



Onondaga County Planning Board

October 08, 2014

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

I. ATTENDANCE MEMBERS

Douglas Morris
Robert Jokl
Daniel Cupoli
Robert Antonacci

STAFF PRESENT

Megan Costa
Gilly Cantor
Robin Coon
Andrew Maxwell

GUESTS PRESENT

Bill Fisher, Deputy County Executive
Terry Morgan, OCDOT
Ruston Petrela, Management &
Budget

II. CALL TO ORDER

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

III. MINUTES

Minutes from September 17, 2014 were submitted for approval. Dan Cupoli made a motion to accept the minutes. Robert Jokl seconded the motion. The votes recorded as follows: Douglas Morris - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Robert Jokl - yes.

Other Business: Ruston Petrela presented the Onondaga County Capital Improvement Plan to the Planning Board. The motion was made by Daniel Cupoli to accept the Capital Improvement Plan. Robert Jokl seconded the motion. The votes recorded as follows: Douglas Morris - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Robert Jokl - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-77	Modification	S-14-78	No Position	S-14-79	Modification
S-14-80	Modification	Z-14-351	Modification	Z-14-352	No Position
Z-14-353	No Position With Comment	Z-14-354	No Position With Comment	Z-14-355	Modification
Z-14-356	No Position	Z-14-357	No Position With Comment	Z-14-358	Modification
Z-14-359	Disapproval	Z-14-360	Modification	Z-14-361	Incomplete Referral
Z-14-362	No Position	Z-14-363	Closed	Z-14-364	No Position With Comment
Z-14-365	No Position With Comment	Z-14-366	Modification	Z-14-367	Modification
Z-14-368	Modification				

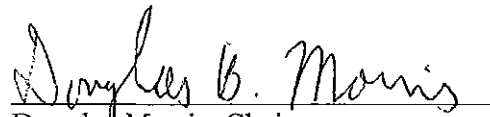


Joanne M. Mahoney
COUNTY EXECUTIVE

Onondaga County Planning Board

Onondaga County Planning Board Resolution Concerning the 2015 to 2020 Capital Improvement Plan

- WHEREAS, pursuant to the Administrative Code of the County of Onondaga, Section 6.02 (d), the Onondaga County Planning Board has reviewed the 2015 – 2020 Tentative Capital Improvement Plan; and
- WHEREAS, debt management remains a high priority in the 2015 – 2020 Tentative Capital Improvement Plan; and
- WHEREAS, the projects proposed in the 2015 – 2020 Tentative Capital Improvement Plan emphasize the maintenance of existing county facilities and transportation assets, stewardship of the natural environment, and sound fiscal management; and
- WHEREAS, the goals and policies of Onondaga County's comprehensive plan, the *2010 Development Guide and Framework For Growth in Onondaga County*, support economic growth, an attractive community, well maintained and cost effective infrastructure, stewardship of natural resources, investment in existing communities, and sustainable development practices; and
- WHEREAS, the 2015 – 2020 Tentative Capital Improvement Plan is consistent with the goals and policies of the *2010 Development Guide* for Onondaga County; and
- WHEREAS, the Capital Improvement Plan provides an effective means of communicating the intention of the County of Onondaga with respect to planned capital investments; and
- NOW, THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board endorses the 2015–2020 Tentative Capital Improvement Plan.



Douglas Morris, Chairman
Onondaga County Planning Board
October 8, 2014



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # S-14-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Town Board at the request of Michael Johnson for the property located at 1898 North Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 11, a state highway, and North Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a vacant 17.1-acre parcel into two new lots, Lot 3A (2.1 acres) and Lot 3B (15 acres), in an Agricultural-Residential (AR) zoning district, in order to build a house on proposed Lot 3A; and
- WHEREAS, the Resubdivision Plan dated August 26, 2014 shows proposed Lot 3A to contain a proposed house area and one proposed driveway on North Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows proposed Lot 3B located behind Lot 3A and the adjacent parcel to the south with a small strip of frontage on North Road; the lot is labeled "remaining lands - not surveyed"; and
- WHEREAS, the plan shows a creek on proposed Lot 3B; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that that the site contains waterbodies listed as water-quality impaired (Onondaga Creek upper and minor tributaries), and notes the site and lands adjoining the site contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the site is proposed to be served by private water and septic and is located outside the Onondaga County Sanitary District; per the Onondaga County Health Department, a septic system has been approved for proposed Lot 3A; and
- WHEREAS, the plan notes proposed Lot 3B is not an approved building lot until such time that approval for a septic disposal system has been obtained from the Onondaga County Health Department; and
- WHEREAS, the Environmental Assessment Form dated September 9, 2014 notes the site will have a well; and

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

1. Per the Onondaga County Department of Transportation, any proposed access to North Road will be determined by the availability of sight distance.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

The Board also offers the following comment:

The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # S-14-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Paradise Companies 2 LLC for the property located at 312-318 & 320-344 South Warren Street / 110-116 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Onondaga County Public Library (The Galleries of Syracuse), a county-owned facility and parcel; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.81-acre lot in a Central Business District - Retail (CBD-R) zoning district, as part of a project to renovate an existing building (formerly Excellus) and parking lot; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review (Z-14-356) referral for this project; and
- WHEREAS, the site plan application dated September 15, 2014 states that the project will convert the mixed-use office building to a mixed-use residential-commercial building (Icon Tower) with first floor parking located within the building footprint; per the Pre-development meeting summary on July 7, 2014, the applicant proposed retail space, offices on the second floor, and 73 residential units on the upper floors; and
- WHEREAS, the Resubdivision Map dated September 12, 2014 shows proposed Lot 1A (0.81 acres) to contain an existing multi-story brick and concrete building located between Bank Alley and South Warren Street, both city streets, and an existing asphalt parking area with 13 parking spaces at the corner of Bank Alley and East Fayette Street, also a city street; and
- WHEREAS, the Architectural Site Plan dated September 15, 2014 shows the existing building to be comprised of four towers, a 3-story tower (Icon Tower Building 'A'), a 6-story tower (Building 'B'), and two 10-story towers (Buildings 'C' and 'D'), and would include a new commercial entrance in addition to the existing commercial entrance (both on South Warren Street); the parking lot at the corner is proposed to have 10 spaces of residential outdoor parking, a new covered parking entry, and a new residential lobby entry; and
- WHEREAS, the plan shows the parking lot would utilize an existing curb cut on East Fayette Street for ingress, and an existing curb cut on Bank Alley for egress; an additional new egress point from covered parking is proposed further south on Bank Alley; the First Floor Dimension Plan dated September 14, 2014 shows 34 covered parking spaces located behind the commercial spaces and along the Bank Alley side of the building, with one-way traffic flow leading from East Fayette Street to Bank Alley; and
- WHEREAS, the first floor plan further shows four proposed future commercial spaces

along the South Warren Street frontage (610 square feet, 2,550 square feet, 2,005 square feet, and 2,690 square feet), a main entry commercial lobby (1,075 square feet), a main entry residential lobby (795 square feet), and smaller areas for a trash compactor, parking storage, a receiving loading dock, mail storage, and laundry; the plans show a rain garden and new plantings on the outdoor parking area, and a bike rack in the covered parking area; and

WHEREAS, the Environmental Assessment Form dated September 15, 2014 notes the site of the proposed action or an adjoining property has been the subject of remediation for hazardous waste, with a note to “See attached report from GAIA”; no report was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper confirms the project is within 2000 feet of a site list in the New York State Department of Environmental Conservation Environmental Site Remediation database (734060); and

WHEREAS, the EAF Mapper notes the site is located within a New York State Heritage Area; per the New York State Office of Parks, Recreation & Historic Preservation, the Heritage Area System (formerly known as the Urban Cultural Park System) is a state-local partnership established to preserve and develop areas that have special significance to New York State; the EAF Mapper further notes the site is substantially contiguous to buildings and districts which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places (Montgomery Street-Columbus Circle Historic District, Armory Square Historic District, Hanover Square Historic District, White Memorial Building, Loew’s State Theater, St. Paul’s Cathedral and Parish House); and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Robert Jokl - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # S-14-79

- 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 Hummel Estates for the property located on East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 173, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to amend a prior plan to subdivide a 78-acre site into 32 new lots (31 building lots) in a Residential (R-1) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Subdivision referral (S-07-24) for a prior version of this project, citing drainage and wastewater concerns, and requirements regarding the protection of residual portions of estate lots and the maintenance of open space areas; and
- WHEREAS, the site is located along East Seneca Turnpike across from Clark Reservation State Park between the Doubletree Subdivision to the west and active farmland to the east; and
- WHEREAS, the Preliminary Plan last revised on September 3, 2009 shows proposed Lots 1 through 29 in the southwestern portion of the parcel, and proposed larger Lots 30 and 31 located in the northern portion of the parcel closer to the Route 173 frontage; proposed Lot 32 is shown to contain the remaining lands; individual lot sizes are not shown on the plan; the referral materials indicate that the minimum lot size will be 20,000 square feet with 100 feet of street frontage, that the two larger lots are 5-acre estate lots, and that the undeveloped lot will be 40 acres; and
- WHEREAS, the plan shows that a local road from the Doubletree Subdivision (Thunderhead Lane) will be extended to provide access to proposed Lots 1-30; proposed Lots 28 and 29 will have driveways onto the private driveway serving proposed Lot 30; the plan shows a proposed driveway on Route 173 for proposed Lot 31, which must meet the requirements of the New York State Department of Transportation; the plan shows development is proposed in two phases; Phase 1 is shown to include proposed Lots 2-5, 20-29, and 31, part of Thunderhead Lane, and the rear of proposed Lots 6-9 which include stormwater management areas; Phase 2 is shown to include proposed Lot 1, 6-19, and 30, and the remainder of Thunderhead Lane; and
- WHEREAS, the plan states that development on proposed Lots 30 and 31 are restricted to 1.5 acres each, with no disturbance permitted on the remaining 3.5 acres; the plan further notes that no disturbance of proposed Lot 32 is permitted, and that no disturbance of existing vegetation is to be permitted in the 20' buffer area on Lots 1, 27, and 28; an additional undisturbed area is shown on the rear of the proposed lots along the southern side of the street extension; and

WHEREAS, the original Full Environmental Impact Statement (FEIS) from September 2005 and Stormwater Pollution Prevention Plan (SWPPP) revised on August 17, 2009 were submitted with the referral, along with a letter to the Town dated September 4, 2014 regarding the issues outlined in the FEIS, noting no significant changes; a key issue highlighted in the FEIS was the impact of stormwater runoff to the Doubletree Subdivision and to the Smokey Hollow (to Butternut Creek via Rush Creek) and Clark Reservation State Park watersheds; the letter notes permit coverage from the New York State Department of Environmental Conservation (NYS DEC) was obtained in January 2009 and remains in place; the plan shows a stormwater detention basin on the rear of several proposed lots, including proposed Lot 8 which includes a thin strip of land extending to the south, which is shown to contain a pipe from the detention pond leading to an existing wetland; the letter indicates the outfall pipe from the stormwater wet pond will be installed down the slope to the adjacent wetland (an option discussed in the SWPPP), and that drainage facilities will be constructed by the developer and dedicated to the Town of DeWitt for operation and maintenance as part of a Town Drainage District; the plan also shows utility easements, drainage easements, and an easement to the Town of DeWitt; and

WHEREAS, the plan shows an existing wetland on proposed Lot 1, noted to be developed as a building lot in Phase 2 and disturbance will require a permit from the U.S. Army Corps of Engineers (USACE); per the USACE, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands; and

WHEREAS, the FEIS also notes the site contains and is in the vicinity of endangered species and associated habitats, specifically the Indiana Bat and Hart's Tongue Fern; the letter notes the majority of the limits of construction will be outside of the Clark Reservation watershed (the site of the Hart's Tongue Fern), that potential bat roosting trees will be marked and protected by restrictive covenant, and that any trees to be removed will follow the guidelines of the U.S. Fish and Wildlife Service; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains several significant natural communities (Calcareous Cliff Community, Maple-Basswood Rich Mesic Forest, Calcareous Talus Slope Woodland, Limestone Woodland); and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 4; the referral materials note that the site was previously used as agricultural land, and the FEIS states that restrictive covenants will note the pre-existing working farm to the east, and that direct runoff onto the farm property will be prevented; and

WHEREAS, the letter notes water mains will be designed, installed, and maintained by the Onondaga County Water Authority (OCWA), and that the site will be served by an extension of the existing gravity system in the Doubletree Subdivision; plans show a private sewer lateral to proposed Lot 30; sewer connection plans for proposed Lot 31 near Route 173 are not specified; per the Onondaga County Department of Water Protection, the Doubletree Subdivision is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to combined sewer overflows; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the

project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the letter notes natural vegetation will screen the development from Smokey Hollow and a majority of the homes in Doubletree, that the restrictive covenants to be implemented have been reviewed by the Town and include standards regarding colors, fencing, landscaping, auxiliary buildings, and vehicular storage, and that the developer anticipates that the Town will accept fees in lieu of parkland as previously recommended by the Town Park and Recreation Commission; 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 must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
2. The New York State Department of Transportation has determined that the applicant is required to obtain an access permit for any proposed driveways on Route 173.
3. Per the Onondaga County Department of Water Environment Protection, the Town Engineers for the Town of DeWitt and Town of Onondaga must confirm that there is adequate capacity for wastewater flow from the proposed subdivision in the Singletree pump station and sanitary sewer and the Southwood pump station and sanitary sewer, respectively.

The Board also offers the following comments:

1. The Town and applicant are encouraged to continue working to ensure the proposed development does not negatively affect nearby sensitive environments, drainage patterns, viewsheds, and the continued transition along Route 173 of farmland to suburban development.
2. The Board advises the Town and applicant to ensure the proposed access meets the requirements of local emergency service providers.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the

planning process to determine sewer availability and capacity.

4. Should either of the estate lots propose utilization of a private septic system, the Onondaga County Health Department must formally approve any proposed septic system to prior to Department endorsement of this subdivision plan.

5. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # S-14-80

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Gary Greer for the property located at 4787 Grange 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 Grange Road and Maple Roads, both county roads, and New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to resubdivide a 13.872-acre parcel into two lots, 3A-1A (11.370 acres) and Lot 3A-2A (2.502 acres), in a Residential Agriculture (RA-100) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Preliminary Subdivision referral (S-13-23) for this site, noting only one driveway would be permitted on Grange Road for proposed Lot 3A-1A and that no access would be permitted on Route 31; and
- WHEREAS, the Preliminary Plan revised on August 25, 2014 shows an existing two-story frame house, metal garage, wood barn, and wood shed on proposed Lot 3A-2A; aerial photography shows the remaining lands are vacant; and
- WHEREAS, the plan shows proposed Lot 3A-1A with frontage on Route 31 and two separate areas of frontage on Grange Road, and proposed Lot 3A-2A with frontage and one gravel drive on Grange Road; the plan states: "The Onondaga County Department of Transportation will allow one driveway on Grange Road for proposed Lot 3A-1A, which must meet Department requirements and will require a permit from the Department."; and
- WHEREAS, the plan shows a drainage easement running across the northeast corner of proposed Lot 3A-1A; and
- WHEREAS, the Environmental Assessment Form (old version) dated August 25, 2014 notes no new structures are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper land adjoining the site contains wetlands or other regulated waterbodies, and the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and proposed Lot 3A-2A is served by private septic; the site is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 3A-2A prior to Department endorsement of this subdivision plan; the plan notes Lot 3A-1A is not an approved building lot until such a time that a septic

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E-mail Address: countyplanning@ongov.net

disposal system design has been submitted and approved by the Onondaga County Health Department; 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. As stated in the previous referral and on the plan, the Onondaga County Department of Transportation, only one driveway on Grange Road will be permitted for proposed Lot 3A-1A, which must meet Department requirements and will require a permit from the Department.
2. Per the New York State Department of Transportation, no access to Route 31 will be permitted.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 3A-2A prior to Department endorsement of this subdivision plan.

The Board also offers the following comment:

The Town is advised to ensure the applicant submits the new version of the Environmental Assessment Form prior to voting on this proposal, in order to meet State Environmental Quality Review (SEQR) requirements effective October 7, 2013.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-351

- 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 The Wheel of East Syracuse for the property located at 7544 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 (Route 57), a county road; and
- WHEREAS, the applicant is requesting area variances for the highway overlay setback and wall sign square footage as part of a project to convert an existing store (Byrne Dairy) to a laundromat (Tiny Bubbles) on a 0.751-acre lot in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-14-343) for this project, with requirements from the Onondaga County Department of Transportation regarding traffic figures, permits, and drainage, and comments encouraging green infrastructure and cross-connections with the adjacent parcel (M&T Bank); and
- WHEREAS, per the referral notice, area variances are required to reduce the highway overlay setback for a principal structure from 140 feet to 136 feet and to increase the square footage of a wall sign from 16 square feet to 29 square feet; and
- WHEREAS, the Site Plan dated March 29, 2014 shows an existing frame building (2,400 square feet), a proposed concrete walk and drop curb along the front of the building, 21 proposed parking spaces (reduced from 26), and a proposed dumpster pad and enclosure to match building siding; and
- WHEREAS, the plan shows the site with frontage and two existing driveways on Oswego Road; both driveways are proposed to be narrowed, and the western driveway to be made right-in/right-out only; both driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the internal drive around the rear of the building to be designated one-way by entrance and exit only signs on either side (it will remain two-way in the front of the building); and
- WHEREAS, the plan notes 3,199 square feet of pavement will be removed, 81 square feet of pavement will be added, and 54 square feet will be added for the dumpster pad, thereby reducing the overall impervious area by 3,064 square feet; the plan shows a perimeter landscape strip around the sides and rear of the lot, proposed landscaping along the front of the site, and areas with pavement to be removed are labeled "add topsoil & seed grass"; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining primary and principal aquifers, that the site of the

proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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

WHEREAS, a photo included with the referral shows a 28.68 square foot letter sign that appears to be internally lit; the plan also shows an existing freestanding sign with a proposed new 24 square foot sign face (no other details submitted); and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for review.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Board encourages the Town and applicant to explore cross-connections with the adjacent parcel (M&T Bank) in order to utilize the signalized access to Oswego Road across from the Wegmans plaza.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-352

- 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 Fayetteville Planning Board at the request of Michael Longstreet for the property located at 415 Elm 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 New York State Route 257 (North Manlius Street) and New York State Route 5 (East Genesee Street), both state highways, and Salt Springs Road, a county road; and
- WHEREAS, the applicant is requesting a special permit for a home law office in an existing one-family residence on a 1.1-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, per the Village Code, all permitted accessory uses in this district require a special permit, which includes professional services offices such as law offices; and
- WHEREAS, the Location Survey (date cutoff) shows 2 1/2-story frame house with detached garage and pool with frontage on Elm Street, a local street, near the intersection with North Manlius Street; aerial photography shows one existing driveway on Elm Street; and
- WHEREAS, per the Village Application and Design Plan dated July 28, 2014, no exterior changes will be made, and the back room (17' x 15') will be used as office space and a conference room, and the east room (11' x 26') will be used for office space and a side entryway; the application notes the expected daily parking needs to be for one vehicle; and
- WHEREAS, an Environmental Assessment Form dated September 22, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734052 and C734110) and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the EAF Mapper notes the site is substantially contiguous to a district which is listed on the National Register of Historic Places (Genesee Street Hill-Limestone Plaza Historic District); 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, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-353

- 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 Thomas Colello & John Keehfus for the property located at 1200 Milton Avenue / 1203 & 1207 Willis 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 a municipal boundary between the City of Syracuse and the Town of Geddes; and
- WHEREAS, the applicant is proposing a Project Site Review to demolish and reconstruct the fire damaged portion of an existing automotive repair building (K & C Auto Service) on three parcels totaling 0.129 acres in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Final Subdivision referral (S-14-74) to combine the three parcels into one new lot, advising the applicant to remove all obstructions from the City right-of-way and to add sidewalks, green infrastructure, and landscaping on site; and
- WHEREAS, the Site Layout Plan dated September 10, 2014 shows an existing building with a portion to remain, a portion to be removed, and a proposed addition; per the city application dated September 10, 2014, 3,420 square feet will be removed, including 1,186 square feet in the City right-of-way, and the proposed addition will be 3,024 square feet, including 450 square feet in the right-of-way; the application further notes an encroachment application has been filed for approval by the City of Syracuse Common Council; and
- WHEREAS, the plan shows existing and proposed pavement and asphalt surrounding the building, with 15 parking spaces located in the City right-of-way; and
- WHEREAS, the plan shows the lot is located on an island at the intersection of West End Drive, Willis Avenue, and Milton Avenue, all city streets; aerial photography shows relatively open access to the streets on all three sides, and the plan does not show delineated driveways; and
- WHEREAS, the application notes other minor site work will be performed, including new roof drainage and parking lot striping; the plan further shows proposed concrete sidewalks along all three street frontages and new landscape beds in two lot corners; and
- WHEREAS, an Environmental Assessment Form dated August 12, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734008, 734026, 734075, 734072, 734126), and the project site or a portion

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

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

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

WHEREAS, the plan and elevations show one existing pylon sign in the City right-of-way to be removed, two existing wall signs to remain, and three proposed new internally-lit LED channel letter signs (two to be 108 square feet, one to be 166 square feet), noted as allowed per the sign ordinance; and

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

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

1. The applicant is advised to continue working with City Zoning and the Department of Public Works to improve safety and aesthetics at this site by better delineating driveways, parking areas, and pedestrian pathways where possible.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-354

- 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 Manlius Village Board at the request of Village of Manlius Board of Trustees for the property located near the intersection of Elmbrook Drive and Fayette 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 New York State Route 92 (Fayette Street), a state highway; and
- WHEREAS, the applicant is requesting a zone change from Residential (R-2) to Commercial (C) on three parcels totaling 1.33 acres, in order to bring the classification in line with the current and proposed use in the area; and
- WHEREAS, the Board has reviewed a number of proposals for zone changes and development proposals in this area of the Village near the Y intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road); and
- WHEREAS, referrals for projects on the same side of Fayette Street as this proposal include: a zone change from R-2 to Commercial in 2005 (Z-05-11) for one of the subject parcels, in order to demolish existing manufacturing facilities and a house and construct retail/office facilities; a zone change from R-2 and Commercial to Residential Multiple Use (R-M) and Commercial (Z-08-150) on parcels to the northeast for a proposed car dealership and Walgreens; and concurrent zone change, subdivision, and site plan referrals in 2012 (Z-12-187, Z-12-188, S-12-48) to rezone the parcels to the northeast to Planned Unit Development (PUD) for the Manlius Square project, which would create five lots in order to build 2 two-family dwellings, retain an existing commercial building, build a proposed mixed-use building, and build a single-use retail building; and
- WHEREAS, referrals for projects on the opposite side of Fayette Street for the Madison Row development include: a zone change in 2010 from R-1 to PUD (Z-10-248) on 3.84 acres in order to remove existing residential rental properties to construct a bank, a mixed-use commercial and residential building, and a village parking lot; subsequent concurrent subdivision and site plan referrals for the same project (S-11-10, Z-11-27); a zone change referral to amend the PUD district (Z-13-222); and a site plan referral for the mixed use building in the PUD (Z-13-258) to include a Kinney Drugs, other retail, office, and apartments; and
- WHEREAS, a Coordinated Review was conducted on May 4, 2012 to jointly address the Manlius Square and Madison Row proposals (Z-12-187, Z-12-188, S-12-48, Z-10-248, S-11-10, Z-11-27), and recommendations and concerns were similar to those raised in prior and subsequent referrals; the main issue discussed

was the heavy traffic and capacity limitations along the Route 92 corridor; the Board encouraged the Village and the New York State Department of Transportation to continue working to address mobility within the traditional village context at a corridor level; other issues discussed pertained to stormwater management, encouraging more elements of traditional neighborhood design, and developing a formal street network with cross connections for vehicles and pedestrians; and

WHEREAS, a Site Plan revised on May 16, 2014 was submitted with the referral, and the area to be rezoned is outlined on the plan and includes a parcel on Eureka Drive (1 acre) and two parcels on Elmbrook Drive (0.04 and 0.29 acres) that are shown to be part of a proposed CVS/pharmacy building and parking lot on Fayette Street; aerial photography shows existing commercial buildings along Fayette Street and a house on Elmbrook Drive in the location of the proposed CVS and parking lot; the plan shows the subject parcels are surrounded by Commercial zoning along Fayette Street and across Elmbrook Drive, an R-2 parcel to the north, and PUD, Commercial, and Village Center (VC) zoning across Fayette Street; and

WHEREAS, per a narrative submitted with the Environmental Assessment Form on September 29, 2014 and a conversation with the Village Attorney on September 24, 2014, the CVS project and development of this area will require an additional referral to the Board; the Village noted the project will entail demolishing the fire damaged bottle and can return building on the corner of Fayette Street and Elmbrook Drive, as well as the adjacent vacant manufacturing building (Hollowick Candle) and a deteriorating residential structure; the submitted plan shows a 14,051 square foot CVS building on the corner with a drive-thru, and an adjacent parking lot on Route 92 with 63 spaces; and

WHEREAS, the plan shows a right-in and right-out access point on Fayette Street, which must meet the requirements of the New York State Department of Transportation, and a full driveway on Elmbrook Drive, a local street; the full driveway includes an additional ingress lane leading to the drive-thru, which would require vehicles turning left out of the driveway to cross over vehicles entering the drive-thru lane; the plan notes a special use permit will be required for the drive-thru; and

WHEREAS, the plan notes underground retention will be required and that impervious area will be 1.14 acres; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, per the narrative, the future referral will require review under the State Environmental Quality Review Act (SEQRA); the New York State Department of Environmental Conservation Environmental Assessment Form Mapper

indicates that land adjoining the site contains wetlands or other regulated waterbodies, and that a portion of the site is listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (remediation site C734122); and

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

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, "Vision Manlius," the Village of Manlius Comprehensive Plan adopted in 2007, outlines a variety of goals, including: protect and improve the community's visual character and aesthetics, especially along commercial corridors and at prominent gateways; encourage future development that is of quality design, will foster and preserve the character of the Village, and will meet the necessary long-term needs of the community; enhance mobility by improving the network of streets and sidewalks, for the safety, convenience, and efficiency of drivers, cyclists, and pedestrians; the plan further includes several strategies to focus redevelopment efforts at Fayette and Seneca Streets, the Village's designated downtown area, specifically by supporting mixed use developments (both new construction and restoration projects) and by implement traffic calming mechanisms to assist with businesses attracting customers, and customer's ability to park, shop, and walk in the Village's downtown; the Village of Manlius further has a set of Commercial District Design Guidelines that emphasize the Fayette Street corridor, encouraging two-story buildings that front the sidewalk and discouraging the dominance of parking lots on roadways; and

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

The Board encourages the Village to consider alternative zoning options, such as PUD or Village Centre, that would facilitate block-level planning and zoning for this important gateway location. A block-level strategy would foster development and site design that would be compatible and complementary to the goals in the Vision Manlius plan, particularly by supporting multi-story mixed-use design that would continue efforts to preserve the traditional village character, and by creating opportunities for shared access and parking which would enhance mobility for vehicles, cyclists, and pedestrians.

Should the Town approve the zone change as proposed or as recommended by

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

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the Board, the plan for the next stage of development should include the following:

1. Per the New York State Department of Transportation, the applicant must submit the requested Traffic Impact Study (TIS) and accident analysis to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The applicant should continue coordinating with the New York State Department of Transportation regarding access, and the applicant is required to obtain an access permit from the New York State Department of Transportation for any proposed driveways and a highway work permit prior to any proposed work within the State right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.WEP
5. 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.
6. The Board encourages the Village and applicant to consider alternative site planning for this project, including the following: relocating the parking lot away from primary street frontages, eliminating or adjusting the drive-thru layout due to potential safety issues, building a two-story structure that would allow for future mixed-use, incorporating bike accommodations, and adding buffering for residential parcels across Eureka Drive. The Board further encourages the Village to work with the developer toward increased compliance with the Commercial District Design Guidelines.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-355

- 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 Onondaga Zoning Board of Appeals at the request of Terry & Emma McHugh for the property located at the corner of Howlett Hill Road and Kasson 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 Howlett Hill Road and Kasson Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to to build a barn on a parcel less than seven acres (4.97 acres) in a Residential (R-1) zoning district; and
- WHEREAS, the Board recently recommended Disapproval of a Local Law referral from the Town of Onondaga (Z-14-289) to amend the definition of farms, increasing the minimum size of land to constitute a farm from five to seven acres; in its review of the proposed law, the New York State Department of Agriculture and Markets stated it "recognize[d] a Town's need to review some operations and place reasonable conditions on the conduct of a farm through streamlined site plan review" and offered guidelines for review of local planning laws; the Board noted additional concerns that a restriction of farming on parcels less than seven acres may limit the ability for creative, productive, and beneficial uses of large vacant lots; and
- WHEREAS, the town application indicates the applicants are proposing to plant and grow Christmas trees on their property, a use which does not require any zoning action, per a letter from the Director of Planning & Development dated June 16, 2014; per a conversation with the Town on September 23, 2014, the variance needed is specifically for the proposed barn; and
- WHEREAS, aerial photography shows the parcel to be partially wooded and partially cleared vacant land with frontage on Howlett Hill Road located behind (to the west) of residential parcels along Kasson Road, with one strip of land connecting to Kasson Road; and
- WHEREAS, a section of a plan showing part of the parcel (date cutoff) shows a 48' x 40' proposed pole barn with a proposed extension to an existing driveway on Kasson Road labeled to be part of an easement for ingress and egress with the adjacent parcel to the north; the existing driveway must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located near farmed properties in Agricultural District 1; and
- WHEREAS, the Environmental Assessment Form dated August 26, 2014 notes the applicant does not plan to connect to water and wastewater utilities; and

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

1. Per the Onondaga County Department of Transportation, access to Howlett Hill Road is prohibited and only one access on Kasson Road will be permitted. The applicant must coordinate commercial access to Kasson Road by contacting the Department at (315) 435-3205. The Town and applicant also must ensure appropriate access agreements are in place for any easements or shared driveways.
2. Per the Onondaga County Department of Transportation, no parking, backing, or loading of vehicles in the County right-of-way is permitted. If any trees are sold on site, the applicant must supply off-road parking for customers.

The Board also offers the following comment:

The Board reiterates its prior concerns and shares the recommendations of the New York State Department of Agriculture and Markets regarding limitations on parcel sizes utilized for farming, and encourages the Town to consider alternative zoning laws that would allow for review of proposed farm operations without restricting farm uses on smaller parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-356

- 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 Paradise Companis 2 LLC for the property located at 312-318 & 320-344 South Warren Street / 110-116 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the Onondaga County Public Library (The Galleries of Syracuse), a county-owned facility and parcel; and
- WHEREAS, the applicant is proposing a Project Site Review renovate an existing building (formerly Excellus) and parking lot on a newly combined 0.81-acre lot in a Central Business District - Retail (CBD-R) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-78) for this project; and
- WHEREAS, the site plan application dated September 15, 2014 states that the project will convert the mixed-use office building to a mixed-use residential-commercial building (Icon Tower) with first floor parking located within the building footprint; per the Pre-development meeting summary on July 7, 2014, the applicant proposed retail space, offices on the second floor, and 73 residential units on the upper floors; and
- WHEREAS, the Resubdivision Map dated September 12, 2014 shows proposed Lot 1A (0.81 acres) to contain an existing multi-story brick and concrete building located between Bank Alley and South Warren Street, both city streets, and an existing asphalt parking area with 13 parking spaces at the corner of Bank Alley and East Fayette Street, also a city street; and
- WHEREAS, the Architectural Site Plan dated September 15, 2014 shows the existing building to be comprised of four towers, a 3-story tower (Icon Tower Building 'A'), a 6-story tower (Building 'B'), and two 10-story towers (Buildings 'C' and 'D'), and would include a new commercial entrance in addition to the existing commercial entrance (both on South Warren Street); the parking lot at the corner is proposed to have 10 spaces of residential outdoor parking, a new covered parking entry, and a new residential lobby entry; and
- WHEREAS, the plan shows the parking lot would utilize an existing curb cut on East Fayette Street for ingress, and an existing curb cut on Bank Alley for egress; an additional new egress point from covered parking is proposed further south on Bank Alley; the First Floor Dimension Plan dated September 14, 2014 shows 34 covered parking spaces located behind the commercial spaces and along the Bank Alley side of the building, with one-way traffic flow leading from East Fayette Street to Bank Alley; and

- WHEREAS, the first floor plan further shows four proposed future commercial spaces along the South Warren Street frontage (610 square feet, 2,550 square feet, 2,005 square feet, and 2,690 square feet), a main entry commercial lobby (1,075 square feet), a main entry residential lobby (795 square feet), and smaller areas for a trash compactor, parking storage, a receiving loading dock, mail storage, and laundry; the plans show a rain garden and new plantings on the outdoor parking area, and a bike rack in the covered parking area; and
- WHEREAS, the Environmental Assessment Form dated September 15, 2014 notes the site of the proposed action or an adjoining property has been the subject of remediation for hazardous waste, with a note to “See attached report from GAIA”; no report was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper confirms the project is within 2000 feet of a site list in the New York State Department of Environmental Conservation Environmental Site Remediation database (734060); and
- WHEREAS, the EAF Mapper notes the site is located within a New York State Heritage Area; per the New York State Office of Parks, Recreation & Historic Preservation, the Heritage Area System (formerly known as the Urban Cultural Park System) is a state-local partnership established to preserve and develop areas that have special significance to New York State; the EAF Mapper further notes the site is substantially contiguous to buildings and districts which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places (Montgomery Street-Columbus Circle Historic District, Armory Square Historic District, Hanover Square Historic District, White Memorial Building, Loew’s State Theater, St. Paul’s Cathedral and Parish House); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Robert Jokl - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-357

- 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 Salmon River Plaza, LLC (Visionworks) for the property located at 5653 East Circle 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 Interstate Route 481 and U.S. Route 11, both state highways; and
- WHEREAS, the applicant is proposing to construct a Visionworks eye care center on a Marketplace Plaza outparcel (0.924 acres) containing an existing parking lot in a Regional Commercial (RC) zoning district; and
- WHEREAS, the Site Plan dated September 22, 2014 shows a proposed 3,577 square foot building and 79 parking spaces (reduced from 101 spaces); the parking lot shows four access points to surrounding parking and the internal circulation network for the plaza; and
- WHEREAS, aerial photography shows the plaza is located near the intersection of Route 481 and Route 11 and has one driveway on Route 11 and several driveways onto surrounding local streets that connect with commercial plazas in the area (such as Driver's Village) as well as with Route 11; the plan shows the outparcel is located along a 25' county easement that parallels East Circle Drive near the Advanced Auto Parts store; aerial photography shows a waterway in this location; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is adjacent to a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the entire outparcel is anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Environmental Assessment Form dated September 22, 2014 notes the amount of impervious area will decrease with the project; the plan shows small green spaces around the proposed building and parking lot; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands near the subject parcel; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the EAF Mapper also indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the EAF notes sewer hookups will be required; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
4. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
5. Every municipal review provides the opportunity to improve community appearance and the applicant and the Town are encouraged to add landscaping and pedestrian connections to nearby plaza buildings.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-358

- 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 SOVRAN acq. Ltd. (Uncle Bob's) for the property located at 8239 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 South Bay Road and Thompson Road, both county roads; and
- WHEREAS, the applicant is proposing to construct a two-story 16,950 square foot cold storage building and a parking area at an existing self-storage facility (Uncle Bob's Self Storage) on a 13.62-acre lot in an Industrial zoning district; and
- WHEREAS, the Board previously offered No Position on a Site Plan referral (Z-07-138) for a prior proposed expansion of the self-storage facility (a one-story 15,525 square foot building), which aerial photography and the referral materials suggest was not completed; and
- WHEREAS, the Property Site Plan dated August 2014 shows the existing self-storage facility located in the southeastern portion of the lot surrounded by brush and woods as well as a 150' Niagara Mohawk Power Company Easement which contains 64 parking spaces and an electric transmission tower; the storage facility is shown to contain 14 existing buildings ranging from 805 to 6,342 square feet and two existing parking areas (14 spaces and 16 spaces) that encroach in the easement; the proposed new building and parking area with 18 spaces would be located in the southeastern corner of the site near the corner of Thompson Road and South Bay Road; and
- WHEREAS, the plan shows one existing driveway on Thompson Road with a gate control box and slide gate located 40' from the road boundary, which must meet the requirements of the Onondaga County Department of Transportation; no additional access is proposed; and
- WHEREAS, the Environmental Assessment Form dated August 21, 2014 notes 0.97 acres will be physically disturbed by the project, that a shallow detention basin (110' x 16' x 1' deep) will be constructed, shown on the plan to be located between a proposed new section of chain link fence and the road frontages; the EAF further notes that: "The runoff will be directed towards [the] proposed shallow detention basin that will control the stormwater discharge and convey it into an existing closed drainage system (owned by Onondaga County) located along the east side of Thompson Road. Approval for the discharge to this closed system has [been] granted by Onondaga County."; a letter from the Onondaga County Department of Transportation to the applicant notes the Department has reviewed the 2013 Drainage Report for the expansion project and agrees with the applicant; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater

Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

- WHEREAS, the plan shows Mud Creek flows through the northern portion of the site; the current and preliminary FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the EAF notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the presence of federal and state (CIC-17) wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the EAF indicates that the building will connect to water utilities but not wastewater utilities, noting "no bathrooms or sanitary connections are required or planned for the new building"; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and
- WHEREAS, the EAF notes two lighted 12' x 16.5' signs will be mounted on the south and east exterior faces of the new building (shown in the elevations to be color signs but no further details were included); the EAF also notes that lighting and landscaping will be added around the building and that sidewalks along the front of the project area will be provided; 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 must submit an updated copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-359

- 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 Spafford Zoning Board of Appeals at the request of Tory Blum for the property located at 1842 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 41 (East Lake Road) and New York State Route 174, both state highways, Nunnery Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit for a boat repair home occupation on a 66' x 165' lot in a Residential - Agricultural (R-A) zoning district; and
- WHEREAS, the undated hand-sketched survey shows a 23' x 68' house with attached office, a 40' x 43' boat parking area "as needed", and a 30' x 24' shop; and
- WHEREAS, the survey shows the area between the house and the parcel boundary ranges from 15' to 19'; aerial photography shows the site has an existing driveway on Route 41 which appears to be shared with the adjacent parcel to the east; the plan does not show the extent of the driveway or any shared easement, and it appears boats may require backing onto or backing up from Route 41 in order to access the site; and
- WHEREAS, per the New York State Department of Transportation, appropriate access agreements must be in place for the shared driveway on Route 41 and the driveway must meet the requirements of the Department; and
- WHEREAS, per the referral notice, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the site is located in the Skaneateles Lake Watershed; and
- WHEREAS, the applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to service this property prior to the Town approving this special permit request; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in Agricultural District 2; 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 as submitted does not provide sufficient information to evaluate the viability of existing septic and well service. The Board has further concerns about safe access for the proposed use and the potential impacts on neighboring properties, including adequate buffering and untreated runoff from boats parked on site impacting nearby wells.

The Town is encouraged to resubmit this proposal for Onondaga County Planning Board review upon consultation with the Onondaga County Health Department and the City of Syracuse Water Department regarding existing or proposed septic systems, well service, and runoff within the Skaneateles Lake Watershed.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-360

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of McFarland Development, LLC for the property located 7386 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57) and Long Branch Road, both county roads; and
- WHEREAS, the applicant is proposing to construct an auto parts store (Advance Auto Parts) on two parcels totaling 1.06 acres containing a vacant restaurant building to be demolished (formerly Kirby's) in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board recently recommended Modification of Area Variance (Z-14-303) and Special Permit (Z-14-254) referrals for this project, citing traffic, drainage, access, lighting, wastewater, and site design concerns; the Board previously recommended No Position With Comment on a Zone Change referral (Z-14-153) for these parcels from Limited Use for Restaurants (LuC-2) and Highway Commercial (HC-1) to NC-1 in order to combine these parcels before development, noting similar concerns as the subsequent reviews along with advising the Town to consider a planning level analysis of this corridor; and
- WHEREAS, the Site Plan dated September 22, 2014 shows the site as one lot; the zone change referral noted the site contained two parcels, a 0.84-acre parcel with the existing building and parking, and a rear 0.22-acre parcel containing a portion of the parking area; no subdivision referral has been submitted to date; and
- WHEREAS, the plan shows the proposed retail building (6,336 square feet) with parking in the front, rear, and one side yard (41 spaces total per requirements), a concrete sidewalk along the front of the building, a loading area in the rear of the building (495 square feet), and a proposed freestanding pylon sign (no further details provided); and
- WHEREAS, the plan shows the site with frontage and one proposed driveway on Oswego Road, which must meet the requirements of the Onondaga County Department of Transportation; aerial photography shows one existing driveway in the same location; the town application materials note: "According to the Trip Generation Review dated June 4, 2014, as prepared by GTS Consulting, the store will be a minor traffic generator with less than 25 vehicles entering or exiting during the morning or evening peak hours"; and
- WHEREAS, the special permit referral included a Boundary and Topographic Survey Map dated March 31, 2014 which shows a chain link fence encroaching on the rear yard, a 15' Town of Clay drainage easement on the front of the parcel in the location of existing and proposed parking; and

- WHEREAS, the EAF notes the proposed action will not disturb more than one acre, that impervious surfaces will be decreasing from 1.0 acres to 0.8 acres and grass and landscaping will be increasing from 0.1 acres to 0.3 acres; and
- WHEREAS, the EAF notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and septic and is located in the Wetzel Road Wastewater Treatment Plant service area; the EAF notes total anticipated water usage is 200 gallons/day and total anticipated waste generation is 150 gallons/day; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the EAF notes there will be pole and building mounted light fixtures designed to prevent glare and light trespass (dark sky compliant); the plan shows three trees to be planted at the rear of the site, and landscaping around the perimeter of the site as well as on the curbing along the road frontage and entrance; and

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

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

The Board also offers the following comments:

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

E-mail Address: countyplanning@ongov.net

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Town is advised to require the applicant to submit a lighting plan to be approved by the municipal engineer to ensure there is no glare or spillover onto adjacent residential properties.
4. Every municipal review provides the opportunity to improve community appearance and walkability, and the Town and applicant are encouraged to consider locating the proposed building closer to the road frontage, removing parking from the front yard, and incorporating additional landscaping to buffer residential parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-361

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Town Board at the request of Todd Schanbacher, Green Scapes, Inc. for the property located at 214 Farrell 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 the municipal boundary between the Town of Geddes and the Town of Lysander; and
- WHEREAS, the applicant is requesting a permit to construct a wholesale and retail bulk landscaping business with an outdoor storage yard on a 12-acre portion of a 49.5-acre lot containing a vacant parking lot in an Industrial zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that this referral is INCOMPLETE for the reasons listed below.

The referral did not include sufficient materials to evaluate the proposal, such as a site plan or land survey which showed the precise location of the project area within current tax parcel boundaries, nor did it include a completed Environmental Assessment Form as required by New York State General Municipal Law Section 239-m.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-362

- 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 Raymond Kurlak for the property located 1190 Mottville 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 Mottville Road and Old Seneca Turnpike, both county roads, Route 321 a state highway, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to construct a 36' x 60' storage, office, and workshop building on a vacant 1.1-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Pre-application Findings dated September 2, 2014 note a special permit is required for a warehouse use in this district; a narrative dated September 2, 2014 notes the primary use of the building will be store an RV, boat, and utility trailer, but will have sufficient room for a small office space and shop; and
- WHEREAS, the Site Plan dated September 2, 2014 shows the site is located at the corner of Mottville Road and Old Seneca Turnpike; the plan shows the proposed building and a proposed driveway on Mottville Road; per a letter from the Onondaga County Department of Transportation, the approved access location for this site must be on Mottville Road 215 feet west of the centerline of Old Seneca Turnpike; this distance is reflected on the plan; and
- WHEREAS, the Environmental Assessment Form dated September 2, 2014 notes the site will continue to drain to the existing county drainage ditch and tile under Mottville Road, and the plan states the proposed impermeable surface coverage will be 14.97% (under the 15% maximum); and
- WHEREAS, the site will be served by private water and septic and is located outside the Onondaga County Sanitary District; a proposed well and septic field are shown on the plan; and
- WHEREAS, per a letter from the Onondaga County Health Department dated August 20, 2014, the septic plan for this property has been approved up to a three-bedroom maximum dwelling and no change in soil conditions in the sewage disposal area; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; and

WHEREAS, the narrative notes the existing lot is wooded and the area around the proposed project will remain wooded to preserve the undeveloped areas; 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 Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Robert Jokl - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-363

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of John Lerner for the property located at 7213 Farnham Road; and
- WHEREAS, the site does not meet jurisdiction requirements under General Municipal Law Section 239-m; and
- WHEREAS, the applicant is requesting an area variance to replace an existing camp with a single-family residence on a 0.7-acre lot in Residential (R-20) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has closed this case for the following REASON(S):

Per a conversation with the Town on September 29, 2014, this project was sent in error and has been removed from the agenda, as it does not meet jurisdiction requirements.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-364

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Zoning Board of Appeals at the request of Scott Merle for the property located at 2940 Cold 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 New York State Route 370, a state highway, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing an amended site plan for the placement of a subdivision monument sign in the side yard setback on a 7.311-acre lot in a Residential (R-12.5) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-365) for this sign project; per the referral notice, the proposed sign needs a variance to reduce the side yard setback by 4'4" (10' are required); and
- WHEREAS, the Board previously recommended modification of a Preliminary Subdivision referral (S-06-21) for nine lots and a local road, requiring no direct access to Route 370 and a drainage study for the New York State Department of Transportation, permits for drainage into wetlands, and plans for stormwater management area maintenance; the Board subsequently recommended Disapproval of a Final Subdivision referral (S-07-46) and an Area Variance referral (Z-07-137) for four lots with direct access on Route 370, two of which were nonconforming to setback requirements, noting the Board does not endorse the creation of nonconforming lots and that the New York State Department of Transportation required a single access road on Route 370; and
- WHEREAS, the Preliminary Plan dated March 7, 2006 shows the nine-lot version of the subdivision project; per an email from the Town dated September 29, 2014, this plan is the approved plan for the project; the plan shows lots ranging from 0.436 acres to 1.641 acres and a proposed cul-de-sac road (Spring Woods Circle) on Route 370, which must meet the requirements of the New York State Department of Transportation; the sign is located near the intersection of Spring Woods Circle and Route 370, and the plan notes it meets the 25' setback from each of these roads; and
- WHEREAS, sign details submitted with the referral show a 48" x 72" "Spring Woods" sign with a 6" x 60" "Scott Merle Builders" sign underneath, set between two 24" x 72" high tapered posts with a 13' top cap; a rendering shows the base and posts as stone brick surrounded by landscaping; no lighting is shown; and
- WHEREAS, the plan shows a proposed drainage easement for stormwater management located on the rear of proposed Lots 1-3; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention

Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, per an email from the Town on September 29, 2014, a Full EAF was done with the subdivision and one will not be required by the Town for the site plan or area variance applications; the plan shows the location of federal wetland PF01A, stream, and a revised 100-year flood plain running along the rear of proposed Lots 3-7; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains a tributary of the Seneca River and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the EAF Mapper also indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site has access to public water and sewer and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; a 25' sanitary sewer easement and sewer lines are shown on the plan; and

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

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

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

Given the length of time since Town approval of the subdivision, the Board notes the following recommendations regarding the full subdivision project:

1. Per the New York State Department of Transportation, no direct access shall be permitted on Route 370 from any proposed lots. All access must be from the proposed subdivision road, and the applicant is required to obtain permits for any work in the State right-of-way.
2. The New York State Department of Transportation has determined that the applicant must submit an updated 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The 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.
6. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
7. The Town and applicant are advised to ensure a long-term maintenance plan is in place for the proposed stormwater management area.
8. The Board encourages the Town and applicant to consider decreasing the size of the lots in order to provide greater buffering of the stream and wetlands.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-365

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Scott Merle for the property located 2940 Cold Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 370, a state highway, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and
- WHEREAS, the applicant is requesting an area variance for the placement of a subdivision monument sign in the side yard setback on a 7.311-acre lot in a Residential (R-12.5) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Site Plan referral (Z-14-364) for this sign project; and
- WHEREAS, the Board previously recommended modification of a Preliminary Subdivision referral (S-06-21) for nine lots and a local road, requiring no direct access to Route 370 and a drainage study for the New York State Department of Transportation, permits for drainage into wetlands, and plans for stormwater management area maintenance; the Board subsequently recommended Disapproval of a Final Subdivision referral (S-07-46) and an Area Variance referral (Z-07-137) for four lots with direct access on Route 370, two of which were nonconforming to setback requirements, noting the Board does not endorse the creation of nonconforming lots and that the New York State Department of Transportation required a single access road on Route 370; and
- WHEREAS, per the referral notice, the proposed sign needs a variance to reduce the side yard setback by 4'4" (10' are required); and
- WHEREAS, the Preliminary Plan dated March 7, 2006 shows the nine-lot version of the subdivision project; per an email from the Town dated September 29, 2014, this plan is the approved plan for the project; the plan shows lots ranging from 0.436 acres to 1.641 acres and a proposed cul-de-sac road (Spring Woods Circle) on Route 370, which must meet the requirements of the New York State Department of Transportation; the sign is located near the intersection of Spring Woods Circle and Route 370, and the plan notes it meets the 25' setback from each of these roads; and
- WHEREAS, sign details submitted with the referral show a 48" x 72" "Spring Woods" sign with a 6" x 60" "Scott Merle Builders" sign underneath, set between two 24" x 72" high tapered posts with a 13' top cap; a rendering shows the base and posts as stone brick surrounded by landscaping; no lighting is shown; and
- WHEREAS, the plan shows a proposed drainage easement for stormwater management located on the rear of proposed Lots 1-3; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II

General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, per an email from the Town on September 29, 2014, a Full EAF was done with the subdivision and one will not be required by the Town for the site plan or area variance applications; the plan shows the location of federal wetland PF01A, stream, and a revised 100-year flood plain running along the rear of proposed Lots 3-7; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains a tributary of the Seneca River and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the EAF Mapper also indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site has access to public water and sewer and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; a 25' sanitary sewer easement and sewer lines are shown on the plan; and

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

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

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

Given the length of time since Town approval of the subdivision, the Board notes the following recommendations regarding the full subdivision project:

1. Per the New York State Department of Transportation, no direct access shall be permitted on Route 370 from any proposed lots. All access must be from the proposed subdivision road, and the applicant is required to obtain permits for any work in the State right-of-way.
2. The New York State Department of Transportation has determined that the applicant must submit an updated 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The 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.
6. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
7. The Town and applicant are advised to ensure a long-term maintenance plan is in place for the proposed stormwater management area.
8. The Board encourages the Town and applicant to consider decreasing the size of the lots in order to provide greater buffering of the stream and wetlands.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-366

- 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 Verizon - Brooklawn Golf Course for the property located 6655 Old 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 the New York State Thruway (Route 90), a state highway, and East Molloy Road, a county road; and
- WHEREAS, the applicant is proposing to construct a wireless telecommunications facility on a 0.23-acre lease parcel within a 90.24-acre lot containing a golf course (Brooklawn Golf Course) in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-367) for this project; per Town Code, a special permit is required for towers and communications facilities in this district; and
- WHEREAS, the Environmental Assessment Form dated September 3, 2014 notes the project is to install a 99' monopole with a 4' tall lightning rod, a 12' x 30' equipment building, a 35' x 53' fenced compound, and associated improvements; and
- WHEREAS, the Schematic Total Holdings Plan revised September 5, 2014 shows the proposed lease parcel to be located in the northern portion of the golf course parcel, which has frontage on East Molloy Road to the north, the New York State Thruway to the south, and Old Thompson Road to the east; the Site Plan revised September 5, 2014 shows a 30' Ingress/Egress & Utilities Easement that extends from the lease parcel to East Molloy Road, crossing through an adjacent 5.26-acre parcel to the north (022.-05-03.9); a proposed 12' wide gravel driveway is shown within the easement, which must meet the requirements of the Onondaga County Department of Transportation; the plan notes the owners of the subject parcel and the adjacent parcel shall grant the applicant "the necessary lease parcel, ingress/egress, utility and cabling easements for the installation and operation of the proposed wireless telecommunications facility"; and
- WHEREAS, aerial photography shows a creek along the edge of the easement and lease parcel (extending through the golf course parcel), which the EAF notes to be a water-quality impaired water body (Ley Creek and tributaries); the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the golf course parcel is in a Special Flood Hazard Area (SFHA), however the lease parcel is located further north of the SFHA; and
- WHEREAS, the EAF notes the site contains federal wetlands; the plan shows the border of the wetland, which the holdings plan notes is per a wetland delineation report by Earth Dimensions, Inc. dated April 15, 2014 that shows there are no wetlands within the project's limit of disturbance; the EAF also indicates the

site is located over, or immediately adjoining, a principal aquifer; and
WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the EAF notes it will not require access to water and wastewater utilities; and

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

1. Per the Onondaga County Department of Transportation, access to East Molloy Road will be determined by the availability of sight distance.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-367

- 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 DeWitt Zoning Board of Appeals at the request of Verizon - Brooklawn Golf Course for the property located 6655 Old Thompson 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 the New York State Thruway (Route 90), a state highway, and East Molloy Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to construct a wireless telecommunications facility on a 0.23-acre lease parcel within a 90.24-acre lot containing a golf course (Brooklawn Golf Course) in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-366) for this project; and
- WHEREAS, per Town Code, a special permit is required for towers and communications facilities in this district; and
- WHEREAS, the Environmental Assessment Form dated September 3, 2014 notes the project is to install a 99' monopole with a 4' tall lightning rod, a 12' x 30' equipment building, a 35' x 53' fenced compound, and associated improvements; and
- WHEREAS, the Schematic Total Holdings Plan revised September 5, 2014 shows the proposed lease parcel to be located in the northern portion of the golf course parcel, which has frontage on East Molloy Road to the north, the New York State Thruway to the south, and Old Thompson Road to the east; the Site Plan revised September 5, 2014 shows a 30' Ingress/Egress & Utilities Easement that extends from the lease parcel to East Molloy Road, crossing through an adjacent 5.26-acre parcel to the north (022.-05-03.9); a proposed 12' wide gravel driveway is shown within the easement, which must meet the requirements of the Onondaga County Department of Transportation; the plan notes the owners of the subject parcel and the adjacent parcel shall grant the applicant "the necessary lease parcel, ingress/egress, utility and cabling easements for the installation and operation of the proposed wireless telecommunications facility"; and
- WHEREAS, aerial photography shows a creek along the edge of the easement and lease parcel (extending through the golf course parcel), which the EAF notes to be a water-quality impaired water body (Ley Creek and tributaries); the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the golf course parcel is in a Special Flood Hazard Area (SFHA), however the lease parcel is located further north of the SFHA; and

WHEREAS, the EAF notes the site contains federal wetlands; the plan shows the border of the wetland, which the holdings plan notes is per a wetland delineation report by Earth Dimensions, Inc. dated April 15, 2014 that shows there are no wetlands within the project's limit of disturbance; the EAF also indicates the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the EAF notes it will not require access to water and wastewater utilities; and

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

1. Per the Onondaga County Department of Transportation, access to East Molloy Road will be determined by the availability of sight distance.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-368

- 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 Triniq for the property located at 4626 North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jamesville Road, a county road; and
- WHEREAS, the applicant is proposing to renovate and construct an addition to an existing restaurant and event center (formerly the Glen Loch) on a 6.67-acre lot in a Hamlet zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-220) for this project, requiring a traffic study, coordination regarding driveway access and permits, and a wetland delineation, and commenting about sewers, green infrastructure, floodplains, and parking concerns; and
- WHEREAS, the Proposed Site Plan revised on September 26, 2014 (which shows only the developed portion of the parcel) shows an existing building, an existing deck area to be removed, an existing patio, one new building and two new towers attached to the rear of the existing building (in the location of the existing deck), and a parking lot with 91 spaces; floor plans submitted with the referral indicate the existing building will undergo renovations to include three floors of dining (second, first, and lower levels are shown), and that the new building/new towers are part of the proposed new event center; per a letter to the town submitted with the previous referral dated May 27, 2014, the property has pre-existing non-conforming front and rear yard setbacks; and
- WHEREAS, aerial photography shows the project site to be surrounded by the creek to the north and east, wooded land and Fiddler's Green on the opposite side of the creek, an auto repair shop (Cooke's Auto Care) to the south, and small commercial properties across North Street; past the auto shop, the east side of North Street heading south is entirely residential until the intersection with Route 173, a state highway; the Land Survey submitted with the prior referral revised on May 12, 2014 shows the parcel has frontage on North Street (Jamesville Road) on the west side of the creek and Solvay Road, a local road, on the east side of the creek; the site plan shows two proposed driveways on North Street, one that is exit-only with a "No Left Turn" sign; site plan review comments from the Town and applicant note that a letter was provided by the Onondaga County Department of Transportation approving modifications to the entrances onto North Street but the Department has not given written confirmation approving the new plan and traffic report; the referral included a Proposed Traffic Plan revised on September 26, 2014 showing the internal traffic pattern for valet drop-offs and typical truck turns; and
- WHEREAS, the site plan indicates that parking will be provided through a combination of

spaces available on-site, on adjacent parcels along the creek, and further off-site for employees and spaces accessed by shuttle buses, for a total of 212 “on-site” parking spaces (including adjacent parcel parking) and 130 off-site spaces; the Overall Parking Plan shows the on-site parking lot connects to an additional creek side parking lot with 60 spaces on the adjacent parcel to the south that is located between Cooke’s/residential properties and Butternut Creek; the parking plan further shows 61 parking spaces to be used in Cooke’s existing parking lot plus 11 potential valet parking spaces; 14 valet parking spaces are also shown on the creek side lot “if permitted”; the plan states parking agreements have been established between property owners, and that valet parking must use the existing ramp to access all parking on Cooke’s property; the review comments note that the Cooke’s access to North Street may not be used and that barriers and do not enter signs should be provided when the property is being used for parking by the applicant and not the owner; and

WHEREAS, per a conversation with the Town on October 1, 2014, the applicant owns the creek side parking parcel but will not be seeking to combine the two lots; the Town will be requiring a reciprocal easement between the two parcels, as well as a legal agreement with the Cooke’s to utilize their parking lot on Thursday, Friday, and Saturday evenings, likely as valet-only spaces; the Town further noted that the off-site parking would be located at the applicant’s landscaping business at 6706 Seneca Turnpike, and would be used during peak hours for overflow parking; and

WHEREAS, the review comments note the applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) to the Town; the referral included Grading and Stormwater Plans revised September 26, 2014 showing both the subject parcel and the creek side parking parcel; the stormwater plan for the creek side parcel shows runoff would be managed by a new swale that would control the rate of runoff into Butternut Creek, but does not indicate any treatment; per the Town, the applicant is planning to remove snow from the site to minimize snow banks; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; the prior referral included a letter from the architect regarding construction near Butternut Creek and a flood way, noting no development will occur in the flood way and that all materials and practices used will be designed to be resistant to, and minimize, flood damage; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, an Environmental Assessment Form dated September 26, 2014 was submitted with the referral and notes the site contains wetlands or other regulated waterbodies; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in

federal wetlands on site; and

WHEREAS, the EAF Mapper also indicates that the site is located in an area designated as sensitive for archaeological sites, is within 2000 feet of a site (734051) in the New York State Department of Environmental Conservation Environmental Site Remediation database, contains a designated significant natural community (Limestone Woodland), and contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the project may require review under the State Environmental Quality Review Act (SEQRA) by the New York State Department of Environmental Conservation and a permit may be required if the project is determined to be harmful to the species or its habitat; and

WHEREAS, the letter from the architect further notes the new sanitary sewerage system will be designed to eliminate the infiltration of floodwaters, and the waste disposal system will be designed to avoid impairment or contamination in the event of a flood; the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the plans show limestone rock boulders along the edge of the paved areas at the top of the Butternut Creek bank, which, per the review comments, have tentatively have been approved by the Town to prevent cars from going down into the creek (otherwise a guard rail may be required); the Proposed Landscape Plan revised September 26, 2014 shows proposed herringbone pavers at the main driveway entrance and near various building entrances, a proposed bike rack, sidewalks, and existing and proposed landscaping throughout the site, including on the road frontage and on the new deck; a Lighting Plan was also submitted for the referral and includes the proposed lighting for the parking on adjacent parcels; per the Town, a hill separates the adjacent residential parcels from the proposed creek side parking lot; the review comments note all signage will be provided under a separate permit package at a later date; 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 submit a copy of the Traffic Impact Study to the Onondaga County Department of Transportation for approval and complete any mitigation as may be determined by the Department.

2. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate the northernmost driveway on North Street.
3. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
4. Per the Onondaga County Department of Transportation, no landscaping or signage may obstruct sight distance.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
4. The applicant must conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and the delineated wetlands must be confirmed by the U.S. Army Corp of Engineers and shown on the plans for the site. The applicant must also obtain appropriate permits from the Corp for any proposed development or drainage into wetlands on site.
5. The Board recommends the Town require a stormwater management plan that prevents untreated runoff from entering Butternut Creek. The Town may wish to consult with the New York State Department of Environmental Conservation regarding best practices for stormwater management on this environmentally-sensitive and constrained site.
6. The Board supports the Town in ensuring legal agreements are in place for shared parking on the Cooke's property and a reciprocal easement for creek side parking, and encourages additional agreements for off-site parking on the applicant's other property and for an adequate snow storage and removal plan. The Board further encourages the Town to ensure that any legal agreements or easements permitting access to the Cooke's property adequately prevent unauthorized access to North Street from that property.
7. The Town and applicant are advised to consider the noise and impacts of parking activities in close proximity to existing residences on North Street, and to ensure there is no glare or spillover of lighting onto those properties.

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