



Onondaga County Planning Board

January 08, 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	Andrew Maxwell	
Daniel Cupoli	Megan Costa	
Robert Antonacci	Ilana Kanfer	
Brian Donnelly	Don Jordan, Jr	
Robert Jokl	Will Kehoe	
Chester Dudzinski, Jr.		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 08, 2014

III. MINUTES

Minutes of the December 18, 2013 meeting were submitted for approval. Robert Jokl made a motion to accept the minutes. Daniel Cupoli seconded the motion. The motion was put to a vote as follows: Robert Jokl - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Douglas Morris - yes; Robert Antonacci - yes; and Chester Dudzinski - yes.

Douglas Morris called to order a public hearing to formally change the name of Bank Street in the City of Syracuse to Bank Alley. There were no speakers in favor of or against the proposal. Robert Antonacci made a motion to approve the change in right-of-way designation. Daniel Cupoli seconded the motion. The motion was put to a vote as follows: Robert Antonacci - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Douglas Morris - yes; Chester Dudzinski - yes; and Robert Jokl - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-1	No Position	S-14-2	Modification	Z-14-1	Modification
Z-14-10	Modification	Z-14-11	No Position	Z-14-12	No Position
Z-14-13	Modification	Z-14-14	Modification	Z-14-2	No Position
Z-14-3	Modification	Z-14-4	No Position	Z-14-5	Modification
Z-14-6	Modification	Z-14-7	Modification	Z-14-8	Modification
Z-14-9	No Position With Comment				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # S-14-1

- 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 City of Syracuse Planning Commission at the request of Syracuse Quality Living for the property located at 214 and 216 Westcott Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Syracuse Developmental Center, a state-owned parcel on which a public building is situated; and
- WHEREAS, the applicant is proposing to combine two existing tax parcels into one new 0.286 acre lot to house an existing two-family home and adjacent existing gravel parking lot in a Residential (R-B) zoning district; and
- WHEREAS, the existing gravel parking lot has access onto Westcott Street, a city street; and
- WHEREAS, the site is located in a traditional residential area which contains single and multi-family housing on narrow lots; 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 Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Robert Antonacci - yes; Chester Dudzinski - yes; Daniel Cupoli - yes; Robert Jokl - yes; Douglas Morris - yes; and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # S-14-2

- 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 Cicero Planning Board at the request of Ryan J. Beckley for the property located at 8500 Snowshoe Trl., 6138 & 6144 Lakeshore Rd.; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Lakeshore Road, a county road; and
- WHEREAS, the applicant is seeking to re-subdivide four existing parcels totaling 5.54 acres into four new lots to create a new building lot in a Residential (R-10) and Agricultural (AG) zoning districts; and
- WHEREAS, the existing tax parcels include a small, undeveloped triangular parcel (0.12 acres) along Snowshoe Trail, a 1.0 acre parcel with an existing house on Snowshoe Trail, a 2.48 acre parcel with an existing house onto Lakeshore Road, and an undeveloped 1.94 acre lot with frontage on Lakeshore Road; and
- WHEREAS, the Sketch Plan dated October 1, 2013 shows proposed Parcel A1 (1.45 acres) to include the existing house and disturbed area, with additional lands at the rear of the parcel added; a new Parcel B (2 acres) is shown with 29.65 feet of frontage on Snowshoe Trail leading back to a larger wooded area; the two lots fronting on Lakeshore Road would be shortened to become 1 acre each, with no change to their frontages on Lakeshore Road; and
- WHEREAS, any existing or proposed access onto Lakeshore Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the vast majority of the site is zoned Agricultural, which allows for single-family homes; the undeveloped portions of the site are wooded; surrounding land uses are suburban residential and undeveloped land; and
- WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; an existing sanitary sewer lateral and 10 foot easement is partially shown on the Sketch Plan, crossing proposed lots A1 and B; and
- WHEREAS, if the proposed project disturbs one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of

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

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

1. The applicant must consult with the Onondaga County Health Department regarding requirements for Health Department endorsement of the subdivision plan.

The Board also offers the following comments:

1. The applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way.
2. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-1

- 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 Village Board at the request of Alex Bakal for the property located at 6100 West Genesee 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 Milton Avenue, a county road, and the municipal boundary between the Village and Town of Camillus; and
- WHEREAS, the applicant is seeking to amend a special permit to increase off-street parking, to include vehicles for sale or repair, in a Residential 02-Single Residence zoning district; and
- WHEREAS, the Board recommended disapproval of a Special Permit in 2003 because of concerns regarding a building located in the Milton Avenue right-of-way, safety concerns due to the proposed location of display cars potentially limiting visibility, and potential impacts on community character from a used car sales operation at the entrance to the Village; and
- WHEREAS, the Environmental Assessment Form states that the proposed project would involve changing the building use from gas station/auto sales/repairs to auto sales and repairs only; and
- WHEREAS, the application states that the project would add to the number of vehicles allowed for sale and add to the parking limit to accommodate customer vehicles for repair, employee vehicles and more vehicles for sale; and
- WHEREAS, a narrative dated January 15, 2013 states that in September 2012 the gas station was removed including tanks, pumps, an island, the store and contaminated soil; and
- WHEREAS, the site plan dated January 17, 2013 shows an existing building, 42 total parking spaces, and three curb islands along the rights-of-way; and
- WHEREAS, the plan shows two driveways on Milton Avenue, which must meet the requirements of the Onondaga County Department of Transportation, and a driveway on West Genesee Street; and
- WHEREAS, an email from the Village Code Enforcement Officer dated November 14, 2013 states that the applicant is willing to install an appropriate fence along the back on the Milton Avenue side to keep damaged cars and parts out of view; the email also states that the applicant is also proposing to extend the island on the West Genesee Street side to narrow the width of the driveway and plant trees in the island consistent with the current island, which would allow the applicant to park more cars along the island and reduce the number parked in the front of the property; and
- WHEREAS, the survey dated January 30, 2003 shows a 25 foot OCWA right-of-way running along the southeast property boundary; the right-of-way is not shown

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on the site plan; and

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

1. Per the Onondaga County Department of Transportation, only one driveway shall be permitted along Milton Avenue, and no driveway shall be constructed within 75 feet of a road intersection as measured from the intersection of right-of-way lines. The westernmost driveway onto Milton Avenue must be removed.
2. Per the Onondaga County Department of Transportation, no parking is allowed within the Milton Avenue right-of-way.
3. The applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way. The Department also notes that additional stormwater runoff into the County's drainage system is prohibited.

The Board also offers the following comments:

1. The Board encourages the Village to consider the proposal in the context of its location at the gateway to the Village. The Village should ensure that any proposed changes will enhance the character at this important location and considerations should include locating all parking behind the building, adequate and attractive screening of cars and parts, additional landscaping, and lighting that does not allow glare or spillover onto adjacent properties or rights-of-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.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Bergmann Associates for the property located at 8450 Oswego 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 Oswego Road (Old Route 57), a county road, and Route 31, a state highway; and
- WHEREAS, the applicant is proposing site improvements to an existing gas station, including removing and replacing fuel pumps, removal of a car wash, and removal and construction of a new convenience store building with a drive thru on a 1.88 acre parcel in a LuC-1 zoning district; and
- WHEREAS, the Board recommended modification of a special permit referral (Z-13-190) on July 3, 2013; and
- WHEREAS, the referral notice states that variances would be required to reduce the landscape perimeter strip from the required 20 feet to 8.8 feet, reduce the landscape perimeter strip from the required 20 feet to 15.2 feet, reduce the required parking spaces from 38 to 31; and increase the square feet allowed for a freestanding sign from the allowed 32 square feet to 57.09 square feet; and
- WHEREAS, the developed conditions plan revised December 10, 2013 shows the proposed convenience store and drive thru, eight gas pump islands with the existing canopy to remain, 31 parking spaces including parking at each dispenser, and proposed lighting and landscaping; and
- WHEREAS, the plan shows a right-in/right-out drive on Old Route 57 and two drives on Route 31 (one full-access and one right-in only); any existing or proposed access on Old Route 57 and Route 31 must meet the requirements of the Onondaga County Department of Transportation and New York State Department of Transportation, respectively; and
- WHEREAS, the site is served by public water and public sewers which currently flow to the Wetzel Road Wastewater Treatment Plant; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the

municipality to the Bureau of Water Permits; and

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

1. The proposed driveway onto Route 57 must be limited to right-in / right-out and be at least 75 feet from the road intersection as measured from the intersection of right-of-way lines, to meet the requirements of the Onondaga County Department of Transportation.
2. The applicant must contact the New York State Department of Transportation regarding modification of the driveways on Route 31 to meet the requirements of the New York State Department of Transportation. The proposed right-in driveway must be modified (more skewed) to prevent left turn movements into the site.
3. The Onondaga County and New York State Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet the Departments' requirements verifying that the proposed development would not create additional stormwater runoff into the County's/State's drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The Board encourages the Town to require sidewalks along the road frontage that continue through the driveways to facilitate pedestrian safety and mobility.
3. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-11

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a Code amendment to change the change the description of commercial animal boarding to include "doggie day care"; and
- WHEREAS, the proposed text amendment states that Section 30.2(A)(9) would be amended to read as follows: "Commercial Animal Boarding is a use which includes the daily care as well as the overnight boarding of domestic animals which are generally referred to as kennels or day care facilities"; 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 Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Robert Antonacci - yes; Chester Dudzinski - yes; Daniel Cupoli - yes; Robert Jokl - yes; Douglas Morris - yes; and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of UA Properties LLC for the property located at 500-52 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 East Adams Street, a state highway; and
- WHEREAS, the applicant is requesting a sign waiver to install backlit signage for a new business on a 1.6 acre parcel in a Central Business District - Office and Service (Restricted) zoning district; and
- WHEREAS, the referral notice states that only one sign is allowed per tenant in the Central Business District and the proposal calls for three signs; and
- WHEREAS, the survey revised August 23, 1978 shows the existing Chimes Building on the corner of South Salina Street, West Onondaga Street and South Clinton Street, all city streets; and
- WHEREAS, the Environmental Assessment Form states that the applicant is proposing to install an exterior wall mounted sign; the a drawing on the plan shows the approximate signage area along a portion of the building's South Salina Street frontage; and
- WHEREAS, a letter from the applicant's representative (undated) states that the proposed sign has a total square footage of 60 square feet, which is within the code allowed for this property based on store frontage length, however, the sign has three components and thus requires a waiver; 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 Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Robert Antonacci - yes; Chester Dudzinski - yes; Daniel Cupoli - yes; Robert Jokl - yes; Douglas Morris - yes; and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-13

- 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 McDonald's USA, LLC for the property located at West Genesee Street (300' west of Vanida Drive); 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 CR 98), a County highway; and
- WHEREAS, the applicant is proposing to construct a 3,900 square foot restaurant with a side-by-side drive thru on a vacant, former residential parcel on approximately 1.1 acres of a 2.4 acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, the Board recommended Modification of a Site Plan referral in 2011 (Z-11-227) for a retail building addition citing access management, green infrastructure and site planning principles; the Board previously took no position with comment on a zone change request (Z-05-366) in 2005, with comments on coordinated access and sidewalks, and disapproval of a site plan in 2006 (Z-06-266), citing limited parking, cross connections and inefficient access management; and
- WHEREAS, the Site Plan dated December 18, 2013 shows a proposed typical McDonald's restaurant, set back approximately 80 feet from West Genesee Street, surrounded by parking and drive thru facilities, and having limited perimeter landscaping around the site; and
- WHEREAS, the plan shows a full driveway onto West Genesee Street and vehicular cross-connections with the retail and restaurant parcels to the east and west at differing setbacks from the road; any proposed access onto West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan also show 39 parking spaces, including within the front yard; the plan shows a concrete walk running along West Genesee Street, and connecting to the restaurant; and
- WHEREAS, a "Possible Future Drive" is shown to surround the rear portion of the developed area; and
- WHEREAS, the site is located along a busy commercial corridor, with retail and residential uses nearby; West Genesee Middle School abuts the rear of the property; no pedestrian or vehicle connections with the site are shown; and
- WHEREAS, per the application materials the proposed signs require variances for the size of building and directional signage and the inclusion of advertising on the directional signs; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant and West Side Pump Station service areas; and

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

E-mail Address: countyplanning@ongov.net

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

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

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

1. The Onondaga County Department of Transportation 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 is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. The applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The 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 Board encourages the municipality, the applicant, and area landowners to continue to devise a logical local road network, parcel cross connections, and shared parking and access arrangements that would improve highway safety along this section of West Genesee Street.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. The 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 Robert Jokl. The votes were recorded as follows: Daniel Cupoli - yes; Robert Jokl - yes; Chester Dudzinski - yes; Douglas Morris - yes; Brian Donnelly - yes; and Robert Antonacci - no.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Gary R. Rouse for the property located at 6300 Thompson 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 Thompson Road, a state highway; and
- WHEREAS, the applicant is proposing to demolish and reconstruct a Burger King restaurant with drive-thru on 1.3 acres in a Business (B) zoning district; and
- WHEREAS, the Board recommended modification of a site plan referral (Z-13-354) on December 18, 2013; 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 Robert Jokl. The votes were recorded as follows: Daniel Cupoli - yes; Robert Jokl - yes; Chester Dudzinski - yes; Douglas Morris - yes; Brian Donnelly - yes; and Robert Antonacci - no.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-2

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 LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located Village 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 Village seeks to enact a local law to amend Chapter 380 of the Code of the Village of Liverpool relating to Special Use Permit approvals by the Planning Board to require additional notifications to neighboring properties; and

WHEREAS, the proposed amendment requires an applicant to notify by certified mail all property owners within 200 feet of the subject property of the application and the public hearing to be held; 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 Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Robert Antonacci - yes; Chester Dudzinski - yes; Daniel Cupoli - yes; Robert Jokl - yes; Douglas Morris - yes; and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-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 ZONE CHANGE from the Village of Fayetteville Village Board at the request of Village of Fayetteville for the property located on Mill Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (NYS Route 5); and
- WHEREAS, the Village of Fayetteville proposes to change the zoning from Industrial (I) to Planned Residential Development (PRD) on three tax parcels which are part of the proposed McIntyre Commons development; and
- WHEREAS, the Board recommended No Position With Comment on a Site Plan referral (Z-13-362) and Subdivision referral (S-13-100) on December 18, 2013 for the McIntyre Commons project, citing wastewater and drinking water coordination, green infrastructure and community character considerations; and
- WHEREAS, the Board offered No Position With Comment on February 23, 2011 for a proposed zone change to Planned Unit Development (PUD), citing the incorporation of traditional community design elements, attention to the Ledyard Canal, and drinking water coordination; and
- WHEREAS, the project applicant is seeking to construct 20 residential units on the 3.7 acre site, the site of a former industrial facility; and
- WHEREAS, neighboring uses are largely traditional style residential and undeveloped lands along Limestone Creek; and
- WHEREAS, the site is served by public water 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 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 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 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 Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. With the increase in traffic to be created by this project and other proposed projects in the village core, the Village is encouraged to pay particular attention to the design, flow and safety of traffic flow in the Brooklea, Limestone Plaza, and Route 5 area.
4. The Town and the applicant are encouraged to incorporate site planning principles from the Onondaga County Settlement Plan Traditional Neighborhood Development Guidelines into its review of this project, to assist in creating and maintaining the traditional site characteristics that make neighborhoods more walkable and attractive to residents and local businesses. Areas of particular attention include the prominence of parking and garages at the front of the parcel, continuance of the traditional scale and configuration of lots and houses, and walkability and interconnectedness of the transportation network.
5. The Board encourages the applicant and Village to explore the possibility of extending Cedar Street to the west to adjoin with Mill Street, to continue to provide a porous and interconnected village road network. Extension might also offer opportunities to either develop the rear portions of those properties fronting on NYS Route 5, or provide rear alley/ road access to those properties, which lie along a busy stretch of Route 5.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-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 TEXT AMENDMENT from the Village of Fayetteville Village Board at the request of Village of Fayetteville for the property located Village 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 Village of Fayetteville proposes a text amendment to its zoning ordinance to amend the One-Family Residential District (R-2) and Multiple-Family Residential District (R-3) to allow for professional services uses to be performed in residential structure so long as either the residential occupant or the professional service provider is the owner of the property though special permit; and
- WHEREAS, the R-2 and R-3 zoning districts occur throughout the Village, including along East Genesee Street and within the traditional sections of the Village; and
- WHEREAS, per the proposed text, no more than three employees may be employed on premises, only standard passenger vehicles are permitted, storage of heavy equipment and machinery is prohibited; and
- WHEREAS, per the proposed text, the professional service use shall be subordinate to the residential occupancy of the dwelling units; 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 Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Robert Antonacci - yes; Chester Dudzinski - yes; Daniel Cupoli - yes; Robert Jokl - yes; Douglas Morris - yes; and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-5

- 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 Anna Young for the property located at 415-417 South Clinton 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 the Onondaga County Central Public Library, a county-owned parcel on which a public building is situated; and
- WHEREAS, the applicant is seeking to modify an existing special permit for a bar/restaurant to open Maritza's Pizza & Bistro in an existing building within the Downtown Central Business District - General Services A (CBD-GSA) zoning district; and
- WHEREAS, in addition to interior modifications, a 4' x 4' projecting wall sign is proposed above the entrance to the building; and
- WHEREAS, the existing four-story brick building occupies 100% of the parcel; and
- WHEREAS, no parking or driveways are proposed; on-site parking is not required within the CBD-GSA zoning district; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area, in an area which is tributary to active 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 motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Daniel Cupoli - yes; Robert Jokl - yes; Chester Dudzinski - yes; Douglas Morris - yes; Brian Donnelly - yes; and Robert Antonacci - no.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-6

- 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 Alex Talev for the property located at 1207 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 the municipal boundary with the Town of Geddes; and
- WHEREAS, the applicant is seeking to establish a hot food preparation (restaurant) establishment within an existing grocery store, with additional signage, in a Local Business A (BA) zoning district; and
- WHEREAS, an undated site plan shows the existing building with interior changes, and an adjacent paved parking area for nine cars, with driveway entrances of varying size on Milton Ave and West End Drive both City streets; and
- WHEREAS, materials submitted with the referral note the presence of 17 signs for various products located on site, including a 7' x 6' ground sign; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area, in an area which is tributary to active 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 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 Board encourages the applicant to reduce the frequency and scale of signage to an extent characteristic within a traditional mixed-use neighborhood setting.
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 Robert Jokl. The votes were recorded as follows: Daniel Cupoli - yes; Robert Jokl - yes; Chester Dudzinski - yes; Douglas Morris - yes; Brian Donnelly - yes; and Robert Antonacci - no.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL USE PERMIT from the Town of Clay Zoning Board of Appeals at the request of Noal White for the property located at 5259 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 home occupation (computer sales and service) in a Residential (R-10) zoning district; and
- WHEREAS, the site is located along the West Taft Road corridor, which includes a growing number of commercial and retail properties; adjacent zoning is Residential-Commercial (RC-1); and
- WHEREAS, the plan (date cut off) shows an existing house and garage; and
- WHEREAS, it appears that the site has uncontrolled access on West Taft Road; any existing or proposed access on West Taft Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Oak Orchard 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

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 to obtain a commercial driveway permit, including determination whether trip generation data is required by OCDOT to determine if mitigation is required for safe access.
2. The Town and/or applicant must demonstrate that the increased sanitary

flow for this project was previously accounted for in the original site plan in order for the Onondaga County Department of Water Environment Protection to accept the additional BOD load at the Oak Orchard Wastewater Treatment Plant.

The Board offers the following comment:

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-8

- 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 Jan F. Nastri for the property located at 832-46 North State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to demolish 4,032 square feet from an existing 13,485 square foot vacant commercial warehouse on a 19,004 square foot lot, and renovate the remaining building with a new exterior skin and loading dock, as well as adding a new paved parking lot, sidewalks, drainage and landscaping in a Commercial (C-A) zoning district; and
- WHEREAS, the site is located in a mixed-use transitional area associated with the North Salina Street historic corridor, near the St. Joseph's Hospital, and across North State Street from an Interstate Route 81 onramp; and
- WHEREAS, the Site & Building Floor Plan dated 12/10/13 shows the remaining one-story concrete block building facing North State Street, and with a side entrance facing a parking area along the Ash Street frontage; both North State Street and Ash Streets are City streets; and
- WHEREAS, the Plan shows approximately ten parking spaces and driveway to a proposed loading dock on the Ash Street building frontage where a portion of the existing building is proposed to be demolished; and
- WHEREAS, a Versa-Lock wall is shown along the northern portion of the parking lot, with a grade separation at the parcel line; the abutting use is also a parking lot for an adjacent traditional brick building; and
- WHEREAS, sidewalks occur along both street frontages, including some brick pavers; landscaping and street trees are also shown; a bioretention area is noted along the Ash Street sidewalk and parking lot; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area, in an area which is tributary to active 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 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 Board encourages the applicant to work with the City to ensure compatibility of the proposed exterior finishes, landscaping and right-of-way treatments with the historic character of the area.
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 Robert Jokl. The votes were recorded as follows: Daniel Cupoli - yes; Robert Jokl - yes; Chester Dudzinski - yes; Douglas Morris - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 08, 2014

OCPB Case # Z-14-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Bill Stone for the property located at 1915 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (NYS Route 41), a state highway; and
- WHEREAS, the applicant is requesting an area variance to add a dormer and bathroom to an existing single-family home on a 1.092 acre parcel in a Residential (R-A) zoning district; and
- WHEREAS, the application states that a variance is needed to reduce front yard setback from the required 40 feet to 30.1 feet; and
- WHEREAS, the Environmental Assessment Form states that the project involves removing the existing, improperly constructed shed dormer and rebuilding a portion of the shed dormer and tying it into a new gable dormer, and the application states that the gable dormer will extend 1 foot closer to the road than the current porch; the gable dormer will be a bedroom (12 by 18 feet) and the new shed dormer will result in an additional bathroom (12 by 6 feet) and closet (4.3 by 3.5 feet); and
- WHEREAS, the survey dated May 21, 2009 shows an existing two story house and detached garage; and
- WHEREAS, the survey shows an existing concrete drive on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form states that the property is served by private well and septic system; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the parcel is located in an agricultural district; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property.

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