

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
May 23, 2016**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Acting Chairman Fred Gilbert presiding and the following Members were present: Ann Kelly, Don Crossett, Mike LeRoy and Walt Neuhauser. Also present was Attorney Timothy Frateschi

Also Present: Ellen McGrew, Chris & Sara Bollinger, Deana Ingram, Stephen Ziff, Bob Rardou, Terry Horst, Rick Ruggalar?, Garrett Bilow, Lucy Gallery, Scott Hale, Bill Cross, Deborah Kelly, Brian Kelly, Linda DeHaas, Jeff, Wanda and Samantha Coombs

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of May 9, 2016.

Spraguellis, LLC 422 Kinne Street, E. Syracuse NY 13057
PUBLIC HEARING for Site Plan Approval for a Repair Shop and Car Dealer located at
7048 North Manlius Road.
Tax Map # 040.-01-08.1

The Applicant told the Board that he wanted to open a car dealership/repair shop at the location. He also said that he made the changes the Board asked him to at the previous meeting.

Attorney Frateschi reminded the Board that the applicant was asked to amend the following:

1. Make sure the first parking space wasn't in the right of way
2. Remove the parking along the side of the garage
3. Designate employee parking spaces.

Attorney Frateschi also stated that the appropriate changes have been made to the Site Plan and he is showing the curb stops as the Board requested.

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to waive the reading of the Public Hearing Notice.

Member Neuhauser made a motion seconded by Member Crossett and carried unanimously to open the Public Hearing at 7:05pm.

With there being no comments from the Public, Member Kelly made a motion seconded by Member Neuhauser and carried unanimously to close the Public Hearing at 7:06pm.

Attorney Frateschi read into the minutes the comments from the Onondaga County Planning Board. (Please see attached for the comments)

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to override the Onondaga County Planning Board's decision to have a traffic study done on the location of the project since the site has always been a repair shop and the site is large enough to handle internal traffic.

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to approve the Site Plan for 7048 North Manlius Road; prepared by Dussing Landscaping, LLC, entitled 7048 North Manlius Road, part farm lot number 15, dated 01-12-16, file number 16-11, received by the Town on May 3, 2016.

Garrett Bilow, 916 Park Avenue, Syracuse, NY 13204

PUBLIC HEARING for Excavating, Grading and Filling Permit - 6789 Fremont Road, E.

Syracuse 13057

Tax Map # 44-01-08.1

Acting Chairman Gilbert said that the Board back from the Onondaga County Planning Board and they are concerned about filling in the floodplain.

Attorney Frateschi said that the County is recommending a disapproval of the project. (Please see the attached comments from the Onondaga County Planning Board).

Acting Chairman Gilbert stated the Board feels the same way about filling in a floodplain; the Board should not agree to allow filling in a designated wetland.

Attorney Frateschi said that the Board has received a SWPPP from the Applicant today but Town Engineer Doug Miller has not been able to review it yet. Engineer Miller is also waiting on a letter from FEMA indicating it is ok to fill in the floodplain. The Board probably will not take any action tonight partly because Doug has not been able to look at the SWPPP.

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to waive the reading of the Public Hearing Notice.

Member Neuhauser made a motion seconded by Member Crossett and carried unanimously to open the Public Hearing at 7:13pm.

With there being no comments from the Public, Member Neuhauser made a motion seconded by Member Crossett and carried unanimously to close the Public Hearing at 7:14pm.

Mr. Bilow asked if there was anything else that needed to be done.

Attorney Frateschi asked if the Board was, based on the disapproval letter from the County, prepared to override the County and their comments.

Member Neuhauser said that he thinks the Board should hear from Doug. The Board agrees that they should hear from Doug before making any decision.

Member Kelly asked if he followed up FEMA. The Applicant said no.

Attorney Frateschi said it does not look like the Board is going to approve anything until they get a letter from FEMA saying that it's ok to fill in the floodplain. The FEMA letter we have states that they (FEMA) deny the request. The requester may submit the appropriate supporting data and request a LOMR app. in accordance with paragraph of the NFIB regulation. The applicant needs that letter from FEMA saying that they will remove it before this Board will approve the project.

Fremont First, PO Box 6483, Syracuse NY 13217
PUBLIC HEARING for Site Plan Review – 7027 – 7041 Manlius Center Road (Fremont Plaza), E. Syr. 13057
Tax Map # 062.-02-10.2

Terry Horst, Maxian and Horst presented the project on behalf of the applicant. She stated that they are going to put an addition of 8000 square feet, façade improvements, new sidewalks landscaped islands, light poles and re-striping of the pavement.

Member Kelly made a motion seconded by Member Crossett and carried unanimously to waive the reading of the Public Hearing Notice.

Member LeRoy made a motion seconded by Member Kelly and carried unanimously to open the Public Hearing at 7:25pm.

With there being no comments from the Public, Member Kelly made a motion seconded by Member LeRoy and carried unanimously to close the Public Hearing at 7:26pm.

Attorney Frateschi stated that they received comments back from the Onondaga County Planning Board regarding the project and they only made minor comments. (Please see attached for the comments).

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to approve the Site Plan prepared by Maxian and Horst, entitled Fremont First, dated 04/13/16, updated 05/12/16. 2-page Site Plan, including Photometric plans, L1 and L2.

Weichert Realtors-The Bollinger Group, 107 Thompson St. Fayetteville, NY
PUBLIC HEARING for Site Plan Review and Accessory Use Permit for the property at 7137 Genesee Street, Fayetteville, NY 13066
Tax Map #'s 085.-07-11

Chris Bollinger stated that he had an offer in to buy the property on Genesee Street. Contingent on the offer approval, he would like to relocate his Real Estate business to the Genesee Street location.

Attorney Frateschi reminded the Board that at the last meeting the 2 issues that arose were the sign and the landscaping.

Member Neuhauser said, for a landscaping point of view, that he would like to see an upgrade to the landscaping. He asked what the plan was to update the landscaping. Mr. Bollinger said he would like to plant Hostas and other various plants to dress up the property.

Acting Chairman Gilbert brought up the issue of the color of the sign. The Weichert sign according to Weichert corporate is yellow. Mr. Bollinger said that he is a franchise and part of the franchise is that their signs are yellow and he thinks that it should stay that color.

Member Kelly made a motion seconded by Member Crossett and carried unanimously to waive the reading of the Public Hearing Notice.

Member LeRoy made a motion seconded by Member Neuhauser and carried unanimously to open the Public Hearing at 7:35pm.

Scott Hale, 105 Homewood Drive stated that he lives 2 houses behind where the business is proposed. He and several neighbors are in favor of this business being opened on the corner.

Member Kelly made a motion seconded by Member Neuhauser and carried unanimously to close the Public Hearing at 7:37pm.

Attorney Frateschi read into the minutes the referral from the Onondaga County Planning Board. (Please see attached for comments).

Conversation ensued regarding the flow of traffic from the site. Traffic should enter on the northerly end and exit on the southerly end.

Conversation also ensued regarding the sign. The Board agreed that because of the corporate policy of identifying the business with a yellow sign, requiring the Applicant to change the color of the sign would be onerous to the business.

Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to approve the Site Plan, including the sign and all of the other document submitted with the application, for Weichert Realtors, prepared by Andrew Ingram.

Member Neuhauser made a motion, seconded by Member Kelly and carried unanimously to approve the Accessory Use Permit for this property for a period of 7 years to expire May 23, 2023.

Stephen Ziff, 4686 Whetstone Road, Manlius, NY 13104
Accessory Use Permit – for 4686 Whetstone Road, Manlius, NY 13104
Tax Map # 112.-02-03.0

Mr. Ziff stated that he runs a Construction Company called ProVison out of his house and that he resides at said location. He has 1 gentleman that works at the house on a daily basis and he has several other people working for him whom are out in the field working. These people are not there every day.

Member Kelly asked Mr. Ziff if he was living at the location on Whetstone. He said yes but not all the time. He does not spend every night there. He went through a divorce and the house sat vacant for over a year. He lives with his parents (on Broadfield Road) and daughter.

Member Kelly then asked if Mr. Ziff was living there on the weekends. Mr. Ziff replied sometimes, he does not spend much time there. All of his stuff is at his parents' house. Since the house was awarded to him in the divorce, he is now back in the house maintaining it.

Acting Chairman Gilbert stated that the zoning on the house is R-1 meaning that it allows some businesses to operate out of the property as long as it is primarily residential. He also said that the Board has heard from a number of neighbors saying that Mr. Ziff does not live there as a primary resident.

Mr. Ziff stated that he does not own another residence.

Member Kelly asked why he did not move into the house. Mr. Ziff said because of bad memories and his intention is to not to move back in there full time. He would like to eventually

get rid of the place or find something else. He is not in the position to do anything with it right now.

Acting Chairman Gilbert asked what the house is being used for currently. Mr. Ziff said there are no clientele coming in or out. He has a storage space where the equipment is kept, it is strictly used for setting up jobs. There is a bedroom used for an office and the kitchen is used for the office manager.

Member Neuhauser asked what Mr. Ziff's intentions were over the next 5 years for the house. The applicant said that he will use the house for the next 6 months to a year for a home business, and then the intention is to use it as a residential rental property.

Mr. Ziff stated that there might have been 4-5 cars on the property. David Weber (from the Planning and Development Department) came by months ago because of a complaint. Mr. Ziff told him that he would try to be courteous by not parking on the grass.

Acting Chairman Gilbert said that what this Board needs to take into consideration is the fact that this is an R-1 zoning and it is primarily residential. The Board has kept a tight control on this in the past.

Mr. Ziff said that if he has to live there full-time to make this work then he would make it happen. He just does not see it as having to be there every single day or night. There has never been a client there to drop off plans let alone a check. He wants to be honest and he admits that he does not live there but will if that makes a difference for the accessory use permit.

Conversation ensued regarding having a Public Hearing. The Board felt that they should have a Public Hearing in order to hear from the neighbors.

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on June 13, 2016 at approximately 7:05pm.

Other Business

Attorney Frateschi told the Board that Doug Miller received an email from Melvin Moore regarding the changes to the Church of the Immaculate Conception. Mr. Moore said that the pocket park is going to disappear but will be replaced with a small 12 car parking area. The design change has resulted in a net loss of 1,708 sq. ft. of new impervious pavement.

Member Kelly made a motion seconded by Member LeRoy to approve the changes for the Immaculate Conception Church as they will have less of an environmental and planning impact than that previously approved.

With there being no further business, Member Crossett made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 8:03pm.

Respectfully submitted,
Lisa Beeman, Clerk



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-140

- 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 Planning Board at the request of Spraguellis, LLC for the property located at 7048 North Manlius 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 North Manlius Road, a county road; and
- WHEREAS, the applicant is proposing to open a car dealership and auto repair shop on a 0.977-acre parcel in a Commercial (C-B) zoning district; and
- WHEREAS, per the Town Zoning Map, the subject parcel is the only parcel with commercial zoning in the vicinity; the surrounding area is all zoned Restricted Agricultural (R-A) and is characterized by residences, farmland, and vacant wooded land, with a painting business located next door; and
- WHEREAS, a Location Survey dated January 12, 2016 shows the site contains two existing garages and a shed; two proposed loose gravel stone parking areas are shown along the existing driveway, one with 12 spaces around the sides and front of the rear garage, and one with 8 spaces in front of the front garage in the front yard extending almost to the edge of pavement line; a portion of the existing driveway near the rear garage encroaches on the adjacent parcel to the east; and
- WHEREAS, the survey shows the site with frontage and an existing gravel driveway on North Manlius Road; the edge of pavement line and road centerline are shown on the survey, however the right-of-way boundary is not indicated; any existing or proposed access to North Manlius Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the survey shows a proposed light on the front of each garage, and a proposed light on the side of the front garage; and
- WHEREAS, the survey shows the location of a proposed freestanding sign, with a note stating the sign will be a double-sided 4' x 4' business sign 3' off the ground; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the survey shows an existing septic vent behind the front garage; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

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2. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements for the existing driveway on North Manlius Road, in order to satisfy commercial driveway standards.

3. The applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to service this property prior the Town approving this project.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation advises that the site plan should show the County right-of-way boundary, and notes that no parking, backing, loading, or servicing of vehicles will be permitted in the right-of-way.

2. Per the Onondaga County Department of Transportation, the Town and applicant are advised that the proposed sign must be located outside the clear zone and may not obstruct sight distance.

3. The Town and applicant should ensure that an easement or shared agreement is in place for the portion of the existing driveway which encroaches on the adjacent parcel to the north.

4. The Town and applicant are further encouraged to relocate the proposed expanded gravel parking area from the front yard to elsewhere on the site, such as behind the front garage, in order to improve community appearance for neighboring residences.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 05-18-2016



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-138

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Manlius Planning Board at the request of Garrett Bilow for the property located at 6789 Fremont Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 90 (New York State Thruway), a state highway, Fremont Road, a county road, and the municipal boundary between the Town of Manlius and the Town of DeWitt; and
- WHEREAS, the applicant is requesting an Excavation, Grading and Filling Permit to grade and fill a 0.65-acre portion of a 28.309-acre lot in a Restricted Agricultural (R-A) zoning district, in order to remove the area from the floodplain and construct a single-family residence; and
- WHEREAS, the Topographic Map dated October 1, 2015 shows a 28.309-acre lot with 97' of frontage on Fremont Road to the east, New York State Thruway to the south, and power lines to the west; a proposed area to be removed from the Special Flood Hazard Area (SFHA) is shown set back from Fremont Road behind another parcel (an existing single-family residence, per a project narrative); and
- WHEREAS, details of the area to be cleared indicate a project limit covering 0.65 acres (28,300 square feet), which will include clearing, top soil stripping, and clean filling, and locations are shown for a proposed house, garage, septic area, and drive; and
- WHEREAS, a map which appears to come from the New York State Department of Environmental Conservation (NYS DEC) shows the north branch of Ley Creek diagonally crossing the site west of the clear area; FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the creek and covering the entire Fremont Road frontage is currently in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that some of the land at the front of the parcel may no longer be within a SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, per FEMA documentation submitted with the referral, a request to remove the project area from the SFHA was not granted by the Federal Emergency Management Agency (FEMA), and the base flood elevation must be raised in order to resubmit a request for a Letter of Map Revision Based on Fill; the documentation notes the 100-year floodplain elevation for the site is 404.2 feet, and the rendering indicates the proposed base/footing elevation is 406.5 feet; and

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WHEREAS, plans indicate an existing gravel drive on Fremont Road with a turnaround partially within the proposed area to be cleared, and the proposed new drive would connect to the existing drive outside the proposed area to be cleared; the existing drive is also labeled as a construction entrance; and

WHEREAS, a permit application approved by the Onondaga County Department of Transportation dated April 7, 2016 was included with the referral, allowing a proposed change of use from field access to residential access with a width of 10' to 20' and noting the applicant "shall trim brush and maintain the area within the sight distance triangle in such a manner as to maintain the required sight distance; and

WHEREAS, the NYS DEC map shows the westernmost part of the site within a state wetland check zone; data from the NYS DEC further indicates the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and is located outside the Onondaga County Sanitary District; a private septic system is proposed; the applicant must contact the Onondaga County Health Department prior to any soil modifications made on site, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

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

The Board does not endorse the proposed filling within the floodplain, given the potential negative impacts on drainage flow patterns to Ley Creek, the proximity to public highway infrastructure, and the potential availability of other locations on the site to accommodate the proposed development outside the floodplain.

The proposed project also conflicts with the recommendations of the Onondaga County Hazard Mitigation Plan.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 05-18-2016



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-141

- 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 Town of Manlius Planning Board at the request of Fremont First for the property located at 7027-7041 Manlius Center 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 Manlius Center Road (New York State Route 290), a state highway; and
- WHEREAS, the applicant is proposing to construct an 8,042 square foot addition and make façade and parking lot improvements to an existing retail plaza (Fremont Plaza) on a 6.52-acre lot in a Neighborhood Shopping (N-S) zoning district; and
- WHEREAS, the Board previously recommended modification of concurrent site plan and special permit referrals (Z-08-86 and 87) to construct a Tim Hortons restaurant with drive-thru on a leased parcel within the plaza, and offered no position on a site plan referral (Z-07-79) to convert a postal service remote encoding center to retail space (Dollar General) in the plaza; and
- WHEREAS, the Site Plan dated April 13, 2016 shows the existing one-story concrete block retail plaza building (39,781 square feet) the proposed addition to the west side of the building (8,042 square feet), the footprint of proposed future addition (4,220 square feet), and an existing large front parking lot to be restriped for 280 spaces (currently 307 spaces), including 13 spaces behind the building; the existing building formerly housing Tim Hortons building is also shown on the parcel, with no changes indicated; and
- WHEREAS, the plan notes 240 parking spaces are required based on the proposed square footage, and that 262 spaces will be required once the future addition is constructed; the future addition would reduce the amount of parking to 269 spaces; and
- WHEREAS, the plan shows the site with frontage and two existing driveways on New York State Route 290, with new curbing proposed; any existing or proposed access to Route 290 must meet the requirements of the New York State Department of Transportation; the referral materials indicate traffic generation may be up to 200 cars per day; and
- WHEREAS, per the referral materials, there will be 40 employees and daily operation hours, depending on occupancy; elevations and floor plans show eleven potential tenant spaces (A through K), with a façade redevelopment to include individual tenant entryways, new windows, brick and split face CMU finishes with an upper EIFS band with metal coping; and
- WHEREAS, the plan states the amount of pavement will be reduced by 5,485 square feet and curbed landscaped islands are proposed within the existing parking area; the referral materials note there will be no changes to existing drainage patterns; and
- WHEREAS, the site is served by public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

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

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

WHEREAS, per the referral materials, existing light poles will be replaced with new LED lighting; tenant sign areas are shown over each entry way within the EIFS band, and the plan shows an existing freestanding sign at the front of the site; no further signage or tenant information was submitted at this time; and

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

1. Per the New York State Department of Transportation, the applicant is advised that a 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 further encourages the Town and applicant to take this opportunity to further reduce expansive pavement areas by incorporating green infrastructure and permeable surfaces.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 05-18-2016



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-160

- 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 Planning Board at the request of Chris Bollinger / Weichert Realty for the property located at 7137 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 East Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is proposing to convert an elder care services office into a real estate office in an existing residential building on a 0.19-acre lot in a Residential-Multiple Use (RM) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a special permit referral (Z-10-178) to convert the use of the building from a doctor's office into an elder care services office, encouraging the Town to require the driveway to be relocated further from the Route 5 intersection; and
- WHEREAS, the site is located on the mixed-use corridor between Lyndon Corners in the Town of DeWitt and the Village of Fayetteville, at the corner of East Genesee Street (New York State Route 5) and Homewood Drive, a local road serving a small-lot residential neighborhood; and
- WHEREAS, the Site Plan dated April 19, 2016 shows an existing one-story frame building with two existing tarvia driveways on Homewood Drive forming a loop on the side of the house; the southerly drive appears to be just several feet from the Route 5 intersection; and
- WHEREAS, the plan shows six proposed parking spaces within the paved areas: three perpendicular to East Genesee Street in front of the house, two perpendicular to Homewood Drive in back of the house; and one in between parallel to the side of the house; and
- WHEREAS, the plan shows existing landscaping and lawn areas on the site to remain, and an existing double-sided panel and post sign with external uplighting to be replaced with a similar sign for the new business; and
- WHEREAS, the site is served by public water and sewers and is located in the Meadowbrook-Limestone 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:

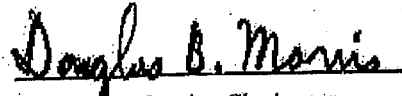
The New York State Department of Transportation maintains that the southerly driveway on Homewood Drive is located too close to the Route 5 intersection to ensure safe egress from the site, particularly for vehicles parked in front of the

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house that may need to back out of the southerly driveway when the northerly driveway is blocked by a vehicle parked on the side of the house.

The Town is strongly advised to require that the northerly driveway be accessible by all vehicles for egress, and/or to reconfigure access and parking to the site such that it meets the safety requirements of the New York State Department of Transportation.

A handwritten signature in dark ink, reading "Douglas B. Morris", is written over a horizontal line.

Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 05-18-2016