



Onondaga County Planning Board

February 20, 2014

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

I. ATTENDANCE MEMBERS

Douglas Morris
Brian Donnelly
Robert Jokl
Chester Dudzinski, Jr.

STAFF PRESENT

Megan Costa
Ilana Kanfer
Gilly Cantor

GUESTS PRESENT

Robyn O'Mara, Loving Dog Luxe
Mark V. Weiss, DeWitt Town Center

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 20, 2014

III. MINUTES

Minutes of the January 29, 2014 meeting were submitted for approval. Robert Jokl made a motion to accept the minutes. Chester Dudzinski seconded the motion. The motion was put to a vote as follows: Chester Dudzinski - yes; Brian Donnelly - yes; Douglas Morris - yes; and Robert Jokl - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-5	No Position	S-14-6	No Position With Comment	S-14-7	No Position With Comment
Z-14-36	Modification	Z-14-37	Modification	Z-14-38	No Position With Comment
Z-14-39	Modification	Z-14-40	Modification	Z-14-41	Modification
Z-14-42	No Position	Z-14-43	Modification	Z-14-44	No Position With Comment
Z-14-45	No Position With Comment	Z-14-46	Modification	Z-14-47	No Position With Comment
Z-14-48	No Position With Comment	Z-14-49	No Position With Comment	Z-14-50	No Position With Comment
Z-14-51	No Position With Comment	Z-14-52	Modification	Z-14-53	No Position With Comment
Z-14-54	No Position With Comment	Z-14-56	No Position With Comment	Z-14-57	Modification
Z-14-58	Modification	Z-14-59	Modification	Z-14-60	Modification
Z-14-61	Modification				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # S-14-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Fabius Planning Board at the request of Tom O'Donnell for the property located on Route 80; 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 80, a state owned road; and
- WHEREAS, the applicant proposes to resubdivide two existing lots totaling approximately 33 acres into two new lots in a Agricultural (A-1) zoning district; and
- WHEREAS, the Preliminary Plan, dated January 7, 2011, shows existing Lot B (11.5 acres), and adjacent Lot C (21.4 acres), which would be changed to New Lot B-2 (2 acres) and New Lot C-2 (30.9 acres); and
- WHEREAS, an existing house, septic system and driveway are located on proposed New Lot B-2; Lot C-2 would retain its existing 571 feet of frontage on NYS Route 80; and
- WHEREAS, any existing or proposed access onto NYS Route 80 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is located outside of the Onondaga County Sanitary District, and the application does not indicate whether the existing house is served by a well; and
- WHEREAS, floodplain and wetland mapping shows that portions of the site (adjacent to Fabius Creek) are located in the 100-year floodplain and may be located in a federal and/or state wetland; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the Preliminary Plan shows the path of "Old Route 49 (Reputedly Abandoned)" crossing portions of both proposed lots; and
- WHEREAS, the subject property and adjacent properties are located in a New York State Agricultural District; an agricultural data statement was not included with the referral; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # S-14-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Spafford Planning Board at the request of Francis L. Ireland for the property located at 2344 Rose 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 Rose Hill Road, County Route 21, a county roadway; and
- WHEREAS, the applicant proposes to subdivide 2.19 acres from a 140 acre parcel in order to facilitate the transformation of an existing structure into a two-unit apartment in an Agricultural-Residential (AR) zoning district; and
- WHEREAS, the partial Subdivision Plan dated March 23, 2013, shows proposed Lot #2 (2.19 acres) containing a large and small frame building, silo, septic vents, and a shared driveway; the remaining property (approximately 138 acres) includes a frame house, septic vent, and the existing shared gravel drive and a small frame building and wood fence along the northern frontage of the site; remaining lands are farmland; and
- WHEREAS, per a letter to the Town from the applicant dated October 4, 2013, the applicant notes one tenant occupies each half of the former four apartment structure, with the unrented units used for storage; the owner proposes to reconfigure the interior space into a two-family unit, with a "separate deed from the rest of the farm and a shared driveway right of way": and
- WHEREAS, a letter from the Spafford Code Enforcement Officer to the Town Planning Board dated January 16, 2014 notes the owner has completed the conversion by removing the kitchens and joining the apartments, meeting all requirements that the Planning Board set forth at the November 21, 2013 meeting, and has no issues with the property; and
- WHEREAS, a letter from the applicant to the Planning Board dated October 1, 2013 notes the owners intention to convert the 4-family residence to a two-family residence, and notes "the property has been surveyed as to the proposed subdivision and my attorney has deeded a right-of-way to the shared driveway of each subdivision"; and
- WHEREAS, any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; the applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way; and
- WHEREAS, a letter from the Onondaga County Health Department dated July 12, 2013 notes the office witnessed a septic system replacement in 2011, and had no objection to the installation at that time as it was appropriate to serve the three bedroom dwelling that existed; 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 applicant is advised to contact the Onondaga County Department of Transportation regarding driveway access onto Rose Hill Road, and the Town is advised to ensure appropriate access agreements are included with the filed deed, outlining maintenance and responsibility for the shared drive. The applicant must obtain a permit for any work within the County right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # S-14-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Workplace Services of CNY for the property located at 1441-49 and 1501 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two existing tax parcels into one new lot in an Industrial Class A zoning district; and
- WHEREAS, the City application states that a proposed change in the use of the existing building requires additional parking spaces, which will be constructed on the adjacent vacant lot; and
- WHEREAS, the Environmental Assessment Form states that the existing furniture retail store (Stevens Office Interiors) would be converted into a grocery store (Asia Food Market), and exterior improvements would include expansion of the parking lot to accommodate the increased demand for the proposed use as well as the addition of landscaping and sidewalks; and
- WHEREAS, the resubdivision plan dated January 16, 2014 shows proposed Lot 1 (2.03 acres) with the existing building, parking lot, and City and County sewer rights-of-way running through the site; and
- WHEREAS, the site plan dated January 6, 2014 states that the proposed use is retail grocery store and restaurant seating area and shows that the parking area would be expanded from 47 spaces to 89 spaces; and
- WHEREAS, the plan shows a driveway on Erie Boulevard East, a city street; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area, in an area which is tributary to combined sewer overflows; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, 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

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

E-mail Address: countyplanning@ongov.net

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:

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 City and the applicant should consider opportunities for cross connections with adjacent parcels to promote safety and mobility on Erie Boulevard East.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of JFJ Holdings LLC (Dunkin Donuts) for the property located at 501 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 5 (East Genesee Street) and NYS Route 257 (North Manlius Street), both state-owned roads and Salt Springs Road, a county road; and
- WHEREAS, the applicant is seeking to convert an existing building (formerly Friendly's Restaurant) into a coffee shop/restaurant (Dunkin Donuts) located on a 0.69 acre corner parcel in a Traditional-Business (TB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-37) for the project; and
- WHEREAS, the Existing & Proposed Site Plan dated January 2014 shows the existing one-story brick building at the center of the parcel, with three driveways and approximately 50 parking spaces on the site; and
- WHEREAS, the plan notes the existing building will be remodeled, including building interior, exterior elevations and signage; existing site drainage, lighting, parking, landscaping and utilities will remain; and
- WHEREAS, the plan shows two driveways onto East Genesee Street and one driveway onto North Manlius Street, both state roads; any existing or proposed driveways must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a traffic impact study dated January 2014 was included with the referral materials; and
- WHEREAS, the site plan shows existing concrete sidewalks along both road frontages on the site; an existing concrete patio at the front of the building is to remain; and
- WHEREAS, the site is served by public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water 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; 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, the applicant must close the westernmost driveway onto New York State Route 5, and the full access driveway on Route 5 and full access driveway onto Route 257 must meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Fayetteville Planning Board at the request of JFJ Holdings LLC (Dunkin Donuts) for the property located at 501 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of special permits and the site is located within 500 feet of NYS Route 5 (East Genesee Street) and NYS Route 257 (North Manlius Street), both state-owned roads, and Salt Springs Road, a county road; and
- WHEREAS, the applicant is seeking to convert an existing building (formerly Friendly's Restaurant) into a coffee shop/restaurant (Dunkin Donuts) located on a 0.69 acre corner parcel in a Traditional-Business (TB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-37) for the project; and
- WHEREAS, the Existing & Proposed Site Plan dated January 2014 shows the existing one-story brick building at the center of the parcel, with three driveways and approximately 50 parking spaces on the site; and
- WHEREAS, the plan notes the existing building will be remodeled, including building interior, exterior elevations and signage; existing site drainage, lighting, parking, landscaping and utilities will remain; and
- WHEREAS, the plan shows two driveways onto East Genesee Street and one driveway onto North Manlius Street, both state roads; any existing or proposed driveways must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a traffic impact study dated January 2014 was included with the referral materials; and
- WHEREAS, the site plan shows existing concrete sidewalks along both road frontages on the site; an existing concrete patio at the front of the building is to remain; and
- WHEREAS, the site is served by public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water 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; 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, the applicant must close the westernmost driveway onto New York State Route 5, and the full access driveway on Route 5 and full access driveway onto Route 257 must meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-38

- 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 Town Board at the request of 3910 Brewerton Rd LP for the property located at 3910 Brewerton 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 Brewerton Road (US Route 11), a state road, South Bay Road and Taft Road, both county roads, the New York State Department of Transportation garage, a state owned facility, and the municipal boundary between the Town of Clay and Village of North Syracuse; and
- WHEREAS, the applicant proposes a zone changes from Limited Use Gasoline Services (LuC-1) to Neighborhood Commercial (NC), to allow for retail use of an existing retail plaza on a 1.25 acre parcel; and
- WHEREAS, the site is located along a commercial corridor between Route 11 (Brewerton Road) and South Bay Road; an existing one-story concrete block building exists on site with entrances on South Bay Road and Route 11 building faces; the remainder of the site is paved parking; and
- WHEREAS, per the local application, Bathfitters has executed a lease to improve 4,900sf of space (former Video King space) into a retail showroom; and
- WHEREAS, surrounding zoning is Highway Commercial (HC-1), Limited Use Gasoline Services (LuC-1) and Limited Use Restaurant (LuC-2); per the town zoning map, there is no nearby Neighborhood Commercial zoned property near this property; and
- WHEREAS, the site has two large driveways onto Route 11 and South Bay Roads; any existing or proposed access onto Route 11 or South Bay Road must meet the requirements of the New York State and Onondaga County Departments of Transportation; 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:

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E-mail Address: countyplanning@ongov.net

The Town is encouraged to consider this zone change in the context of the land use and density goals for the corridor, and is encouraged to consider a zoning analysis of this corridor to identify an appropriate zoning strategy for the entire corridor that ensures the consistency and compatibility of neighboring uses, and furtherance of Town objectives for the area.

Should the Town approve the zone change, any plans for development should include the following:

1. Per the Onondaga County Department of Transportation, the applicant must delineate the driveway onto South Bay Road to meet requirements for a standard commercial driveway, and delineate adjacent areas with grass or other pervious material.
2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
4. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve the aesthetic quality of the site, and the corridor in general, including defining driveway entries, reducing parking and pavement where possible, and increasing landscaping and impermeable surfaces, and providing for non-automotive pedestrian, bicycle and transit access to this and adjacent sites and neighborhoods along this busy corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Town Board at the request of Fidelity Bank of Florida for the property located at 3111 West Genesee Street; 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 West Genesee Street, a state owned road; and
- WHEREAS, the applicant proposes a use variance to operate a gasoline station and convenience store on a 0.81 acre parcel in a Residential A (R-A) zoning district, the site of a former gas station; and
- WHEREAS, the site contains a single-story convenience store, with four canopied gas pumps at the front of the parcel, with existing building and freestanding signage; per the application materials, no new construction is proposed; and
- WHEREAS, the undated partial survey and aerial photography shows two driveways onto West Genesee Street, a state road, and a driveway onto South Terry Road, a town road; any existing or proposed access onto West Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is across from another existing non-conforming gas station and auto repair business across South Terry Street; other surrounding uses include single-family and patio-style homes; and
- WHEREAS, the rear half of the site is largely wooded; landscaping is limited to small islands between driveways; sidewalks are not present along either frontage; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water 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; and

- WHEREAS, per the local variance application, the applicant notes the property cannot realize a reasonable return because the property is not constructed to be able to be utilized for the permitted uses in the Residential A district, and has been utilized as a gasoline station for over 70 years; and
- WHEREAS, a letter from the applicants lawyer to the Town Code Enforcement Officer notes a history of expansions and upgrades to the current gas station and convenience store, and in 2012, the pre-existing, non-conforming use was deemed terminated by the Town as of April 30, 2012; and
- WHEREAS, per the letter, the applicant is a bank which has a mortgage on the property and has commenced a foreclosure action, and wishes the use variance to be granted so the property can be marketed for sale for this use; and
- WHEREAS, per the letter, the applicant cannot confirm hours of operation, number of employees or other specific information, but anticipates the hours of operation could be 24 hours per day, with less than 10 employees; and
- WHEREAS, Syracuse-Onondaga County Planning Agency staff is currently providing technical support at the request of the Town of Geddes to a citizen committee created by the Town to advise the Town Board on zoning matters and objectives along the West Genesee Street corridor, including this subject parcel, to assess the potential impacts of allowing limited commercial uses on the corridor; recommendations to the Town Board are expected from the committee later in 2014; 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, for any new activity on site, the applicant must close the westernmost driveway onto West Genesee Street, and the remaining driveway must be modified to a right-in/right-out driveway only to meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.

The Board also offers the following comments:

1. Given the zoning study currently underway by the Town of Geddes regarding this corridor, the Board recommends that that the Town review the analysis and recommendations of the citizen committee and Town Board prior to consideration of the proposed variance.
2. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood as much as possible, including traditional and residentially compatible architectural details for buildings and signage, reducing pavement where possible, increasing traditional landscaping and providing for non-automotive pedestrian, bicycle and transit access to this and adjacent sites and neighborhoods along the corridor.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Jin S. Xie for the property located at 511 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 5 (East Genesee Street) and NYS Route 257 (North Manlius Street), both state-owned roads and Salt Springs Road, a county road; and
- WHEREAS, the applicant is proposing to convert a tenant space (1,600 sf) in an existing strip retail building into a Japanese fusion restaurant (Mr. Fuji), in a Traditional Business (TB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-41) for the project; and
- WHEREAS, the proposed restaurant is proposed to be located within an existing 7,500 square foot building, with a shared parking lot; the applicant estimates 10 parking spaces are needed; and
- WHEREAS, the existing shopping center has a single full driveway onto NYS Route 5; no driveway changes are proposed; the submitted site plan incorrectly shows two driveways; existing sidewalks cross the parcel along the right-of-way; and
- WHEREAS, the site is served by public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water 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; and

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

1. The Onondaga County Department of 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Fayetteville Planning Board at the request of Jin S. Xie for the property located at 511 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of special permits and the site is located within 500 feet of NYS Route 5 (East Genesee Street) and NYS Route 257 (North Manlius Street), both state-owned roads, and Salt Springs Road, a county road; and
- WHEREAS, the applicant is proposing to convert a tenant space (1,600 sf) in an existing strip mall into a Japanese fusion restaurant (Mr. Fuji), in a Traditional Business (TB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-40) for the project; and
- WHEREAS, the proposed restaurant is proposed to be located within an existing 7,500 square foot building, with a shared parking lot; the applicant estimates 10 parking spaces are needed; and
- WHEREAS, the existing shopping center has a single full driveway onto NYS Route 5; no driveway changes are proposed; the submitted site plan incorrectly shows two driveways; existing sidewalks cross the parcel along the right-of-way; and
- WHEREAS, the site is served by public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water 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; and

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

1. The Onondaga County Department of 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-42

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Roman Catholic Diocese of Syracuse for the property located at 426 Montgomery Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the John H. Mulroy Civic Center, a county owned facility; and
- WHEREAS, the applicant is proposing to construct a new interior elevator and add a handicapped accessible building entrance to the front of the Roman Catholic Diocese Office at Cathedral School building, in a Central Business District - Office and Services (CBD-OS) zoning district; and
- WHEREAS, per the Exterior Elevation drawing dated December 20, 2013, a new ground level entrance would be added to the left of the main stepped entryway along the Montgomery Street face of the building elevator improvements will not alter the exterior of the structure; and
- WHEREAS, the site has limited on site parking, with a single driveway entrance along Madison Street, a city street; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Sikh Foundation of Syracuse, Inc. for the property located at 4632 Wetzel 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 Wetzel Road, a county road; and
- WHEREAS, the applicant is seeking to rebuild a meeting hall addition onto an existing building on a 1.02 acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board recently recommended Modification of an area variance referral (Z-13-324) regarding setbacks and parking, citing wastewater and traffic considerations; and
- WHEREAS, the local application cites a new hall is to be built within the bounds of an old building footprint that was demolished in 2004; and
- WHEREAS, per the Proposed Site Plan dated January 13, 2014, a 2,520 square foot, single-story exhibit hall would be added to the rear of an existing 5,000 square foot single-story concrete block building; and
- WHEREAS, per the plan, parking areas would be modified slightly, including a slight reduction in greenspace near the front of the parcel; and
- WHEREAS, two existing driveways are shown to remain onto Wetzel Road; any existing or proposed access onto Wetzel Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in an industrially zoned area at the north end of Woodard Industrial Park; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

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

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

E-mail Address: countyplanning@ongov.net

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 applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department. The applicant must contact the Onondaga County Department of Transportation to determine how peak use of the site correlates with peak hour traffic at this location.

The Board 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-44

- 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 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 Town is proposing to amend the Municipal Code Chapter 30-Zoning, Section 402-Definitions of Principal Uses, Item P3 - Agricultural Uses to include the processing of trees or plants, including brewing beer and also to create two additional Agricultural Use categories: Farm Brewery Store and Farm Brewery Activity, and also to update the Table of Land Uses to reflect the updated/new categories: and
- WHEREAS, per the referral materials, a Farm Brewery Store would include all activities allowed in a "Farm Store" plus the on premises consumption of beer tasting, serving prepared foods and the sale of products used for transport, preparation and consumption of brewed products such as shot glasses, cork screws, chillers and beer glasses, and this use should require site plan approval; and
- WHEREAS, per the referral materials, a Farm Brewery Activity is an activity intended to promote the marketing of farm operation products by wedding receptions, parties and special events including charitable events which the New York State Department of Agriculture & Markets interprets as part of a farm operation event, and this activity should also require site plan approval; and
- WHEREAS, pursuant to AML 305-a, Subdivision 1, local governments are prohibited from enacting and administering laws that would unreasonably restrict farm operations within an agricultural district unless it can be shown that the public health or safety is threatened; and
- WHEREAS, significant lands in the Town of Camillus are enrolled in the New York State Agricultural Districts program; and

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

The Board recommends that the Town consult with New York State Department of Agriculture & Markets prior to enactment of any legislation, to ensure against conflicts with Agricultural District protections for certified properties in the Town.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-45

- 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 Blue Print Co., Inc. for the property located at 825 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Hutchings Psychiatric Center, a state-owned institution; and
- WHEREAS, the applicant is proposing interior and exterior modifications for a new retail tenant in an existing space in a Local Business Class A zoning district; and
- WHEREAS, the City application states that exterior alterations include painting the existing wall and installing aluminum windows and a door; and
- WHEREAS, the site and photo plan dated January 29, 2014 shows the existing building with the proposed tenant space, which has frontage on Irving Avenue and Wellington Place, both city streets; and
- WHEREAS, the plan shows an area of parking allocated for Syracuse Blue Print during operating hours by agreement adjacent to a church located across Wellington Place; and
- WHEREAS, the plan states that 50 total parking spaces are required for the new tenant and existing retail and warehouse and 36 parking spaces are provided; the plan states that the owner plans to seek a waiver for required off-street parking; and
- WHEREAS, the property has access to public water 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; and
- WHEREAS, 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; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820."
3. Every municipal review provides the opportunity to improve community appearance and functionality, and the City and applicant are encouraged to consider pedestrian improvements such as continuous sidewalks, addition of landscaping and safe and appropriate pedestrian crossings to parking areas.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-46

- 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 North Syracuse Planning Board at the request of Robyn O'Mara for the property located at 213 North 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 North Main Street, a state highway, and the municipal boundary between the Town of Cicero and Town of Clay; and
- WHEREAS, the applicant is proposing to demolish a garage, remove a deck, add an ADA ramp and framed porch, and add parking spaces to convert a residential house to a specialty pet spa and wellness center for dogs and owners on a 0.28 acre parcel in a Village Center (C-3) zoning district; and
- WHEREAS, the proposed site plan revised January 27, 2014 shows the existing building, a new ADA ramp with deck and railings on the front of the building, a handicapped parking space in front of the building with a vegetative screen, new asphalt parking with 6 spaces behind the building, new asphalt paving at the existing gravel driveway, and a lawn area and new garden area behind the building; and
- WHEREAS, the applicant's response to the Village's consultant states that there is no way to alter the rear of the building where there is a small porch to install a handicapped entrance and ramp according to ADA guidelines, and the consultant recommended that one handicapped van accessible space be located in the front and be blocked from street view by evergreen hedging and some seasonal annuals; and
- WHEREAS, the plan shows an existing driveway on North Main Street, which appears to encroach on the adjacent parcel to the south; any existing or proposed access on North Main Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an existing concrete walk along North Main Street that continues through the driveway; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, Per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the

Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

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

1. The applicant must coordinate with and obtain permits from the New York State Department of Transportation for a commercial driveway to meet state standards as well as for any proposed work in the state right-of-way. The Department advises the plan should show the right-of-way line.
2. The New York State Department of Transportation has determined that the applicant must verify that the proposed development would not create additional stormwater runoff into the State's drainage system.

The Board offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-47

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Boukair Realty LLC for the property located at 961 (959) Hiawatha Boulevard West; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing interior renovations and alterations, a new storefront and façade, new entry arch and vestibule, and new truck service bay addition for a car dealership on a 6.4 acre parcel in an Industrial Class A zoning district; and
- WHEREAS, the site plan dated December 6, 2013 shows an existing new car showroom and service bay building with a new entry icon arch and vestibule and proposed truck service bay addition, a used car sales building, two existing signs along Hiawatha Boulevard and tarvia parking areas on almost the entire remaining portion of the site; and
- WHEREAS, the plan shows two curb cuts on Hiawatha Boulevard, a city street, and the site also has frontage on State Fair Boulevard, a city street; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and

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

1. Every municipal review provides the opportunity to improve community appearance and functionality, and the City and applicant are encouraged to consider potential site improvements such as addition of landscaping, particularly along the city rights-of-way and controlled and delineated access.
2. The City should ensure that a lighting plan does not allow for glare or spillover on adjacent properties or the state and city rights-of-way.
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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of DB Real Estate Crouse LLC for the property located at 732-40 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of SUNY Upstate University; and
- WHEREAS, the applicant is proposing to establish a new retail business with signage in an existing building in a Local Business Class A zoning district; and
- WHEREAS, the City application states that the proposed business would be a retail baked goods store that will purchase items from other local bakeries and resell them, and coffee and cold drinks will be served and all foods and drink will be take-out; the application states that there are no plans for seating; and
- WHEREAS, the survey dated October 17, 2013 shows the proposed retail space on the front of the Bayberry Uniform building, which is attached to Faegan's Pub; and
- WHEREAS, the survey shows that the site has frontage on South Crouse Avenue, a city street; and
- WHEREAS, the property has access to public water 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; and
- WHEREAS, 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; 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 Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Robert Jokl - yes; Chester Dudzinski - yes; Douglas Morris - yes; and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-49

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of JM Wall Company LLC for the property located at 996 (936) North Clinton 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to relocate one wall sign and install one new wall sign on an existing liquor store in a Lakefront T5 zoning district; and
- WHEREAS, the City application states that a 3 by 12 foot wall sign would be repositioned and a set of internally illuminated (LED) channel letters, "Harbor View," would be added; and
- WHEREAS, a list of signs provided by the applicant shows that there are five existing signs and one proposed sign on site; and
- WHEREAS, a plan dated July 12, 2006 shows that the site has frontage on Clinton Street, Old Court Street and Genant Street, all city streets; and
- WHEREAS, per the Lakefront zoning regulations, within the T5 district signs may only be externally lit, a single external sign band may be applied to the façade of each building providing it does not exceed 3' in height, and a single sign for each business, of less than 4' may be attached perpendicular to the façade; 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 applicant is encouraged to be mindful of the intent of the Lakefront zoning district regulations, in particular keeping to an urban scale and form through elements such as signage, and work with the City to meet the specified signage requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-50

- 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 City of Syracuse Board of Zoning Appeals at the request of Jerome House, LLC for the property located at 204 Jerome Street; 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 Hutchings Psychiatric Center land on Miles Avenue, a state-owned institution; and
- WHEREAS, the applicant is requesting an area variance to maintain a driveway/parking area in excess of 12 feet width in the required front yard setback in a Residential Class A zoning district; and
- WHEREAS, the site plan dated December 1, 2013 shows a single family house, a parking lot, an existing driveway with a new asphalt top coat, and an area where existing asphalt was removed and new topsoil and grass seed was added; and
- WHEREAS, the site has a driveway on Jerome Street, a local street; and
- WHEREAS, a narrative from the applicant states that the increased pavement width beyond the maximum allowed 12 feet is limited to the amount of additional paving necessary to access a parking space adjacent to the house in the side yard; 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 applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-51

- 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 Greenwood Winery for the property located at 6475 Collamer 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 Collamer Road, a state road, and Northern Boulevard, a county road; and
- WHEREAS, the applicant is proposing to construct a 42 by 42 foot covered structure for outdoor uses during special events for a winery/café on a 5 acre parcel in an Industrial zoning district; and
- WHEREAS, the Board recommended modification of site plan referrals (Z-12-237, 335, 386 and 430) and re-subdivision referrals (S-12-58 and 77), which addressed driveway and stormwater/drainage study requirements; and
- WHEREAS, the Town application states that the applicant proposes to erect a barn canopy adjacent to the existing winery building on the former parking lot on the north side of the building; and
- WHEREAS, the Phase II site layout and utilities plan dated January 29, 2014 shows a café/wine tasting facility, wine processing facility, existing concrete crush pad and canopy, the proposed concrete crush pad and canopy extension, an existing asphalt patio, and parking areas; and
- WHEREAS, the plan shows two accesses on Collamer Road, one of which is an ingress and egress right-of-way leading to the adjacent parcel to the north; any existing or proposed access on Collamer Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is located in the Metropolitan Syracuse 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 applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-52

- 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 DeWitt Town Center for the property located at 3179 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 the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing alteration of a parking lot for traffic flow and parking on a 19.7 acre parcel in a Business zoning district; and
- WHEREAS, the Town application states that the proposed project is a continuation of the existing plaza redevelopment and involves a redesigned main entrance/exit, restriping and resurfacing of plaza pavements, retrofitting existing light poles with new LED luminaries, landscaping, new dumpster enclosures and bicycle racks; and
- WHEREAS, the site plan dated January 17, 2014 shows an existing 69,700 square foot building, two existing buildings (55,600 square feet each) that are connected, proposed bike racks in front of each existing building, and parking areas with 1,029 parking spaces (per the application); and
- WHEREAS, the plan shows two driveways on Erie Boulevard East; any existing or proposed access on Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an internal network with cross connections with two adjacent parcels to the south and west; and
- WHEREAS, the referral included a lighting plan and landscape plan; and
- WHEREAS, New York State wetland maps indicate that the northern and eastern edges of the property may be located in a state wetland and/or the 100 foot state wetland buffer; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and
- WHEREAS, in 2012, the Board offered the following comment regarding proposed development on Bridge Street (Z-12-100, and S-12-25), adjacent to the proposed Dewitt Town Center, "Recognizing the limitations that may be presented by the wetlands and the condition of Kravec Drive, the Board encourages the Town to work with this applicant, Paradise Plaza [Dewitt Town Center], and other adjacent landowners and developers to conceptualize, facilitate, and solidify an internal road network for all modes of transportation

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between Bridge Street and Erie Boulevard and to identify area traffic mitigation responsibilities prior to Town approval of individual projects.”; 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 applicant must contact the New York State Department of Transportation regarding driveway access and the signal on Erie Boulevard, and must obtain permits from the Department for any work within the state right-of-way.

The Board also offers the following comments:

1. The Board encourages the Town and applicant to consider providing pedestrian accommodations on site that connect to the sidewalk on Erie Boulevard East to facilitate pedestrian safety and mobility.
2. The Board encourages the Town to continue to explore opportunities for cross connections and internal circulation networks among this core property and neighboring uses in this area.
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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-53

- 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 Liverpool Planning Board at the request of Liverpool Properties LLC for the property located at 201 First 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 Onondaga Lake Park, a county owned facility; and
- WHEREAS, the applicant wishes to modify an approved site plan, adopted August 26, 2013, to add a new deck, stairs and expanded parking area to an existing restaurant (Limp Lizard) on a 0.596 acre parcel in a Business (B-1) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a Site Plan referral (Z-13-223) citing parking and access planning, green infrastructure, flood plains, and water service; and
- WHEREAS, the Overall Site Plan dated February 7, 2014 shows the existing restaurant and a driveway entrance on First Street, leading to the new deck at the rear of the building; and
- WHEREAS, the driveway leads to parking at the rear of the parcel, attached to a new parking area on a separate interior block parcel, with one way access to Lake Street, a village street, and to a new 24 foot two-way drive on Village owned land, and labeled " Village Improvements to access by: Piascik Engineering"; and
- WHEREAS, the 24 foot drive also shows access from the rear of an adjacent parcel containing White Water Pub, which is noted to also be owned by the applicant; and
- WHEREAS, the Site Plan shows an arborvitae hedgerow along the parking area, dumpster locations, and the referral notes drainage improvements and lighting area also included; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicated that the proposed new parking is located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

1. The Board encourages the Village to continue parking and access planning for other properties on this block, and throughout the Village Core, in an effort

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to foster a traditional walkable setting.

2. The municipality is encouraged to uphold local flood ordinance requirements as required for good standing in the National Flood Insurance Program, and to ensure that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of B. Dean Johnson for the property located at 8886 Maple 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 border between the Town of Cicero and Oneida Lake, the municipal boundary of Oswego County; and
- WHEREAS, the applicant proposes an area variance to partially reconstruct, expand and renovate an existing single-family residence on a 97'x298' lot in a Residential (R-10) zoning district; and
- WHEREAS, per the referral form, the existing structure is nonconforming, and has a minimum side yard setback of 2.3 feet where 6 feet is required; the proposed main house reconstruction would occur on the existing foundation, continuing the encroachment into the side yard; a new two-bay garage would be constructed 6.4 feet from the side parcel line; and
- WHEREAS, the site has an existing asphalt driveway onto Maple Drive, a town road; and
- WHEREAS, the site is served by public water and is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicated that the proposed new parking is located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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 encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Thomas Kinsella for the property located on NYS Route 290; 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 NYS Route 290 (Manlius Center Road); a state road; and
- WHEREAS, the applicant proposes a zone change (from Commercial A to Commercial B), as well as site plan review and an area variance for signage for a proposed recreational vehicle sales facility on a vacant 2.559 acre parcel; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-14-57) and Area Variance (Z-14-58) referral for the project; and
- WHEREAS, the site is the location of the former Fremont Lanes bowling alley, which has been demolished; existing blacktop and gravel areas from the previous use are to remain; and
- WHEREAS, the enclosed Plan dated February 5, 2014, shows a 14' x 17' office, with 12 parking spaces, and proposed locations for parking of 23 RVs/trailers; some RV/Trailer parkign would occur on existing grassed areas toward the rear of the parcel; and
- WHEREAS, a zone change is needed to Commercial B, in order to permit outdoor sales of vehicles, and the referral notes site plan review is contingent on zone change approval; and
- WHEREAS, an area variance is also requested, with the referral stating the variance as "signage face area proposed app(roximately) 55', permitted 18'; location possibly: a freestanding pole mount sign rendering included with the referral materials shows a 10'8" x 5' sign with exterior lighting, measuring 10 feet high from the ground; the Site Plan shows the location of an existing sign; and
- WHEREAS, the Site Plan shows two existing driveways onto Manlius Center Road; any existing or proposed driveway access must the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan indicated the frontage planting area will include split rail fencing and landscaping; drainage facilities are not indicated on the plan; and
- WHEREAS, the site has access to public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

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

WHEREAS, the Onondaga County Department of Water 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; 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 Board has the following comments regarding the site plan and variance:

1. Per the New York State Department of Transportation, the applicant must close the westernmost driveway onto Manlius Center Road. The remaining driveway must meet state standards, and a state highway work permit is required for any work within the state right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Board encourages the Town and applicant to incorporated landscaping at the front of the parcel, and strive to reduce paved/gravel areas in favor of more permeable surfaces.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Town Board at the request of Thomas Kinsella for the property located on NYS Route 290; 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 NYS Route 290 (Manlius Center Road); a state road; and
- WHEREAS, the applicant proposes site plan review, as well as a zone change (from Commercial A to Commercial B) and area variance for signage for a proposed recreational vehicle sales facility on a vacant 2.5589 acre parcel; and
- WHEREAS, the Board is concurrently reviewing a zone change (Z-14-56) and special permit referral for the project (Z-14-58); and
- WHEREAS, the site is the location of the former Fremont Lanes bowling alley, which has been demolished; existing blacktop and gravel areas from the previous use are to remain; and
- WHEREAS, the enclosed Plan dated February 5, 2014, shows a 14' x 17' office, with 12 parking spaces, and proposed locations for parking of 23 RVs/trailers; some RV/Trailer parking would occur on existing grassed areas toward the rear of the parcel; and
- WHEREAS, a zone change is needed to Commercial B, in order to permit outdoor sales of vehicles, and the referral notes site plan review is contingent on zone change approval; and
- WHEREAS, an area variance is also requested, with the referral stating the variance as "signage face area proposed approximately 55', permitted 18'; location possibly: a freestanding pole mount sign rendering included with the referral materials shows a 10'8" x 5' sign with exterior lighting, measuring 10 feet high from the ground; the Site Plan shows the location of an existing sign; and
- WHEREAS, the Site Plan shows two existing driveways onto Manlius Center Road; any existing or proposed driveway access must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan indicated the frontage planting area will include split rail fencing and landscaping; drainage facilities are not indicated on the plan; and
- WHEREAS, the site has access to public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water 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; 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, the applicant must close the westernmost driveway onto Manlius Center Road. The remaining driveway must meet state standards, and a state highway work permit is required for any work within the state right-of-way.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Manlius Town Board at the request of Thomas Kinsella for the property located on NYS Route 290; 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 290 (Manlius Center Road), a state road; and
- WHEREAS, the applicant proposes an area variance for signage, as well as a zone change (from Commercial A to Commercial B) and site plan review, for a proposed recreational vehicle sales facility on a vacant 2.5589 acre parcel; and
- WHEREAS, the Board is concurrently reviewing a zone change (Z-14-56) and site plan referral for the project (Z-14-57); and
- WHEREAS, the site is the location of the former Fremont Lanes bowling alley, which has been demolished; existing blacktop and gravel areas from the previous use are to remain; and
- WHEREAS, the enclosed Plan dated February 5, 2014, shows a 14' x 17' office, with 12 parking spaces, and proposed locations for parking of 23 RVs/trailers; some RV/Trailer parkign would occur on existing grassed areas toward the rear of the parcel; and
- WHEREAS, a zone change is needed to Commercial B, in order to permit outdoor sales of vehicles, and the referral notes site plan review is contingent on zone change approval; and
- WHEREAS, an area variance is also requested, with the referral stating the variance as "signage face area proposed app(roximately) 55', permitted 18'; location possibly: a freestanding pole mount sign rendering included with the referral materials shows a 10'8" x 5' sign with exterior lighting, measuring 10 feet high from the ground; the Site Plan shows the location of an existing sign; and
- WHEREAS, the Site Plan shows two existing driveways onto Manlius Center Road; any existing or proposed driveway access must the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan indicated the frontage planting area will include split rail fencing and landscaping; drainage facilities are not indicated on the plan; and
- WHEREAS, the site has access to public water and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water 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; 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, the applicant must close the westernmost driveway onto Manlius Center Road. The remaining driveway must meet state standards, and a state highway work permit is required for any work within the state right-of-way.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-59

- 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 Town Board at the request of Mehdi Marvasti for the property located at 2022 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 West Lake Road, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing 3-bedroom residence and construct a new 3-bedroom residence with a detached garage on a 0.66 acre existing nonconforming parcel in a Rural and Farming zoning district and the Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-14-60) and area variance (Z-14-61) referrals; and
- WHEREAS, the referral notice states that variances are required to reduce side yard setback from 13 feet to 7 feet, increase footprint from the 6 percent of lot area maximum for the nonconforming lot to 6.9 percent, and reduce required lake frontage from 75 feet to 57.3 feet; and
- WHEREAS, the site plan dated January 27, 2014 shows the proposed house, proposed detached garage, existing boat house, and a portion of the existing tarvia driveway that would be demolished; and
- WHEREAS, the plan shows an existing driveway on West Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the referral notice states that impermeable surface coverage would be reduced from 19.9 percent to 17.8 percent; and
- WHEREAS, a memo from the City of Syracuse Department of Water states that prior to modification or replacement of an existing structure, the City of Syracuse and Onondaga County Health Department must issue written acceptance of the existing onsite wastewater treatment system (OWTS) or grant approval for the construction of a new OWTS; the memo states that to determine the condition of the existing system, an evaluation must be performed and submitted to this office by a licensed design professional, and the evaluation must document whether the existing OWTS complies with local design standards, what the condition is of the existing components, and if the OWTS can properly treat wastewater generated from the renovated structure; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel adjacent to the lake is in a Special Flood Hazard Area (SFHA); 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 Skaneateles Lake Watershed rules and regulations require the Onondaga County Health Department and City of Syracuse Water Department to formally accept and/or approve, any existing or proposed septic system to service this property prior to Town approval of the plan.
2. The applicant must obtain any necessary approvals and/or permits from the Onondaga County Health Department, the City of Syracuse Department of Water, and the New York State Department of Environmental Conservation.

The Board offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Mehdi Marvasti for the property located at 2022 West 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 West Lake Road, a state highway; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing 3-bedroom residence and construct a new 3-bedroom residence with a detached garage on a 0.66 acre existing nonconforming parcel in a Rural and Farming zoning district and the Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-14-59) and area variance (Z-14-61) referrals; and
- WHEREAS, the referral notice states that variances are required to reduce side yard setback from 13 feet to 7 feet, increase footprint from the 6 percent of lot area maximum for the nonconforming lot to 6.9 percent, and reduce required lake frontage from 75 feet to 57.3 feet; and
- WHEREAS, the site plan dated January 27, 2014 shows the proposed house, proposed detached garage, existing boat house, and a portion of the existing tarvia driveway that would be demolished; and
- WHEREAS, the plan shows an existing driveway on West Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the referral notice states that impermeable surface coverage would be reduced from 19.9 percent to 17.8 percent; and
- WHEREAS, a memo from the City of Syracuse Department of Water states that prior to modification or replacement of an existing structure, the City of Syracuse and Onondaga County Health Department must issue written acceptance of the existing onsite wastewater treatment system (OWTS) or grant approval for the construction of a new OWTS; the memo states that to determine the condition of the existing system, an evaluation must be performed and submitted to this office by a licensed design professional, and the evaluation must document whether the existing OWTS complies with local design standards, what the condition is of the existing components, and if the OWTS can properly treat wastewater generated from the renovated structure; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel adjacent to the lake is in a Special Flood Hazard Area (SFHA); 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 Skaneateles Lake Watershed rules and regulations require the Onondaga County Health Department and City of Syracuse Water Department to formally accept and/or approve, any existing or proposed septic system to service this property prior to Town approval of the plan.
2. The applicant must obtain any necessary approvals and/or permits from the Onondaga County Health Department, the City of Syracuse Department of Water, and the New York State Department of Environmental Conservation.

The Board offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2014

OCPB Case # Z-14-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Mehdi Marvasti for the property located at 2022 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Lake Road, a state highway; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing 3-bedroom residence and construct a new 3-bedroom residence with a detached garage on a 0.66 acre pre-existing nonconforming parcel in a Rural and Farming zoning district and the Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-14-59) and special permit (Z-14-60) referrals; and
- WHEREAS, the referral notice states that variances are required to reduce side yard setback from 13 feet to 7 feet, increase footprint from the 6 percent of lot area maximum for the nonconforming lot to 6.9 percent, and reduce required lake frontage from 75 feet to 57.3 feet; and
- WHEREAS, the site plan dated January 27, 2014 shows the proposed house, proposed detached garage, existing boat house, and a portion of the existing tarvia driveway that would be demolished; and
- WHEREAS, the plan shows an existing driveway on West Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the referral notice states that impermeable surface coverage would be reduced from 19.9 percent to 17.8 percent; and
- WHEREAS, a memo from the City of Syracuse Department of Water states that prior to modification or replacement of an existing structure, the City of Syracuse and Onondaga County Health Department must issue written acceptance of the existing onsite wastewater treatment system (OWTS) or grant approval for the construction of a new OWTS; the memo states that to determine the condition of the existing system, an evaluation must be performed and submitted to this office by a licensed design professional, and the evaluation must document whether the existing OWTS complies with local design standards, what the condition is of the existing components, and if the OWTS can properly treat wastewater generated from the renovated structure; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel adjacent to the lake is in a Special Flood Hazard Area (SFHA); 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 Skaneateles Lake Watershed rules and regulations require the Onondaga County Health Department and City of Syracuse Water Department to formally accept and/or approve, any existing or proposed septic system to service this property prior to Town approval of the plan.
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The Board offers the following comments:

1. The Board encourages the Town to require the applicant to reduce impermeable surface coverage as close to 10 percent as possible.
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The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Robert Jokl - yes; Chester Dudzinski - yes; Douglas Morris - yes; and Brian Donnelly - yes.