11 & 615 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of SUNY Upstate Medical University, a state owned facility; and
- WHEREAS, the applicant is proposing to construct a five-story apartment building with underground parking on a 1.57 acre parcel in a Residential Class C (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-14-26) for the project, as hotels are not a permitted use in the Residential Class C district, and this proposal modifies existing use variance for the hotel; and
- WHEREAS, the site is located on the same parcel, and closely adjacent to the Hotel Skyler, a 58 room hotel, in the former Temple Adeth Yeshurun; and
- WHEREAS, the Site Layout Plan dated December 13, 2013, shows the proposed Skyler Commons to largely front Harrison Street, and to contain 100 studio apartment units, a proposed Hotel Skyler addition (East Garden Terrace) between the two structures, and parking and driveway access; and
- WHEREAS, the Site Layout Plan indicates 107 parking lot spaces would be provided to serve both uses on the parcel, including 26 garage spaces to be located under Skyler Commons, and 81 surface lot spaces; and
- WHEREAS, a new driveway is proposed from Harrison Street leading to the enclosed parking for Skyler Commons; two existing driveways at Harrison Street and South Crouse Avenue are to remain, both city streets; and
- WHEREAS, the North Elevation Drawing, dated January 8, 2104, shows the five story building, plus parking partially at grade and underground, to include 20 apartments per floor, with 1 bedroom per apartment; a modest pedestrian entrance is located along Harrison Street; and
- WHEREAS, sidewalks and planting strips are shown along the perimeter right-of-way; and
- WHEREAS, the site has access to public water from the City of Syracuse and is located in the Metropolitan Sewage Treatment Plant service area, in an area tributary to combined sewer overflows; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water

Environment Protection (WEP), developers and the municipal engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

The municipality and/or applicant must contact the Onondaga County Department of Water Environment Protection at (315)435-6820 early in the planning process to determine sewer availability and capacity. Per the Onondaga County Department of Water Environment Protection, to be in compliance with Local Law No. 1 of 2011 the applicant and the municipal engineer must also coordinate and offset projected water usage with a 1:1 inflow/infiltration reduction project.

The Board also offers the following comments:

1. The Board encourages the City and applicant to work together to incorporate any potential improvements to the pedestrian experience and mixed use nature of the neighborhood, including the possible inclusion of window openings at ground level and the incorporation of retail uses along the pedestrian way.
2. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Hotel Skyler, LLC for the property located at 601-11 & 615 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of SUNY Upstate Medical University, a state owned facility; and
- WHEREAS, the applicant is requesting to modify an existing use variance for a hotel use on the 1.57 acre property to construct a five-story apartment building with parking below on a property where a hotel currently exists, in a Residential Class C (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-14-26) for the project; hotels are not a permitted use in the Residential Class C district, and this proposal seeks to modify an existing use variance for the hotel; and
- WHEREAS, the site is located on the same parcel, and closely adjacent to the Hotel Skyler, a 58 room hotel, in the former Temple Adeth Yeshurun; and
- WHEREAS, the Site Layout Plan dated December 13, 2013, shows the proposed Skyler Commons to largely front Harrison Street, and to contain 100 studio apartment units, a proposed Hotel Skyler addition (East Garden Terrace) between the two structures, and parking and driveway access; and
- WHEREAS, the Site Layout Plan indicates 107 parking lot spaces would be provided to serve both uses on the parcel, including 26 garage spaces to be located under Skyler Commons, and 81 surface lot spaces; and
- WHEREAS, a new driveway is proposed from Harrison Street leading to the enclosed parking for Skyler Commons; two existing driveways at Harrison Street and South Crouse Avenue are to remain, both city streets; and
- WHEREAS, the North Elevation Drawing, dated January 8, 2104, shows the five story building, plus parking partially at grade and underground, to include 20 apartments per floor, with 1 bedroom per apartment; a modest pedestrian entrance is located along Harrison Street; and
- WHEREAS, sidewalks and planting strips are shown along the perimeter right-of-way; and
- WHEREAS, the site has access to public water from the City of Syracuse and is located in the Metropolitan Sewage Treatment Plant service area, in an area tributary to combined sewer overflows; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water

Environment Protection (WEP), developers and the municipal engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

The municipality and/or applicant must contact the Onondaga County Department of Water Environment Protection at (315)435-6820 early in the planning process to determine sewer availability and capacity. Per the Onondaga County Department of Water Environment Protection, to be in compliance with Local Law No. 1 of 2011 the applicant and the municipal engineer must also coordinate and offset projected water usage with a 1:1 inflow/infiltration reduction project.

The Board also offers the following comments:

The Board encourages the City and applicant to work together to incorporate any potential improvements to the pedestrian experience and mixed use nature of the neighborhood, including the possible inclusion of window openings at ground level and the incorporation of retail uses along the pedestrian way.

The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Gary Goodrich for the property located at 1108 Whiting Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Whiting Road, a county road; and
- WHEREAS, the applicant is proposing to reconstruct a single-family home located in an Rural Residential (R-R) zoning district on a 1.66 acre lot, where a minimum of 2 acres is required; and
- WHEREAS, the Site Plan dated January 6, 2014 shows an irregularly shaped lot with a wooded area at the rear of the parcel; the footprint of the existing house would be only slightly changed, with the foundation to remain; and
- WHEREAS, a "Proposed 3 Bedroom Septic Field" is shown on the Site Plan;"the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service the property; and
- WHEREAS, the Plan shows a single existing driveway onto Whiting Road, a county road; any existing or proposed access onto Whiting Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is surrounded by lands enrolled in a New York State Agricultural District and is near actively farmed land; and

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

An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Meadows of Cicero, LLC for the property located at 5917 NYS 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 Lakeshore Road, a county road, and NYS Route 31, a state road; and
- WHEREAS, the applicant is proposing to open a food service/retail stand and drive-thru coffee shop in an existing building on a 0.9 acre parcel in a General Commercial (G-C) zoning district; and
- WHEREAS, the Site Plan dated January 3, 2014 shows an existing building (formerly Dunkin Donuts) to remain on the triangular shaped parcel, with new signage, landscaping and three existing driveway entrances; and
- WHEREAS, the plan shows the elimination of unusable sections of asphalt, where grass would be established; a planting strip along Lakeshore Spur Road is shown to remain; and
- WHEREAS, driveway access, including one driveway onto Lakeshore Road and two driveways onto NYS Route 31, remains unchanged from the existing condition on the site plan; and
- WHEREAS, parking for the site (19 spaces) also remains unchanged; a small portion of one parking space appears to encroach into the Route 31 right-of-way; and
- WHEREAS, existing or proposed access onto Lakeshore Road must meet the requirements of the Onondaga County Department of Transportation; existing or proposed access onto NYS Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and complete any appropriate mitigation as may be determined by the Department; and
- WHEREAS, the New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department; and
- WHEREAS, the NYSDOT also advises that sidewalks should be installed along the Route 31 frontage; and
- WHEREAS, the site is served by public water and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection

(WEP), Oak Orchard Wastewater Treatment Plant's actual influent mass loading of Biochemical Oxygen Demand (BOD) has reached the design influent loading (limit) for this parameter for its State Pollutant Discharge Elimination System (SPDES) permit. All new connections within the Oak Orchard service area are temporarily suspended. WEP submitted a Plan for Future Growth to the New York State Department of Environmental Conservation (NYSDEC) on August 1, 2013. There has not been an affirmative response to this submission from the NYSDEC. Accordingly, the period of temporary suspension of new connection approvals to Oak Orchard in order to satisfy the NYSDEC regulatory requirements, pursuant to 6 NYCRR Part 750-2.9(C)(3)(ii), is still applicable; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the Town and/or applicant will need to demonstrate that the increased sanitary flow for this project was previously accounted for in the original site plan in order for the Department to accept the additional BOD load at the Oak Orchard Wastewater Treatment Plant; and

WHEREAS, 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

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

Given the longstanding transportation challenges in this area and involving nearby intersections, as well as the limited size and configuration of the site, the Board discourages the Town from considering this application until a feasible strategy is confirmed for improved vehicular and pedestrian access, circulation, and land use planning on this important site, and for the Route 31 and Lakeshore Road corridors in general. The Town is encouraged to continue to work with the State and County Departments of Transportation to identify potential constraints, network changes and pedestrian, bicycle, and/or transit enhancements which may affect, or be affected by, development proposals on critical sites such as this.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of ABC Supply Co., Inc. for the property located at 348-54 Spencer 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 the Syracuse Inner Harbor, a state owned facility; and
- WHEREAS, the applicant is proposing to demolish two buildings and add fencing and paving for parking of delivery trucks and storage of roofing materials on a 2.07 acre parcel in a Lakefront T-5 zoning district; and
- WHEREAS, per the zoning ordinance, this section of Spencer Street is a designated an "A" street in the Lakefront zoning district; an A street in intended to provide land uses, site design elements and right-of-way treatments that create a continuous street network where the pedestrian experience is optimized; and
- WHEREAS, per the Syracuse Lakefront zoning regulations, the site is located in the T-5 zoning district, which is intended to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities;" and
- WHEREAS, per the local application, the proposal calls for the removal of two existing commercial block buildings and pave the disturbed areas to provide additional area for storage of roofing supplies and shingles and and parking of delivery trucks; parking is not a permitted primary land use per the Lakefront zoning regulations; and
- WHEREAS, per an undated rendering, a two-story metal bulding along the western parcel boundary is to remain; and
- WHEREAS, two large driveways currently service the property; exsiting sidewalks do not extend across the driveways and are not set back from the curb line; and
- WHEREAS, the drawing and fencing specifications included in the application materials indicate an 8 foot tall fence along the site frontage, with a cantilevered sliding gate, which is not permissable per the district zoning regulations; and
- WHEREAS, the 2.07 acre site would continue to contain nearly 100% impervious surface coverage; and
- WHEREAS, the project involves redevelopment of all or a portion of the parcel and must meet all three requirements of Section 9.3.1 of the NYS Stormwater Management Design Manual in order to use the Redevelopment Design Criteria for the existing impervious surface on the site; and
- WHEREAS, the site is located in the Metropolitan Sewage Treatment Plant service area, in

an area tributary to combined sewage overflows; and

WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the municipal engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

1. While the Board acknowledges the existing nature of the Syracuse Lakefront properties and uses, the City and applicant are encouraged to work together to incorporate more urban site design amenities in accordance with the Lakefront Zoning District regulations, to ensure the site does not negatively impact the transition of the to new uses. Items of particular note include appropriate fencing for urban places and within the front yard, appropriate screening of parking lots from both sidewalk frontages, reduced driveway openings and parking spaces, landscaping of parking lots, formal sidewalk, planting strip, curb and gutter, and parallel parking.
2. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-30

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Syracuse University for the property located at 500 East Taylor 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 seeking to modify a previous Project Site Review approval for the site, to reinstall and reactivate a former gas line and construct two meter houses on a 2.3 acre parcel in a Industrial Class A (I-A) zoning district; and
- WHEREAS, the site is the current site of steam station facilities for Syracuse University, and the former location of the Project Orange Associates Co-Generation facility, which was demolished in 2011; and
- WHEREAS, per a letter from the applicant, the former facility had a 12" gas line within it, extending from the northeast corner of the site parallel along Taylor Street and entering the Riley Steam Station; this project re-establishes the line above grade, with two pre-case concrete structures, known as meter houses, which accommodates pressure reduction equipment; and
- WHEREAS, the letter also states the gas line will run above ground, enabling relocation should a new energy plant be constructed, which is being studied by the University; 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 Chester Dudzinski and seconded by Robert Antonacci. The votes were recorded as follows: Daniel Cupoli - yes; Chester Dudzinski - yes; Douglas Morris - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Kevin Swindell for the property located at 4880 Northwest Townline Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Northwest Townline Road and Shepard Road, both county roads, and the municipal boundary between the Towns of Skaneateles and Marcellus; and
- WHEREAS, the applicant is requesting an area variance for a proposed garage expansion on a 1.36 acre parcel in a Rural Residential zoning district; and
- WHEREAS, a memo from the Town Codes Enforcement Officer states that the site plan shows a proposal to construct a 24' x 24' addition to an existing garage that is located 36.1 feet and 39.1 feet from the Northwest Townline Road boundary where the minimum required front yard is 60 feet; and
- WHEREAS, the Town application states that the applicant proposes an additional driveway for access to the expanded garage; and
- WHEREAS, the survey dated June 11, 2013 shows a house with a driveway on Shepard Road; any existing or proposed access on Shepard Road and Northwest Townline Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a letter from the Onondaga County Department of Transportation states that the Department is approved a residential driveway permit application; and
- WHEREAS, the referral notice states that the site is served by private water and septic system; 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 Chester Dudzinski and seconded by Robert Antonacci. The votes were recorded as follows: Daniel Cupoli - yes; Chester Dudzinski - yes; Douglas Morris - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Joseph & Renee Lane for the property located at 2605 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road, a state highway; and
- WHEREAS, the applicant is proposing to rebuild the 1918 portion of an existing house (approximately 50%) with foundations and basement, replace existing terrace and front entry walks with permeable pavers, and erect a permanent dock and overlook deck on a 1.82 acre parcel in a Rural and Farming zoning district in the Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-14-33); and
- WHEREAS, the layout plan dated December 15, 2013 shows the existing house, detached garage, permeable paver pathways, proposed permanent dock, waterfront upper overlook deck, stone block bank stabilization, and an asphalt drive and parking area; and
- WHEREAS, the plan shows a gravel drive that appears to go through the adjacent parcel to the south to access East Lake Road; any existing or proposed access on East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the existing impermeable surface coverage of 15.4 percent would be reduced to 14.9 percent; and
- WHEREAS, a memo from the City of Syracuse Department of Water dated December 30, 2013 states that prior to modification or replacement of an existing structure, Skaneateles Lake Watershed Rules and Regulations state that the City of Syracuse and County Health Department must issue written acceptance of the existing onsite wastewater treatment system (OWTS), or grant approval for the construction of a new OWTS, and in order to accurately determine the maximum hydraulic capacity and if existing septic components are compliant with current design standards, a detailed evaluation must be performed and submitted by a licensed design professional; and
- WHEREAS, the memo also states that a Sanitary Code Violation has not been corrected for this property and the office will defer final comments until the violation has been abated; the memo states that the office has not received a NYSDEC Permit for the proposed shoreline stabilization and development project, and the shoreline stabilization proposal is not indicated within the Description of Proposal on the Common or Building Application Forms; and
- WHEREAS, the referral included a Notice of Complete Application from the New York State Department of Environmental Conservation for 160 feet of Skaneateles Lake

shoreline erosion and vegetation control to consist of a new limestone wall as well as a new 600 square foot raised deck over-water covered platform; and

WHEREAS, floodplain and wetland maps show that the shoreline is located in the 100-year floodplain and may be located in a federal wetland; and

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

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 Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the site plan.
2. The applicant must obtain any necessary permits and/or approvals from the Onondaga County Health Department, City of Syracuse Department of Water, New York State Department of Environmental Conservation, and U.S. Army Corps of Engineers.

The Board offers the following comments:

1. The Board encourages the Town to require the applicant to reduce impermeable surface coverage to as close to 10 percent as possible.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Joseph & Renee Lane for the property located at 2605 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road, a state highway; and
- WHEREAS, the applicant is requesting a special permit to rebuild the 1918 portion of an existing house (approximately 50%) with foundations and basement, replace existing terrace and front entry walks with permeable pavers, and erect a permanent dock and overlook deck on a 1.82 acre parcel in a Rural and Farming zoning district in the Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-14-32); and
- WHEREAS, the Town's pre-application worksheet states that a special permit is required to redevelop a nonconforming lot; and
- WHEREAS, the layout plan dated December 15, 2013 shows the existing house, detached garage, permeable paver pathways, proposed permanent dock, waterfront upper overlook deck, stone block bank stabilization, and an asphalt drive and parking area; and
- WHEREAS, the plan shows a gravel drive that appears to go through the adjacent parcel to the south to access East Lake Road; any existing or proposed access on East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the existing impermeable surface coverage of 15.4 percent would be reduced to 14.9 percent; and
- WHEREAS, a memo from the City of Syracuse Department of Water dated December 30, 2013 states that prior to modification or replacement of an existing structure, Skaneateles Lake Watershed Rules and Regulations state that the City of Syracuse and County Health Department must issue written acceptance of the existing onsite wastewater treatment system (OWTS), or grant approval for the construction of a new OWTS, and in order to accurately determine the maximum hydraulic capacity and if existing septic components are compliant with current design standards, a detailed evaluation must be performed and submitted by a licensed design professional; and
- WHEREAS, the memo also states that a Sanitary Code Violation has not been corrected for this property and the office will defer final comments until the violation has been abated; the memo states that the office has not received a NYSDEC Permit for the proposed shoreline stabilization and development project, and the shoreline stabilization proposal is not indicated within the Description of Proposal on the Common or Building Application Forms; and

WHEREAS, the referral included a Notice of Complete Application from the New York State Department of Environmental Conservation for 160 feet of Skaneateles Lake shoreline erosion and vegetation control to consist of a new limestone wall as well as a new 600 square foot raised deck over-water covered platform; and

WHEREAS, floodplain and wetland maps show that the shoreline is located in the 100-year floodplain and may be located in a federal wetland; and

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

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 Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the site plan.
2. The applicant must obtain any necessary permits and/or approvals from the Onondaga County Health Department, City of Syracuse Department of Water, New York State Department of Environmental Conservation, and U.S. Army Corps of Engineers.

The Board offers the following comments:

1. The Board encourages the Town to require the applicant to reduce impermeable surface coverage to as close to 10 percent as possible.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Plus Real Estate for the property located at 7455 Morgan 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 Morgan Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to allow a medical office on a 1.05 acre parcel in an O-2 zoning district; and
- WHEREAS, a letter from the applicant's attorney states that the existing building contains 8,720 square feet of rentable space, consisting of a combination of general offices and medical offices, and the applicant is proposing to change an additional 2,208 square feet of general offices to client based medical offices; and
- WHEREAS, the letter states tat the applicant has arranged to lease 8 parking spaces from an adjacent owner (7453 Morgan Road) and the applicant owns the adjacent vacant lot that can provide additional parking if the lease is not renewed; and
- WHEREAS, the survey revised August 1, 2012 shows existing buildings on this site and the adjacent parcel to the north with a shared parking lot and vacant land on the adjacent parcel to the south; and
- WHEREAS, the survey shows a driveway on Morgan Road and a connection between the adjacent parcel to the north and the driveway of the adjacent parcel to its north (7453 Morgan Road); any existing or proposed access on Morgan Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Wetzel Road Wastewater Treatment Plant service area; 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 Transportation advises that no additional access onto Morgan Road will be permitted, and the Town should ensure that adequate shared access agreements are in place for any driveway access from the adjacent parcel.
2. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing

impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 29, 2014

OCPB Case # Z-14-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Carrolls, LLC for the property located at 6300-6322 Thompson Road; 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 Thompson Road in Dewitt, (NYS Route 635); and
- WHEREAS, the City is reviewing a resubdivision of two parcels into one to facilitate the reconstruction of a Burger King restaurant on 1.321 acres in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral from the Town for the proposed action (S-14-3); and
- WHEREAS, the Board previously recommended Modification of a Site Plan (Z-13-354) and Area Variance (Z-14-14) referrals for the project; modifications and comments related to driveway entrances, drainage, wastewater, and encroachments; and
- WHEREAS, the site plan dated November 2013 shows a 2,763 square foot building in a new location on the site, with 46 parking spaces (71 existing), increased landscaping at the periphery of the site, and a drive-thru lane and pickup window area at the rear of the building; and
- WHEREAS, two full driveways are proposed, a change from the existing three full and limited-access driveways onto Thompson Road; any proposed access onto Thompson Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site plan shows existing sidewalks along Thompson Road, and a sidewalk leading to the building entrance; and
- WHEREAS, Thompson Road is a commercial and industrial corridor in character; the rear of the parcel abuts a residential neighborhood; the Site Plan indicates the entire structure and drive-thru lane would encroach into the 100' rear yard buffer adjacent to residential properties; and
- WHEREAS, exterior finishes to the building are modern, with typical suburban retail signage on the building and a monument sign along the site frontage; and
- WHEREAS, the site is served by public water and is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Ley Creek Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a

1:1 inflow/infiltration reduction project; and

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

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