



# Onondaga County Planning Board

October 29, 2014

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Kelsey Moody
Robert Jokl	Gilly Cantor	David Reed
Robert Antonacci	Andrew Maxwell	Monica Moreno
Brian Donnelly	Robin Coon	
Chester Dudzinski, Jr.		

## II. CALL TO ORDER

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

## III. MINUTES

Minutes from October 8, 2014 were submitted for approval. Chester Dudzinski made a motion to accept the minutes. Robert Antonacci seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - abstain; Chester Dudzinski - yes; Robert Antonacci - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-14-81	No Position With Comment	S-14-82	No Position With Comment	S-14-83	No Jurisdiction
S-14-84	No Position With Comment	S-14-85	Modification	S-14-86	No Position With Comment
S-14-87	Modification	Z-14-369	Disapproval	Z-14-370	No Position With Comment
Z-14-371	No Position With Comment	Z-14-372	No Position With Comment	Z-14-373	No Position With Comment
Z-14-374	No Position	Z-14-375	Modification	Z-14-376	No Position With Comment
Z-14-377	No Position With Comment	Z-14-378	No Position	Z-14-379	No Position
Z-14-380	No Position	Z-14-381	No Position	Z-14-382	No Position
Z-14-383	No Position With Comment	Z-14-384	No Position With Comment	Z-14-385	Modification
Z-14-386	Modification	Z-14-387	No Position With Comment	Z-14-388	No Position
Z-14-389	No Position With Comment	Z-14-390	No Position With Comment	Z-14-391	No Position
Z-14-392	Modification	Z-14-393	Modification	Z-14-395	No Position With Comment



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # S-14-81

- 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 Ridley Electric Resubdivision for the property located at 6299 Meade Road & 3908 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New Court Avenue, a state highway; and
- WHEREAS, the applicant is proposing to combine three parcels into one 4.361-acre lot in an Industrial zoning district; and
- WHEREAS, the Final Plan dated August 5, 2014 shows Proposed Lot 5A located at the corner of Marisa Heights (labeled "Formerly Hazelhurst Avenue"), a local street, and New Court Avenue, with an additional small section of frontage on Meade Road, also a local street; one existing building is shown near the Meade Road frontage; and
- WHEREAS, per aerial photography, the building on the lot occupies a larger footprint than shown on the plan, and appears to be a warehouse building with construction equipment storage in the rear yard (which abuts Marisa Heights), and the remainder of the parcel appears to be lawn space; and
- WHEREAS, the plan shows a 25' ingress and egress easement on New Court Avenue that is shared with the adjacent parcel and must meet the requirements of the New York State Department of Transportation; the easement serves an existing building on the adjacent lot; and
- WHEREAS, the plan shows a 40' county drainage easement adjacent to the southwestern corner of Proposed Lot 5A that is labeled as a Ley Creek Bear Trap, and aerial photography shows a creek in this location; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734057 and C734087); and
- WHEREAS, the Environmental Assessment Form dated September 26, 2014 notes there is existing water and sewer service available for future use; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, aerial photography shows the site is situated between commercial and industrial parcels to the north and east, and residential parcels to the south and west; landscaping is shown along portions of Hazelhurst Avenue, and on adjacent residential parcels; 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. Per the New York State Department of Transportation, the applicant and Town are advised to ensure appropriate access agreements are in place for the easement on New Court Avenue.
2. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to increase screening on this parcel along the Hazelhurst Avenue frontage to buffer residential properties.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # S-14-82

- 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 Tom & Maria Hosmer for the property located at 414 Crawford Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two parcels into one 0.275-acre lot in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, the city application dated October 1, 2014 states that one existing parcel contains an existing two-story single-family wood frame house with attached garage, and that the owner wishes to build a storage shed on the vacant parcel; and
- WHEREAS, the Preliminary Plan dated September 30, 2014 shows the existing house and garage as well as two sheds on proposed Lot 7A, one of which crosses the existing parcel boundary; aerial photography shows the two sheds are existing; current tax maps show the site as one parcel; and
- WHEREAS, the plan shows the site has frontage and an existing asphalt driveway on Crawford Avenue, a city street; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the site 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the Environmental Assessment Form dated October 1, 2014 notes the proposed shed will not require water or wastewater utilities; the site is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # S-14-83

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 Spafford Planning Board at the request of Daniel & Ellen Hennigan for the property located at 770 Booth Road; and

WHEREAS, the site does not meet jurisdiction requirements under General Municipal Law Section 239-m; and

WHEREAS, the applicant is proposing to subdivide a 2.97-acre parcel into two lots in a Skaneateles Lake (SL) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that it has NO JURISDICTION over said referral and may consequently be acted on solely by the referring board.

This project does not meet jurisdiction requirements under GML Section 239-m, and has not been submitted for informal review.



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # S-14-84

- 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 Van Buren Planning Board at the request of Gerry Lindeqvist for the property located at 7583 East Dead Creek 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 31, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide an 18.9-acre parcel with existing home and out buildings into three lots, Lot A (6.83 acres), Lot B (5.25 acres) and Lot C (6.19 acres), in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the Preliminary Plan dated September 16, 2014 shows proposed Lots A and B as vacant, and proposed Lot C to contain an existing two-story brick house, pool house, in-ground pool, detached garage, and screen house; per aerial photography, proposed Lots A and B appear to contain wooded and agricultural land; the plan notes proposed Lots A and B are not approved residential building lots; and
- WHEREAS, proposed Lots A and B have frontage on East Dead Creek Road, a local road, and proposed Lot C has frontage on East Dead Creek Road and New York State Route 31; aerial photography shows proposed Lot C has two existing driveways on East Dead Creek Road, one serving the pool house, and one serving the main house/garage; and
- WHEREAS, the plan shows a creek running through proposed Lot B and the rear of proposed Lot C (tributary of Dead Creek); the New York State Department of Environmental Conservation Environmental Assessment Form Mapper notes a portion of the site or land adjoining 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; and
- WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers, 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; an Environmental Assessment Form dated September 22, 2014 was submitted with the referral; and
- WHEREAS, proposed Lot C is served by private water and septic and the site is located outside the Onondaga County Sanitary District; the plan shows two existing wells on proposed Lot C; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to

farmed properties in New York State Agricultural District 3; 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 Health Department advises that there should not be any septic system information, including soils and percolation rates, displayed on a subdivision plan that has not received septic system approval.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # S-14-85

- 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 Van Buren Planning Board at the request of Harold & Constance Crandon for the property located at 6845 East Sorrell Hill 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 East Sorrell Hill Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 62.49-acre parcel into two lots, Lot 8 (3.66 acres) with an existing house and Remaining Lands (58.83 acres), in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the Final Plan dated September 18, 2014 shows proposed Lot 8 contains an existing two-story wood frame house, two barns, and a detached garage; per aerial photography, the Remaining Lands contain agricultural land and the plan states they are not a residential building lot; and
- WHEREAS, aerial photography shows proposed Lot 8 has two existing driveways on East Sorrell Hill Road, which must meet the requirements of the Onondaga County Department of Transportation; the Remaining Lands appear to have unofficial access from East Sorrell Hill Road; and
- WHEREAS, the Environmental Assessment Form dated September 25, 2014 notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the plan shows New York State Freshwater Wetlands (CAM-9 and CAM-10) and the 100 foot wetland buffer toward the rear of the Remaining Lands; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further notes 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; and
- WHEREAS, proposed Lot 8 is served by private water and septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is surrounded by farmed properties in New York State Agricultural District 3; 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, no additional access to East Sorrell Hill Road will be permitted for proposed Lot 8.

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2. Per the Onondaga County Department of Transportation, access to East Sorrell Hill Road for the Remaining Lands will be determined by the availability of sight distance. The municipality and applicant are required to coordinate all existing, proposed, and future access to East Sorrell Hill Road with the Department by contacting the Department at (315) 435-3205.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # S-14-86

- 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 Cicero Planning Board at the request of Richard L. Sposato for the property located at 6957 Lakeshore 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 Cicero Center Road, a county road, the municipal boundary between the Town of Cicero and the Town of Constantia, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is proposing to subdivide a 0.606-acre parcel into two lots, Lot 1 (0.328 acres) and Lot 2 (0.278 acres) in a Residential (R-10) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-376) for minimum lot depth on one of the resulting lots; the Variance Map dated May 7, 2014 shows proposed Lot 2 has a lot depth of 102.3' where 125' are required; and
- WHEREAS, the Final Plan dated May 7, 2014 shows proposed Lot 1 contains an existing frame house and above ground pool (to be removed), and proposed Lot 2 contains a shed (to be removed) and play scape; and
- WHEREAS, the plan shows proposed Lot 1 is located at the corner of Lakeshore Road and Totman Drive, both local streets, and has one existing asphalt driveway on Totman Drive and two existing asphalt driveways on Lakeshore Road; one existing asphalt driveway on Totman Drive is shown on proposed Lot 2; and
- WHEREAS, an Environmental Assessment Form dated July 18, 2014 was submitted with the referral; 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 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, proposed Lot 1 is served by public water and sewer and the site is located in the Brewerton Wastewater Treatment Plant service area; the plan shows a proposed sanitary sewer easement and sewer lateral crossing proposed Lot 1 leading to proposed Lot 2; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality

when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # S-14-87

- 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 Elbridge Planning Board at the request of Kim & Gerald Furney for the property located at 482 New York State Route 31; 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 New York State Thruway (Interstate Route 90) and New York State Route 31, both state highways, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 35.98-acre parcel into two lots, Lot 1 (32.98 acres) and Lot 2 (3 acres), in an Agricultural zoning district; and
- WHEREAS, the Survey dated September 12, 2014 shows proposed Lot 1 contains an existing house and barn on an area of lawn surrounded by corn, which is indicated to occupy the remainder of proposed Lot 1 and all of proposed Lot 2; and
- WHEREAS, the survey shows proposed Lot 1 with frontage and an existing driveway on Route 31 serving the barn; aerial photography shows an additional driveway on Route 31 serving the house; the survey shows proposed Lot 2 with frontage and one proposed driveway on Route 31; any existing or proposed driveway must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the survey shows a 25' drainage easement along the eastern boundary of proposed Lot 1 that is labeled as a New York State Appropriation; and
- WHEREAS, an Environmental Assessment Form dated September 2, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, that the site is located over, or immediately adjoining, primary and principal aquifers, 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, proposed Lot 1 is served by private well and septic, and the site is located outside the Onondaga County Sanitary District; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 2 prior to Department endorsement of this subdivision plan; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

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

1. The New York State Department of Transportation has determined that the applicant is required to obtain an access permit for any proposed driveways on Route 31.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 2 prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-369

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Elbridge Planning Board at the request of David Blasi / Fred MacCollum for the property located at 105 West Main 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 New York State Route 5 (West Main Street) and New York State Route 317 (North Street), both state highways, South Street, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to operate a used car dealership in an existing mixed use building (apartment/retail/commercial) on a 0.725-acre lot in a Retail Business (B-1) zoning district; and
- WHEREAS, the Survey Map (not to scale) shows an existing two-story masonry commercial building with an attached rear commercial space currently used as a garage, an asphalt parking area in the front yard with eight 6' wide spaces labeled for cars and three spaces for customers, additional non-delineated parking on either side of the front of the building, and an asphalt parking area along the eastern side of the building and garage; notes from the applicant to the Village dated September 27, 2014 indicate there will be 13-20 vehicles displayed (maximum) at the front of the site on Route 5, including cars, trucks, trailers, motorcycles, and occasionally tractors and all-terrain 4x4s; and
- WHEREAS, the map indicates two second-story apartments at the front of the building; per aerial photography, the front of the building appears to be vacant retail space; the referral did not include any information regarding the existing apartment units, how the retail space will be utilized, or whether the rear of the building has a commercial or residential use; and
- WHEREAS, the village application dated June 19, 2014 indicates a special use permit was also applied for, however no special use permit referral was submitted at this time; per the Village of Elbridge Zoning Code, a special use permit is required in the B-1 district for motor vehicle sales; the code also indicates that parking within the front yard setback (35 feet in this district) is not permitted; the proposed use and plans do not appear to be consistent with the recent update to the 2003 Main Street Corridor Study; and
- WHEREAS, the map shows the site with frontage and two driveways on West Main Street, which must meet the requirements of the New York State Department of Transportation; the eastern driveway is shown to be in-only (38') and the western driveway is shown to be out-only (62'); the notes state that vehicles will be driven directly onto the property and no loading will be necessary; the plan states summer hours will be 7:30am to 9:00pm and winter hours will be 7:30am to 5:00pm; and
- WHEREAS, the map further shows the site includes a narrow strip of land with frontage

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and a 10' driveway on South Street, which the notes state will be kept open at all times so that apartment tenants may enter and exit; per the Onondaga County Department of Transportation, the existing access does not meet the Department's commercial driveway standards (including for apartment buildings), and no access on South Street will be permitted in this location; and

WHEREAS, aerial photography shows the site is located near Skaneateles Creek; the notes state no vehicles will be washed on site, no drainage goes to the creek, and rain water drains onto the property only; the plan shows an area labeled "snow" on the western side of the building behind the asphalt parking area; aerial photography shows grass and trees in this area; and

WHEREAS, an Environmental Assessment Form dated June 19, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the EAF Mapper further indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (V00037), that the site is located over, or immediately adjoining, a principal aquifer, 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 EAF Mapper notes the site is located in the Elbridge Historic District, which is listed on the National Register of Historic Places; and

WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; no wastewater utilities are described or shown in the referral materials; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to parcel in New York State Agricultural District 3; aerial photography shows the adjacent parcel to the west contains a nursery and greenhouse; and

WHEREAS, the notes state the applicants propose to reuse the existing sign and will not have banners or blow-up devices on site; aerial photography shows a post sign along West Main Street; and

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

The proposed display of motor vehicles in the front yard of a retail business does not adhere to the Village Zoning Code requirements within the B-1 district and is out of context with the desired character and site design principles as set forth in the recent update to the 2003 Main Street Corridor Study. The Board also notes several issues which make it difficult to evaluate the project proposal: the measurements listed on the survey map do not appear to be in scale, the referral materials contain inconsistencies regarding the number and location of the proposed parking spaces, and the full usage and layout of the building are not sufficiently explained. The Board and the New York State and Onondaga County Departments of Transportation have additional concerns about the existing and proposed access and internal circulation for the site, specifically the driveways on West Main Street being



too wide to restrict ingress and egress to one-way traffic, the driveway on South Street not meeting commercial standards, and the labeled parking spaces being insufficiently sized for the proposed display vehicles.

Should the Village approve this use, the Board strongly encourages a revised access and parking plan for the full usage of the parcel including the rear portion of the building, as well as site design improvements in keeping with master plans for this corridor including widened sidewalks, street trees, planting strips, and sidewalk connections to the building entrance as exemplified by the adjacent parcel to the east (Wayside Irish Pub). The Board further advises the Village and applicant to consider any negative impacts to neighboring parcels and Skaneateles Creek such as exhaust fumes and untreated vehicle runoff.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-370

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Rim Cox for the property located at 3 East Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Main Street, a county road, and North Street (New York State Route 174), a state highway; and
- WHEREAS, the applicant is proposing to use an existing single-family home for residential and business use on a portion of a 0.43-acre lot in a Village Center zoning district; and
- WHEREAS, a letter from the applicant to the Village notes the applicant is under contract for the property (contract included with the referral), and intends to rent a retail store-front or business office in the front of the house and to reside in the remainder of the house; the letter further notes mixed uses are permitted in the village center but require approval from the Planning Board; a letter of support from the adjacent church (First Presbyterian Church of Marcellus) was also included with the referral; and
- WHEREAS, a Land Survey Map revised April 10, 2014 shows the existing two-story wood frame house and a wood frame barn on a 0.19-acre portion of the subject parcel along Old Seneca Turnpike (East Main Street), plus a 0.24-acre portion of the subject parcel to the rear labeled "Exception"; aerial photography shows the rear portion of the parcel to contain paved areas, including a parking area serving the adjacent church parcel to the west; and
- WHEREAS, the survey shows a proposed 8' right-of-way on East Main Street located on the adjacent parcel to the east; the letter notes the right-of-way granted by the neighboring Alvord House expired but a new agreement will be executed upon closing; the driveway must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated September 29, 2014 was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates 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, per the referral notice, the site is served by public water and sewer and is located outside the Onondaga County Sanitary District; and

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

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

Per the Onondaga County Department of Transportation, the Village is advised to ensure appropriate access agreements are in place for any shared driveways on East Main Street. The Board further advises that agreements should also be in place for any shared parking areas at the rear of the parcel.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-371

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Camillus Planning Board at the request of Michael Zappala for the property located at 28 North 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 Newport Road, a county road, and the municipal boundary between the Village of Camillus and the Town of Camillus; and
- WHEREAS, the applicant is requesting a special permit to expand an existing driveway and add a driveway in order to increase parking at an existing three-family residential apartment on a 66' x 138' lot in a Residential zoning district; and
- WHEREAS, per the referral materials, a special permit is required in the Village of Camillus for constructing driveways on village roads; and
- WHEREAS, an undated survey shows an existing two-story frame building with frontage and an existing stone driveway on North Street that encroaches on the adjacent parcel to the north; and
- WHEREAS, an undated hand-drawn sketch of the front of the parcel shows two 30' long driveways, one on each side of the house; each driveway is labeled with two parking spaces, one behind the other; both driveways are shown to be 15' wide from the curb to the point at which they meet the house, where they narrow and continue into the side yard; and
- WHEREAS, aerial photography shows the site is located near Nine Mile Creek; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that land behind the site is in a Special Flood Hazard Area (SFHA); preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that additional lands behind the site will be added to the Special Flood Hazard Area (SFHA) once maps are finalized; and
- WHEREAS, an Environmental Assessment Form dated October 6, 2014 was submitted with the referral; 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 EAF Mapper further indicates that a portion of the site is listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (remediation site C734142), that the site is located over, or immediately adjoining, primary and principal aquifers, 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, the site is located on a residential street with dense lots, sidewalks, and on-street parking; and

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

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

The Board encourages the Village to ensure the proposed driveways do not negatively impact the neighboring residences, and to utilize on-street parking to the extent possible to avoid parking in the front yard.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-372

- 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 Elbridge Zoning Board of Appeals at the request of Jeffrey James for the property located at 1052 New York State Route 5; 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 5, a state highway, and the municipal boundary between the Town of Elbridge and the Village of Elbridge; and
- WHEREAS, the applicant is proposing to install a new sign at an existing carwash on a 0.90-acre lot in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-373) for this project; variances are required for the right-of-way setback (0' proposed, 15' required), sign height (10' proposed, 6' allowed), and maximum sign area (39 square feet proposed, 32 square feet allowed); and
- WHEREAS, a Parcel Survey dated April 22, 2014 shows a one-story carwash building with frontage and two driveways on New York State Route 5, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the proposed location of the sign is shown to be just outside the highway boundary next to the eastern driveway; and
- WHEREAS, a graphic of the proposed sign shows a 104" x 54" post sign with a 10" deep illuminated cabinet; and
- WHEREAS, an Environmental Assessment Form dated September 22, 2014 notes the project will not require water or wastewater utilities; the site is located outside the Onondaga County Sanitary District; 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. Per the New York State Department of Transportation, the Town and applicant are advised that the sign must be installed outside the State right-of-way, and may not obstruct sight distance.

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

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

2. The Board encourages the Town and applicant to reduce the size and scale of the proposed signage to be more in keeping with the character of the adjacent Village environment.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-373

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Jeffrey James for the property located at New York State 1052 State Route 5; 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 5, a state highway, and the municipal boundary between the Town of Elbridge and the Village of Elbridge; and
- WHEREAS, the applicant is requesting area variances to install a new sign at an existing carwash on a 0.90-acre lot in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-372) for this project; and
- WHEREAS, per the referral notice, variances are required for the right-of-way setback (0' proposed, 15' required), sign height (10' proposed, 6' allowed), and maximum sign area (39 square feet proposed, 32 square feet allowed); and
- WHEREAS, a Parcel Survey dated April 22, 2014 shows a one-story carwash building with frontage and two driveways on New York State Route 5, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the proposed location of the sign is shown to be just outside the highway boundary next to the eastern driveway; and
- WHEREAS, a graphic of the proposed sign shows a 104" x 54" post sign with a 10" deep illuminated cabinet; and
- WHEREAS, an Environmental Assessment Form dated September 22, 2014 notes the project will not require water or wastewater utilities; the site is located outside the Onondaga County Sanitary District; 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. Per the New York State Department of Transportation, the Town and applicant are advised that the sign must be installed outside the State right-of-way, and may not obstruct sight distance.
2. The Board encourages the Town and applicant to reduce the size and scale of the proposed signage to be more in keeping with the character of the adjacent Village environment.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-374

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Skaneateles Town Code to define when an application before the Planning Board or Zoning Board of Appeals will be deemed to be abandoned; and
- WHEREAS, per proposed Local Law 2014 - C, the purpose and intent of the amendment is "to assure that applications for special permit, site plan approval, variances, and amendments thereto are timely pursued and considered to facilitate sound zoning and planning decision-making" and "to assure that all applications for subdivision approval are timely pursued and considered to facilitate sound zoning and planning decision-making"; and
- WHEREAS, per the law, applications not advanced by an applicant within 90 days of the last action taken by the Planning or Zoning Board shall be closed by the Board unless the Board determines by resolution within 30 days to continue review of such application; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-375

- 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 Geddes Town Board at the request of Burger King Store #250 for the property located at 4734 Onondaga Boulevard; 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 Onondaga Boulevard, a county road, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing to renovate an existing restaurant (Burger King) on a 1.27-acre lot in a Commercial A - Shopping Area (CA) zoning district; and
- WHEREAS, the Environmental Assessment Form states the proposed renovations include a 351 square foot addition for an office and storage space, exterior façade improvements, sealing and striping the parking lot, reconfiguring the sidewalks and plantings, and interior modifications; and
- WHEREAS, the Site Demolition & New Site Plans dated September 16, 2014 show the existing building with drive-thru, the proposed addition adjacent to the drive-thru, 8 new parking spaces in the rear of the parcel, restriped parking in the front of the building, relocated plantings, and new traffic pattern arrows throughout the site; and
- WHEREAS, the plans show two existing driveways on Onondaga Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; the plans further show an existing access point to an internal circulation road serving the adjacent Wegmans plaza; aerial photography shows the site also has open access to the adjacent parcel to the east (multi-tenant retail building), which has access to Onondaga Boulevard; no access is proposed to change; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial photography, there are some existing sidewalks along the opposite side of Onondaga Boulevard; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten

days prior to any such hearing; and

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

The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to coordinate the width of the existing driveways on Onondaga Boulevard.

The Board also offers the following comments:

1. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Onondaga Boulevard frontage.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-376

- 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 Cicero Zoning Board of Appeals at the request of Richard L. Sposato for the property located at 6957 Lakeshore 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 Cicero Center Road, a county road, the municipal boundary between the Town of Cicero and the Town of Constantia, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance for minimum lot depth on a newly subdivided 0.278-acre lot in a Residential (R10) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-86) to subdivide a 0.606-acre parcel into two lots, Lot 1 (0.328 acres) and Lot 2 (0.278 acres); and
- WHEREAS, the Variance Map dated May 7, 2014 shows proposed Lot 2 has a lot depth of 102.3' where 125' are required; and
- WHEREAS, the Final Plan dated May 7, 2014 shows proposed Lot 1 contains an existing frame house and above ground pool (to be removed), and proposed Lot 2 contains a shed (to be removed) and play scape; and
- WHEREAS, the plan shows proposed Lot 1 is located at the corner of Lakeshore Road and Totman Drive, both local streets, and has one existing asphalt driveway on Totman Drive and two existing asphalt driveways on Lakeshore Road; one existing asphalt driveway on Totman Drive is shown on proposed Lot 2; and
- WHEREAS, an Environmental Assessment Form dated July 18, 2014 was submitted with the referral; 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 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, proposed Lot 1 is served by public water and sewer and the site is located in the Brewerton Wastewater Treatment Plant service area; the plan shows a proposed sanitary sewer easement and sewer lateral crossing proposed Lot 1 leading to proposed Lot 2; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

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

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.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-377

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Technology Club of Syracuse, Inc. for the property located on West Seneca Turnpike (Town of Onondaga); and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of New York State Route 175 (West Seneca Turnpike), a state highway, and Makyes Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 167.24-acre parcel into 17 new lots, in order to facilitate the proposed Peregrine Landing development; and
- WHEREAS, the Board recently recommended Modification of a Zone Change referral (Z-14-142) from Residential (R-1) to Planned Residential Community (P-RC) for 130 acres of the site, and Modification of a concurrent Site Plan referral (Z-14-143) for Phase 1 of the project with requirements for a traffic study with gap analysis, permits for any work in county or state rights-of-way, a drainage study, and access agreements with OCWA, as well as comments on wetland delineation and related permits, street name and address approval, coordination and adequate funding for maintenance of sewers and pump station infrastructure, additional access to meet emergency service provider requirements, and the incorporation of mixed-use elements into the plan; in 2009, the Board recommended Disapproval of a Subdivision referral (S-09-59) for the project, citing lack of traffic, wastewater, stormwater and SEQR documentation; the Board also offered No Position With Comment on three zone change referrals (Z-09-403, 404, and 405) to P-RC for the project, noting outstanding traffic and stormwater planning, and encouraging the Town to consider the potential cumulative effects of the project within the County, in conjunction with additional local subdivisions; and
- WHEREAS, in March 2014, the Town approved a resolution ratifying and reaffirming prior SEQR findings for the project, noting change to the project and that environmental impacts previously addressed by the Planning Board would not experience any change; per the Town, the applicant does not intend to resubmit a subdivision referral to the Planning Board, instead relying on the plan reviewed by the Onondaga County Planning Board in 2009; the Town also notes the proposed zone change on this property to P-RC was previously approved by the Town in 2011, with 13 conditions which included: payment in-lieu of parkland, reimbursement of review expenses, conformance with pans and covenants, submission of stormwater permits and agreements, Three Mile Limit approval by the City of Syracuse (especially with respect to drainage), formation of special districts, County Department of Transportation approval for site access, recording of "forever wild" easements (to serve as 'green infrastructure' and buffer adjacent developments), New York State Department

of Transportation mitigation, extension of John Sweet Road to Makyes Road during phase 1, construction of a pump station (subject to Onondaga County Department of Water Environment Protection approval), and contribution of \$75,000 for water service improvements to be made by the Onondaga County Water Authority; and

WHEREAS, per the Town Zoning Code, a P-RC district must be predominantly residential in nature, and any non-residential uses must be incidental to the basic residential character of the district; permitted uses within the district include residential, offices, businesses and commercial establishments compatible with and supportive of and not detrimental to the predominant use; residential density is not to exceed seven units per acre; maximum building coverage of the total district land area is 12%; submitted plans for Phase 1 do not show landscaping of commercial properties, parkland, or sidewalk facilities on any proposed lots or transit accommodations along Route 175; and

WHEREAS, the Phasing Plan dated December 10, 2013 shows the overall proposed project buildout in six phases, Phase 1 (46,000 square foot office, 25,675 square foot adult care facility, 14 single-family lots, and Route 175 signal and mitigation), Phase 2 (26 single-family lots and connection to Makyes Road), Phase 3 (28 single-family lots), Phase 4 (25 single-family lots), Phase 5 (37 single-family lots and sewer pump station), and Phase - NS Zone (Future) (Peregrine Drive connection to Route 175 signal and mitigation, and development on approximately 38.5 acres zoned Neighborhood Shopping); the Phasing Plan notes Phase 1 is to include turn lanes for approaches on Route 175 to the proposed John Sweet Way, installation of a coordinated signal system, an relocation/installation of highway appurtenances; Phase -NS Zone (Future) includes additional turn lanes at Peregrine Drive and Route 175, traffic signal relocation of highway appurtenances, donation of additional land to DOT, and notes "Update TIS if after 2012"; and

WHEREAS, the Overall Site Plan dated March 18, 2014 shows the proposed subdivision of land as Lots 1-139 as single-family units (size not specified, generally less than one acre, minimum 15,000 square feet) along the proposed John Sweet Way, Road B, Road C, and Road D, with Road C taking a U-shaped form with two cul-de-sacs; a proposed Pilgrims Way and Peregrine Drive are shown to connect proposed Road C to Route 175 via the Neighborhood Shopping zoned land; wetlands are shown on portions of proposed lots 75-78, 85 and 86; the Plan also shows Lot 140 (30.6 acres) to contain a proposed memory care facility, a large wetlands area and adjacent undeveloped lands; Lot 141 (4.6 acres) to contain 4 office buildings and a small wetland area; Lot 142 (4.6 acres) to contain 3 office buildings and a gravel access road accessing OCWA's water tank; each of these commercial lots would have associated parking and driveways onto John Sweet Way; no direct access onto Route 175 from any proposed lots is shown on the plan; and

WHEREAS, two areas are shown on the plans as "Proposed 40 Foot (and in places up to 90 feet) wide 'Forever Wild Easements'", which are located along the rear portion of several residential lots; the easternmost Forever Wild area is entirely surrounded by housing lots and roads, and includes an OCWA driveway to access its water tank (within the designated forever wild area); a condition of the 2011 zone change noted these areas shall serve as green infrastructure for stormwater management purposes and as a buffer for adjacent residential developments; and

WHEREAS, the Phase 1 Final Plan (labeled Progress Print) hand dated March 31, 2014,



shows the same buildout of Phase 1 with different lot labeling, with the adult care facility to be located on proposed Lot 1 (30.84 acres) along with wetlands and “Undisturbed Lands”, 4 office buildings and parking on Lot 2 (4.37 acres), 3 office buildings on lot 3 (5.27 acres), Lots 4-16 as residential lots ranging from 15,078- 38,906 square feet each, Lot 17 (77.12 acres) as remaining lands, including a 100 foot Niagara Mohawk Power Corporation easement containing overhead power lines, and John Sweet Way labeled as Lot 18, and shown with a temporary hammerhead turn-a-round easement on a portion of proposed Lot 17; and

WHEREAS, the Phase 1 Site Plan (March 18, 2104) shows infiltration basins and bio-retention areas in various locations on the commercial lots; per the Town attorney, the owner of lands on which wetlands and dedicated open spaces is to be located shall be required to enter into a Maintenance, Covenant and Easement Agreement with the town, which will detail standards, maintenance, responsibility and access requirements for sustainability of these areas in the future; the New York State Department of Environmental Conservation recommends that wetland delineations be reassessed after 5 years, and delineated wetland boundaries must be confirmed by the Department and the U.S. Army Corps of Engineers; and

WHEREAS, the site is proposed to be served by public water, assuming extension of Onondaga County Water Authority service to the property; the SEQRA Findings Statement dated April 2009 notes, while there is sufficient water capacity to service the proposed project, once completed, “virtually no reserve capacity will remain in the existing water distribution system and improvements to the water district are necessary to re-establish reserve water capacity for future development”; the applicant, Town and Authority have been coordinating on the availability of service and potential cost-sharing of potentially significant costs (currently in the range of approximately \$335,000 per OCWA) to provide service to the property; and

WHEREAS, the site is proposed to be served by public sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; the municipality and developer shall not assume that the Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality

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

WHEREAS, per the City of Syracuse Department of Engineering, the Department has received a copy of the SWPPP and has additional questions for the engineer, such as whether other site areas planned for future phases will be contributing stormwater to the Phase 1 area; the Department has also had conversations with the developer about running the project through the City's Three Mile Hydrologic Model to verify that there will be no adverse effects from the peak run off flows and volume of flows from this project on the Furnace Brook watershed, and notes the developer will have to modify stormwater facilities to mitigate any adverse impacts shown in the model results; 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 and the Onondaga County Department of Water Environment Protection support a requirement that the applicant run the Three Mile Hydrologic Model and work with the City to determine any applicable mitigation or modification to the project, prior to any future Town approvals.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-378

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 1301-1487 East Colvin St./1408-1500 Lancaster Ave./312-400 Haffenden Rd./242 Morningside Terr.; 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 Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to install new equipment at an existing university art building (ComArt) in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Board previously offered No Position on a Final Subdivision referral (S-13-64) to combine five parcels into a single lot for the construction of the proposed Syracuse University indoor football practice facility, and No Position With Comment on a Project Site Review referral (Z-13-232) and a District Plan Amendment referral (Z-13-193) for the practice facility, noting sewer and green infrastructure considerations; and
- WHEREAS, a letter to the City dated October 8, 2014 notes the proposed work within the Manley PID includes: "1) new 'dust collector' mechanical equipment at the southeast (rear) corner of the building, to be partially screened by 6' fencing and new tree plantings; 2) new mechanical equipment on the ComArt roof; and 3) installation of fencing (of the same material proposed for the southeast corner) to the northwest corner of the building to screen an existing outdoor sculpture staging area"; the letter also notes there will be "minor revisions to the loading at the southeast (rear) corner of the building in order to provide for better materials handling"; and
- WHEREAS, a Location Map submitted with the referral shows the ComArt building located on an interior access road off Comstock Avenue, a city street, that leads to the Carmelo Anthony Practice Facility and Manley Field House; the map further shows this part of the PID is located across from Morningside Cemetery; and
- WHEREAS, the referral included a Dust Collector/Dumpster Foundation Plan and a Partial Roof Plan dated September 25, 2014 showing the scope and location of the proposed work; and
- WHEREAS, the letter notes the equipment proposed is 400 feet from Comstock Avenue, with landscaping and fencing reducing visual impacts and the new equipment improving existing sound impacts; and
- WHEREAS, an Environmental Assessment Form dated October 8, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper 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 is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-379

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a MORATORIUM from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located on New York State Route 175 from the City Border Line West to Nixon Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a moratorium on the construction, installation, erection, location, placement or establishment of any non-single family residential uses or applications on New York State Route 175 from the City of Syracuse border line west to Nixon Park Drive in the Town of Onondaga; and
- WHEREAS, per Proposed Local Law No. D-2014 Legislative Findings and Intent: "The Town of Onondaga has experienced increasing pressure in recent years to develop portions of NYS Route 175 for various commercial uses. The purpose of this moratorium is to provide a period of time for the Town to study and evaluate the Onondaga Hill, Route 175 corridor, from the Syracuse City line west to Nixon Park Drive in order to determine what changes, if any, might be in order with respect to permitted uses in this area of the Town. It is also the intent of the Town Board to preserve the status quo during this period of review and study and to preclude the establishment of any new non-single family residential uses in this area of the Town before appropriate legislation is enacted or it is determined that no further legislation is needed."; and
- WHEREAS, per the law, the moratorium will be in effect for a period of six months or sooner if the Town Board determines the intent and purpose of this law has been satisfied, and during this time no applications for this area shall be accepted, processed, considered or granted by any board, office, or any other person or entity of the Town; and
- WHEREAS, per the law, "Any persons violating any provisions of this Local Law shall be guilty of an offense and, upon conviction thereof, be punished by a fine not exceeding \$500.00 or imprisonment not to exceed six (6) months, or both."; and
- WHEREAS, per the law, "The Town Board reserves to itself the power to vary or adapt the strict application of the requirements of this Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved" and that "such an application shall be treated as a use variance" and subject to use variance criteria; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-380

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of LaFayette Town Board at the request of Town of Lafayette Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the 1970 Zoning Ordinance of the Town of LaFayette with regard to family accessory units; and
- WHEREAS, per the Environmental Assessment Form, the proposed legislation is designed to lessen restrictions upon the establishment of family accessory units by removing some prohibitions relating to connections to principal structures; and
- WHEREAS, per the EAF, the current provision states that "It is the intent of this provision that the family accessory unit shall be part of the main structure, not a separate structure artificially attached with such connecting fixtures" and that "The Town has a strong interest and policy to support and encourage families to remain together to the extent possible."; and
- WHEREAS, the EAF notes that "The Town recently received an application for a family accessory use, which has prompted the Town Board to reconsider the restrictions upon how a family accessory unit is attached to the principal residential structure on a parcel" and that "the proposed legislation would allow the connection of the two structures by various means, including those which were prohibited in the past"; and
- WHEREAS, the EAF further notes that "The lead agency has determined that no adverse environmental impacts can be identified from this action, and that there will likely be considerations related to septic systems and wells, but these can be handled on a case by case basis, making sure that appropriate separations are maintained and requiring compliance with health department regulations" and that "all other impacts, including density issues, potable water, drainage, traffic, access, construction impacts and the like should be minimal and can be addressed in the approval process for the particular site"; and
- WHEREAS, per the amendment, the ordinance in its entirety would read as follows: "A maximum of one family accessory unit shall be allowed on any one lot and shall be attached to the principal dwelling."; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-381

- 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 Onondaga Zoning Board of Appeals at the request of Syracuse SMSA Ltd Partnership for the property located at 5933 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Salina Street (U.S. Route 11), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit to co-locate a "micro cell" wireless telecommunications facility on the roof of an existing grocery store (Green Hills Farms) a Neighborhood Shopping-Nedrow (NS-N) zoning district; and
- WHEREAS, per a letter to the Town dated September 12, 2014, a wireless telecommunications facility is requires a special permit in this district; and
- WHEREAS, the Environmental Assessment Form dated September 11, 2014 notes the project is to install a 24.2" wireless telecommunications antenna on the existing building at a height of 29' and a 21.5" x 20" x 52.5" equipment cabinet on the exterior wall at the level of the main roof; and
- WHEREAS, the Overall Plan revised September 11, 2014 shows an existing building (Green Hill Farms Super Market) with existing and proposed wireless equipment on the penthouse level of the roof; and
- WHEREAS, the plan shows the building at the corner of South Salina Street and Southland Drive, a local street, and notes the applicant will access the site via the driveway on Southland Drive and the existing parking area to the rear of the grocery store; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-382

- 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 Onondaga Zoning Board of Appeals at the request of Syracuse SMSA Ltd Partnership for the property located at 6505 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Salina Street (U.S. Route 11), a state highway, and Rockwell Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to co-locate a "micro cell" wireless telecommunications facility on the roof of an existing fire station (Nedrow Fire Department) in a Neighborhood Shopping-Nedrow (NS-N) zoning district; and
- WHEREAS, per a letter to the Town dated September 12, 2014, a wireless telecommunications facility is requires a special permit in this district; and
- WHEREAS, the Environmental Assessment Form dated September 11, 2014 notes the project is to install a 24.2" wireless telecommunications antenna on the existing building at a height of 29' and a 21.5" x 20" x 52.5" equipment cabinet on the exterior wall at the level of the main roof; and
- WHEREAS, the Overall Site Plan revised on September 11, 2014 shows an existing building (Nedrow Fire Department) and paved parking area with existing and proposed wireless equipment on the roof; and
- WHEREAS, the plan shows the building at the corner of South Salina Street and Rockwell Road, and notes the applicant will access the site via one of two driveways on South Salina Street, the driveway on Rockwell Road, and the existing parking area; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-383

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Honda City for the property located at 7150 Henry Clay Boulevard; 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 Henry Clay Boulevard, Vine Street, and West Taft Road, all county roads, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to operate a motor vehicle repair shop at an existing used car retail business on a 1.71-acre lot in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, per Town Code, a special permit is required for motor vehicle service uses in this district; and
- WHEREAS, the Site Plan dated October 14, 2014 shows an existing brick and masonry building, parking on three sides including six spaces proposed to be converted to four accessible spaces, an existing free-standing sign to be removed, and two proposed concrete aprons; the plan also shows the adjacent parcel to the east which contains additional parking for Honda City as well as a New York Transit Co. Right-of-Way and a 50' Niagara Mohawk Power Corporation Easement with 25' easements on either side labeled "Trimming Rights," one of which partially encroaches on the subject parcel; and
- WHEREAS, the plan shows the site is located at the corner of Henry Clay Boulevard and Executive Drive, a local street, with two existing driveways on Executive Drive (and one more on the adjacent parking parcel); the westernmost driveway is located in very close proximity to the intersection with Henry Clay Boulevard; and
- WHEREAS, the Environmental Assessment Form dated October 15, 2014 notes the project includes replacing windows with three overhead doors and making interior modifications; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734065), 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 Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

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

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

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

1. Per the Onondaga County Department of Transportation, no access to Henry Clay Boulevard will be permitted.

2. The Onondaga County Department of Transportation encourages the Town and applicant to contact the Department regarding a future relocation of the westernmost driveway on Executive Drive further away from the intersection with Henry Clay Boulevard.

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 Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-384

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of Sherlyle Properties for the property located at 7671/7681/7683 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road, a county road; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100) to Apartment (R-APT) on three parcels totaling 3.32 acres to construct a 24-unit one-bedroom apartment building; and
- WHEREAS, the Zone Change Map dated July 28, 2014 shows the parcels to be located along Oswego Road at the Bel-Harbor Drive intersection; aerial photography shows the site currently contains two detached single-family houses and vacant wooded land, and is located amidst mainly R-7.5 zoned single-family homes to the north and west (a few RA-100 lots remain), and a mix of commercial and residential properties to the south and east; and
- WHEREAS, the Sketch Plan dated July 28, 2014 shows a three-story 24-unit apartment building with 12 garages (six on each side of the building), two additional garages with ten spaces each, and a parking lot along Oswego Road with 32 parking spaces (64 total parking spaces proposed for the site); and
- WHEREAS, the plan shows one proposed driveway on Bel-Harbor Drive; aerial photography shows the two single-family houses share an existing driveway on Oswego Road, which must meet the requirements of the Onondaga County Department of Transportation; the Environmental Assessment Form dated October 15, 2014 notes there would be no new road cuts onto Oswego Road; and
- WHEREAS, the plan states there are 3 existing lots with 1 proposed; the EAF notes the applicant will go through the site plan process and design/review of the storm water management system if the zone change is granted, and that the project may include a stormwater forebay and pond to handle storm water; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced

Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper 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; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, 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 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](http://www.ongov.net/wep/uselaws.html); and

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

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. Per the Onondaga County Department of Transportation, no additional access to Oswego Road from the subject parcels will be permitted, 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.
2. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.
3. The municipality must submit a 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.
4. 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.
5. 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.

6. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

7. The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontages, removing parking from the Oswego Road frontage, and reducing the number of parking spaces.

8. The Town is encouraged to consider a planning level analysis of this corridor to formalize zoning requirements and standards and guide future actions, specifically regarding topics such as land use and density goals, implications for infrastructure, shared/front yard parking and access management, facade, landscaping and signage standards, pedestrian/bicycle and transit accommodations, and coordinated stormwater management opportunities.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-385

- 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 LaFayette Zoning Board of Appeals at the request of Kelsey Moody for the property located at 2603 U.S. Route 11; 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 U.S. Route 11 and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is requesting a special permit to operate a scientific laboratory on one floor of an existing building that would also contain a residence (formerly a beauty parlor) on a 0.86-acre lot in a Hamlet (H) zoning district; and
- WHEREAS, per a letter to the Town dated September 23, 2014, the lower floor of the property would be rented to the applicant for a residence, and the upper floor would be leased to the applicant's business (Ichor) as laboratory space to study cell maturation, differentiation and function; and
- WHEREAS, a Survey Map shows the site contains a one-story building on Route 11; aerial photography shows the building to be two stories, with the lower floor partially below grade, and shows open access from an asphalt lot in front of the building onto Route 11; any existing access must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the letter, the amount of traffic entering and exiting the property should be less than when it was a beauty parlor, as it will only be utilized by residents and employees of the lab; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal and state wetlands (NYS JAM-15); 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 letter notes mice will be housed in the laboratory from time to time, bred specifically to be disease and illness free, and the research does not involve hazardous or dangerous chemicals or involve loud noises or noxious odors; and
- WHEREAS, per an email from the applicant's attorney dated October 19, 2014, the lab is currently privately funded and thus not subject to regulatory oversight for its activities with mice, however a veterinarian has been employed to approve all protocols; and
- WHEREAS, the site is served by private water and septic; the survey shows a well near the front of the lot; the Onondaga County Health Department must accept or approve, respectively, any existing or proposed water supply and septic system to service this property; and
- WHEREAS, the email notes the applicant "will have a procedure for routinely verifying that the [septic] system is functioning" and "has reviewed the quantities and

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substances to be used in the laboratory (such as treated cell culture media, glycerol, and dimethyl sulfoxide), and determined that they are not a challenge to the septic system"; and

WHEREAS, the email further notes the applicant has a contract with a medical waste management services provider (Stericycle, Inc.), who will "ensure the applicant remains compliant with all applicable laws, provide guidance for waste management, and remove any waste that is not suitable for regular disposal"; and

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

1. Per the New York State Department of Transportation, no parking is permitted in the State right-of-way.
2. The applicant must contact the Onondaga County Health Department for acceptance or approval, respectively, of any existing or proposed water supply and septic system to service this property.

The Board also offers the following comment:

Per the New York State Department of Transportation, the Town and applicant are encouraged to better delineate access to this site. The Board further encourages the use of landscaping and curbed islands to facilitate better delineated access, as well as to improve the appearance of the parking lot.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-386

- 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 Roland Burke for the property located at 9072 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11) and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is proposing to construct a 9,792 square foot cold storage garage/warehouse and gravel parking area on a vacant 3.298-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan dated October 3, 2014 shows the proposed storage warehouse and large gravel area with 5 delineated parking spaces, as well as a garage and addition on the adjacent parcel (encroaching on the subject parcel) to be removed; aerial photography shows the existing site is a mix of grass and trees; and
- WHEREAS, the plan shows the site with frontage and one proposed 30' driveway on Route 11 (Brewerton Road), which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states the site will be used for storage of packaging material only, with Monday to Friday hours of 8am-10pm and Saturday hours of 9am-6pm and a maximum of 12 employees at any time; and
- WHEREAS, the Environmental Assessment Form dated October 3, 2014 notes 2.5 acres will be physically disturbed by the project; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and
- WHEREAS, the EAF notes 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; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; 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 site is located in the Brewerton Wastewater Treatment Plant service area in a location with no access to sewers; the plan states there are no proposed water or sanitary utilities; and
- WHEREAS, the referral notice states the site has access to public water and is required to utilize a private septic system; per the Onondaga County Health Department, a sewage disposal plan must be approved by the Department for any proposed construction that requires inside plumbing; and
- WHEREAS, the plan shows six proposed 12" full cutoff wall pack lights to be mounted on the building, and a proposed 10' x 5' wall mounted sign; no further signage details were 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:

1. The New York State Department of Transportation has determined that the portion of the proposed driveway located in the State right-of-way must be paved, and the applicant is required to obtain an access permit for any proposed driveways on Route 11.
2. Per the Onondaga County Health Department, a sewage disposal plan must be approved by the Department for any proposed construction that requires inside plumbing.

The Board also offers the following comments:

1. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
2. The Town and applicant are encouraged to minimize the proposed disturbance of the site by limiting the size of the gravel area around the proposed building to the extent possible.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-387

- 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 Cicero Zoning Board of Appeals at the request of William Aitken for the property located at 5293 Mary Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Hastings and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 30' x 40' garage at an existing residence on a 0.43-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, per the referral notice, the proposed accessory structure would be 1,200 square feet where a maximum of 700 square feet are allowed in residential districts; and
- WHEREAS, the Location Survey redated on August 6, 2014 shows the lot has frontage on the Oneida River and includes land on both sides of Mary Drive, a local street, extending south to Comstock Road, also a local street; the survey shows an existing wood frame building and garage between Mary Drive and the river, and the proposed garage between Mary Drive and Comstock Road; and
- WHEREAS, the survey shows an existing driveway for parking on Mary Drive; no proposed driveways are shown for the proposed garage; and
- WHEREAS, the Environmental Assessment Form dated October 1, 2014 notes the site is located in the 100 year flood plain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property and proposed addition are 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 also 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 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 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 Brewerton Wastewater Treatment Plant service area; the EAF notes water will be supplied from the home to the structure; and

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

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

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

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

2. The 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 Chester Dudzinski and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Brian Donnelly - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-388

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Camillus Town Board for the property located at 3660 Milton Avenue; 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 Milton Avenue and Warners Road (Route 173), both county roads; and
- WHEREAS, the applicant is proposing to amend §816-Exceptions of the Town Zoning Code to include a new subdivision provision to allow the Camillus Canal Society Inc. to advertise the Erie Canal Park on an existing building in a Commercial (C2) zoning district; and
- WHEREAS, per the referral materials, new subdivision provision B would read: "The Camillus Canal Society Inc. may advertise the Town of Camillus Erie Canal Park by placement of a mural on the south and east walls of the building located at 3360 Milton Avenue subject to the approval of the content and oversight of the maintenance of the mural advertisement by the Town Parks and Recreation Director; and
- WHEREAS, no mural details or survey of the site were submitted with the referral; per aerial photography, the site contains a one and two-story warehouse-type building situated between Milton Avenue and a railroad corridor; and
- WHEREAS, the Environmental Assessment Form notes surrounding land uses are commercial; aerial photography also shows the building faces an open lot to the south, behind which is a residential lot and neighborhood; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-389

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Mark Potenza for the property located at 3125 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 41 (East Lake Road), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to repair a seawall and steps, shoreline deck, add a pergola, regrade the top of the seawall, and add a permeable patio at an existing single-family residence on a 1.04-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-390) for this project; per the Pre-application Findings dated September 30, 2014, a special permit is required for seawalls within 10 feet of the lake line, a grade change within 40 feet of the lake line, and for redeveloping structures which are non-conforming to impermeable surface coverage (ISC) requirements; and
- WHEREAS, the Site Plan dated September 30, 2014 shows an existing two-story frame house with one-story garage, an existing deck and seawall, and a proposed patio; and
- WHEREAS, the plan shows the site is located on Skaneateles Lake and has frontage and one existing tarvia driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate the portion of this parcel along Skaneateles Lake 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 Environmental Assessment Form dated September 30, 2014 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 that 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 town application notes the applicant contacted the City of Syracuse Water



Department and the New York State Department of Environmental Conservation on October 1, 2014; and

WHEREAS, the EAF Mapper further indicates 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 private water and septic and is located outside the Onondaga County Sanitary District; the applicant is proposing to replace the existing septic system, which is in the lake yard, with a new system having the leach field behind the house 250 feet from the lake line; a proposed leach field and expansion area are shown on the plan; per the Onondaga County Health Department, the proposed system has been approved; and

WHEREAS, the findings note the ISC will remain unchanged at 14.2% and open space will decrease slightly from 83.9% to 83.2%; a narrative dated September 30, 2014 notes the owner is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund to mitigate the ISC over 10%; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in New York State Agricultural District 2; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-390

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Mark Potenza for the property located at 3125 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), a state highway; and
- WHEREAS, the applicant is requesting a special permit to repair a seawall, steps, and shoreline deck, as well as add a pergola to an existing deck, regrade the top of the seawall, and add a permeable patio at an existing single-family residence on a 1.04-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-389) for this project; and
- WHEREAS, per the Pre-application Findings dated September 30, 2014, a special permit is required for seawalls within 10 feet of the lake line, a grade change within 40 feet of the lake line, and for redeveloping structures which are non-conforming to impermeable surface coverage (ISC) requirements; and
- WHEREAS, the Site Plan dated September 30, 2014 shows an existing two-story frame house with one-story garage, an existing deck and seawall, and a proposed patio; and
- WHEREAS, the plan shows the site is located on Skaneateles Lake and has frontage and one existing tarvia driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate the portion of this parcel along Skaneateles Lake 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 Environmental Assessment Form dated September 30, 2014 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 that 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 town application notes the applicant contacted the City of Syracuse Water Department and the New York State Department of Environmental Conservation on October 1, 2014; and

WHEREAS, the EAF Mapper further indicates 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 private water and septic and is located outside the Onondaga County Sanitary District; the applicant is proposing to replace the existing septic system, which is in the lake yard, with a new system having the leach field behind the house 250 feet from the lake line; a proposed leach field and expansion area are shown on the plan; per the Onondaga County Health Department, the proposed system has been approved; and

WHEREAS, the findings note the ISC will remain unchanged at 14.2% and open space will decrease slightly from 83.9% to 83.2%; a narrative dated September 30, 2014 notes the owner is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund to mitigate the ISC over 10%; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in New York State Agricultural District 2; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-391

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Theodore Norman for the property located at 1990/1992 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 41A (West Lake Road), a state highway; and
- WHEREAS, the applicant is proposing to stabilize the banks of a watercourse on two lots totaling 2.6 acres, and to rebuild the foundation of an existing footbridge on the smaller lot, in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board previously recommended Modification of several referrals pertaining to an open space subdivision that included the subject parcels and land across West Lake Road (S-09-94, S-09-95, and S-09-458); for the subject parcels, the Board required the smaller lot to show dedicated access to West Lake Road, either through frontage or a 60-foot right-of-way, to prevent the creation of a landlocked parcel without access to a public road or right-of-way; and
- WHEREAS, the Pre-application Findings dated September 30, 2014 note "erosion control measures near the lake have proven effective and lasting, however the remainder of the route has seen erosion affect the banks in several areas"; the findings further note that the applicants propose to install rock to protect the banks and five check dams to provide calming for the flow to Skaneateles Lake; and
- WHEREAS, the Site Plan dated September 30, 2014 shows Lot 1 (1.39 acres) contains an existing frame house and detached frame garage, and Lot 2 (1 acre) contains an existing frame guest house; the watercourse is shown to cross the front of Lot 2, the rear of Lot 1, and ends at Skaneateles Lake; and
- WHEREAS, the plan shows Lot 1 with frontage on Skaneateles Lake, and frontage and a 30' wide tarvia driveway on West Lake Road, which must meet the requirements of the New York State Department of Transportation; Lot 2 is a landlocked parcel, and the existing driveway on Lot 1 leads back to a footbridge over the watercourse that leads to Lot 2; and
- WHEREAS, the plan shows a 40' wide drainage easement spanning the watercourse, as well as the location of the check dams and the new footings on the foot bridge on Lot 2; and
- WHEREAS, the Environmental Assessment Form dated September 26, 2014 notes the site is located in the 100 year flood plain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate the portion of this parcel along Skaneateles Lake is in a Special Flood Hazard Area (SFHA); and

WHEREAS, the EAF further 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 that the site contains a Skaneateles Lake tributary 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; and

WHEREAS, the town application notes the applicant contact the City of Syracuse Water Department and the New York State Department of Environmental Conservation on September 30, 2014; and

WHEREAS, the EAF Mapper further indicates 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 private water and septic and is located outside the Onondaga County Sanitary District; existing septic areas are shown on each lot; and

WHEREAS, the plan notes Lot 1 has 15% impermeable surface coverage (ISC) and 83.3% open space, and Lot 2 has 2.3% ISC and 96.7% open space; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-392

- 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 Brixmor Property Group (Kmart Redevelopment) for the property located at 3469 Erie Boulevard East; 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 Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing to renovate an existing 117,985 square foot retail building, including demolishing a portion of the existing building, constructing a 7,000 square foot addition in its place, and constructing a new detached 6,000 square foot retail and restaurant building on a 10.985-acre lot in a Business (B) zoning district; and
- WHEREAS, the Concept Site Plan dated October 6, 2014 shows a proposed Dick's Sporting Goods (50,090 square feet) and a proposed retail space (7,000 square feet) in the former Kmart retail/garden/automotive space, a portion of the existing building to remain in the current Office Max/additional tenant space (65,265 square feet), a proposed detached building (6,000 square feet, half restaurant/half retail), and an existing parking lot proposed to undergo minor layout changes but no change in the total number of spaces (472); the overall shopping center square footage is proposed to be decreased by 10,551 square feet; and
- WHEREAS, the plan shows the plaza with two existing right-in/right-out driveways on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation, as well as access points to the side and rear of the building which, per aerial photography, connect to internal roads serving adjacent plazas along Erie Boulevard East; and
- WHEREAS, the Environmental Assessment Form dated October 6, 2014 notes 1.5 acres will be physically disturbed by the project and that on site storm water will be collected and treated on site; the Project Narrative dated October 8, 2014 notes the proposed system will incorporate improvements and quality and quantity will be mitigated below existing conditions; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; 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; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734108); and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; the narrative notes new water service connections are proposed for the detached building and the addition to the existing building from the water main within the site and from water lines around the building, respectively; the narrative further notes new sewer connections are proposed for the detached building and the addition from the sewer main within the center of Erie Boulevard East and from the sanitary line behind the main building, respectively; and

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

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

WHEREAS, elevation images submitted with the referral show two potential tenant spaces next to Dick's Sporting Goods in the current Office Max space; and

WHEREAS, the narrative notes new landscaping and lawn areas are proposed; the plan shows a proposed monument sign for the proposed detached retail and restaurant building and a proposed 4'6" concrete sidewalk along the Erie Boulevard East frontage that connects into the subject site; and

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

Per the New York State Department of Transportation, sidewalks in the State right-of-way must be five feet wide and continue through the driveway, and the applicant must contact the Department to obtain permits for any work in the State right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board encourages the Town and applicant to consider incorporating green materials and additional landscaping throughout the site to the extent possible, including within the parking lots, as a means to capture stormwater, improve aesthetics, and reduce heat island effects.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-393

- 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 Land-Tek Holding, LLC for the property located at 6840 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road, a county road; and
- WHEREAS, the applicant is proposing to construct a retail hardscape yard with a structure for offices, sales, and garage storage on a vacant 1.33-acre lot in an Industrial (I) zoning district; and
- WHEREAS, the Site Layout Plan dated October 7, 2014 shows a 40' x 50' single-story building with five parking spaces at the front entranceway, an outdoor display area showcasing paver treatments at the front of the parcel, and a large gravel lot with gated access at the rear of the parcel with three "Material Laydown Areas" indicated; and
- WHEREAS, the plan shows a proposed 24' wide driveway onto East Taft Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in a suburban fringe area with varied mostly low-density development; Interstate 481 runs east of the property, and a large religious institution is located to the north of the site across Taft Road; single-family homes also occupy neighboring parcels on Taft Road; and
- WHEREAS, the Environmental Assessment Form dated April 29, 2014 states 0.8 acres will be physically disturbed by the project and plans do not indicate stormwater management facilities on site; and
- WHEREAS, the referral notice states the site has access to public water and sewer and the EAF notes the project will connect to existing water and wastewater utilities; per the Onondaga County Department of Water Environment Protection, public sewer service is not available in this area; and
- WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to the issuance of a building permit; 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 is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comments:

1. 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.

2. The Town and applicant are encouraged to consider additional noise and visual impacts and consider buffers for the benefit of adjacent residential parcels.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 29, 2014

OCPB Case # Z-14-395

- 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 Tucker Haskins Inc. for the property located at 6564 Ridings Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing to renovate an existing office building, including replacing signage, finishes, plumbing, and utilities, as well as repaving the existing parking lot, on a 0.72-acre lot in an Industrial (I) zoning district; and
- WHEREAS, the Site Plan dated September 12, 2014 shows an existing one-story concrete block building with parking to the side and rear, including an 22' x 14' garage; the plan notes there are 25 paved spaces and 10 spaces in reserve; the remainder of the lot is shown to be lawn, an existing drainage swale, and a 75' right-of-way for the Ley Creek Drainage District; and
- WHEREAS, the plan shows the site has frontage and one driveway on Ridings Road, a local street; and
- WHEREAS, the Environmental Assessment Form dated October 1, 2014 notes the project site is located in the 100 year flood plain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire 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 also 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 that the site contains waterbodies listed as water-quality impaired (Ley Creek tributaries) 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; and
- WHEREAS, the town application notes the building exceeds the maximum height; no variance was submitted at this time; and
- WHEREAS, digital graphics submitted with the referral show the proposed sign to be unlit wall lettering; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; and

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

WHEREAS, the Onondaga County Department of Water 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. The Board has offered the following COMMENT(S) in regards to the above referral:

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.

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