



J.Ryan McMahon II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-277

- 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 Route 5 Development Company for the property located at 406 Towne Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct two buildings for two new restaurants on a vacant 1.79-acre outparcel of the Towne Center at Fayetteville shopping plaza in a Regional Shopping (RS) zoning district; and
- WHEREAS, the Board has recently reviewed site plan referrals (Z-21-164, Z-21-225) for previous iterations of the proposed project; previously, the Board reviewed preliminary subdivision (S-18-17) and three-mile limit (Z-19-72) referrals to subdivide two lots at the shopping plaza into three new lots, which created the subject parcel; and
- WHEREAS, the site has frontage on East Genesee Street (NYS Route 5) and contains a parking area for the shopping plaza; the site abuts multiple parcels containing a large multi-tenant retail building and associated parking for the plaza, as well as two adjacent outparcels that contain a McDonald's restaurant and a Key Bank; other recent development in the shopping plaza includes the creation of another outparcel on East Genesee Street for a Chase Bank (S-19-50, Z-19-192, Z-19-256), which was recently completed and opened; and
- WHEREAS, the submitted Site Plan dated September 1, 2021 shows two proposed restaurant buildings with a shared parking area (68 spaces) at the front of the buildings; Restaurant A (2,410 sf, 58 seats) will be set back 55.4' from East Genesee Street and have mobile order pickup service; Restaurant B (4,500 sf, 150 seats) will be adjacent to the other building and have drive-thru service; mobile order pickup and drive-thru lanes will occur on three sides of each building; a new sidewalk is proposed that will connect to sidewalks on the adjacent bank parcels; and
- WHEREAS, the most notable change between the current site plan and previous site plans (Z-21-164, Z-21-225) is that two buildings are proposed where previously one multi-tenant building was planned; and
- WHEREAS, landscaping is proposed along the frontage of the site; a Photometric Plan was included with previous referral materials and showed new pole-mounted light fixtures throughout the parking area and along the mobile order pickup and drive-thru lanes, with possible light spillage into the state right-of-way; per the Existing Conditions Plan, there is a water line and 20' right-of-way to the Onondaga County Water Authority crossing the site; a portion of the development's parking lot will occur within the right-of-way;

ADVISORY NOTE: per the NYS Department of Transportation, no glare or spillover onto adjacent properties or the county right-of-way will be permitted; and

WHEREAS, aerial imagery shows access to the entire shopping plaza comes from a signalized, full access driveway onto Route 5, a right-in, right-out driveway onto Route 5, and four full access driveways onto North Burdick Street, a county road to the east; the outparcel development does not have direct access to Route 5 and will use the access road and existing driveways that serve the shopping plaza; a Traffic Impact Study (TIS) dated March 2021 was included with the referral materials; the TIS concludes that the project will generate approximately 72 entering and 87 exiting vehicles trips during the PM peak hour and 156 entering and 139 exiting vehicles trips during the SAT peak hour; a portion of the proposed volume is presumed to be pass-by traffic and not new, reducing the expected traffic impacts by roughly half; per the TIS, the projected traffic impacts can be accommodated by the existing transportation network with no highway improvements; the NYS Department of Transportation has received and reviewed the traffic data for the project;

ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 5 will be permitted; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP) and revised Stormwater Management Report were submitted with the referral materials and includes a copy of the SPDES General Permit for Stormwater Discharges from Construction Activity effective January 29, 2020; the reports indicate that the project area drains via sheet flow to a closed conduit storm sewer system;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby

waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from the plans it appears that several trees will be removed as part of the project;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site is across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; the project is within 2,000 feet of a site (ID: C734106) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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 submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the New York State Department of Transportation for review. Any changes in anticipated traffic estimates must be reviewed by the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

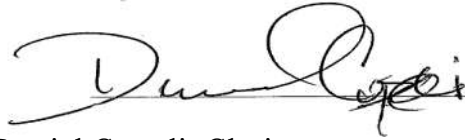
The Board also offers the following comments:

1. The Onondaga County Department of Transportation requests a copy of any information submitted to the New York State Department of Transportation.
2. As review of this project continues, the Town is encouraged to give particular consideration to potential pedestrian and vehicle conflicts, queueing lengths, and overall traffic capacity on-site.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
4. As development of the plaza continues, the Town is encouraged to work with the applicant to further improve walkability throughout the entire shopping plaza

by installing sidewalks along East Genesee Street and North Burdick Street and establishing an internal sidewalk network to facilitate pedestrian circulation between buildings and across parking areas.

5. The applicant is encouraged to consider site plan modifications to improve the aesthetics of the site and the pedestrian environment in this area, including landscape screening along property lines, screening for dumpster enclosures, and locating buildings closer, and parallel, to the road frontage.

6. Prior to future development of the shopping plaza, the Town may wish to assess the overall parking needs of the plaza, as well as the internal traffic and circulation of the site given any changes in traffic resulting from the restaurant and other recent development.

A handwritten signature in black ink, appearing to read "Daniel Cupoli". The signature is fluid and cursive, with a large initial "D" and a stylized "C".

Daniel Cupoli, Chairman
Onondaga County Planning Board
Transmittal Date: 09-15-2021

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** Town of Manlius Planning Board

Fax: 435-2439 **Phone:** 435-2611

Re: Applicant: Route 5 Development Company

Address: at 406 Towne Drive

Referral Type: SITE PLAN

OCPB Date: September 15, 2021

OCPB Action: Modification

OCPB Case #: Z-21-277

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

- Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- Approved the proposed action as modified by the OCPB.
- Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
- Approved the proposed action contrary to the disapproval recommended by the OCPB.*

- Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

- Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.
