

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that pursuant to Section 267-a(12)Town Law, a Public Hearing will be held by the Town of Lysander Zoning Board of Appeals on Monday, February 2, 2015 at 7:30 p.m. at the Town of Lysander Town Offices, 8220 Loop Road, Baldwinsville, New York, for the purpose of considering the following:

The application of Syracuse SMSA/Verizon Wireless, for an Area Variance for property located at 8456 Smokey Hollow Road, Baldwinsville, New York, Tax Map No. 055.-02-04.0 to allow the construction of a Cellular Communication Tower and Equipment Shelter on an undersized lot, in accordance with Article X, Section 139-14, Paragraph B(1)(a) of the Lysander Town Ordinance.

Dated: January 16, 2015

L. Micha Ordway, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER

ZONING BOARD OF APPEALS

APPLICATION

Application Number 2015-001 Date 11-26-14 Fee \$50.00

Type of Application

- Special Use Permit
- Permit for Temporary Structure/Occupancy (explain need on page 2)
- Extension of Permit for Temporary Structure/Occupancy (explain need on page 2)
- Appeal of Decision made by the Code Enforcement Officer
 - Area Variance (provide details on page 2)
 - Use Variance (use requested _____)
- Informal Interpretation (describe issue on page 2)
- Other _____

Applicable Sections of the Zoning Ordinance

139-14

**Review by Onondaga County
Planning Board**

Required Not Required

**Review by Town of Lysander
Planning Board**

Required Not Required

Applicant

Name Syracuse SMSA Limited Partnership d/b/a Verizon Wireless
Street Number 175 Calkins Road Municipality Rochester
State NY Zip Code 14623

Property

Street Number 8456 Smokey Hollow Road Municipality Lysander
State NY Zip Code 13027
Tax Map Number 055.-02-4.0
Owner (if different than applicant)
Name Leatherstocking Media Group
Address 211 Main Street
Cooperstown, NY 13326
Zoning District AR-40 Overlay Control _____
Size of Property 10.53 acres
Existing Structures/Uses Conforming Nonconforming

Need and Description

For temporary permits, explain why a permit is needed. For area variances, attach a copy of a current survey and any drawings or plans - if reducing or enlarging documents that **do not** include a graphic representation of scale indicate the percentage of reduction or enlargement. Attach additional pages if necessary.

See enclosed site plan at Exhibit K

Area Variances

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure

- Front Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
- Individual Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
- Lot Dimensions/Coverage/Floor Area
Type _____
Requirement _____
Variance Requested _____

- Rear Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
- Total Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
- Other
Type Lot Size
Requirement 80,000 sq. ft.
Variance Requested 29,775 sq. ft.

Alternatives

Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

See Exhibit E.

Sworn this 20th day of November, 20 14

Laura Ann Secora
Notary Public

LAURA ANN SECORA
Notary Public, State of New York
Registration #: 01SE6188086
Qualified in Livingston County
Certificate Filed in Livingston County
Commission Expires: 6/2/2016

Syracuse SMSA Limited Partnership d/b/a Verizon Wireless
By its attorney, Nixon Peabody LLP, Robert J. Brenner, Esq.

[Signature]
Applicant/Representative Signature

See Exhibit M
Owner/Representative Signature

EXHIBIT B

PROJECT DESCRIPTION

Syracuse SMSA Limited Partnership, d/b/a/ Verizon Wireless (“Verizon Wireless”), is a public utility licensed and regulated by the Federal Communications Commission. It is charged with the responsibility of providing reliable wireless telecommunications service in various parts of New York State, including the Town of Lysander, including along Smokey Hollow Road and the surrounding area. Verizon Wireless makes this application to construct a 190’ wireless telecommunications tower with twelve (12) wireless telecommunications antennas, an 12’ x 30’ equipment shelter and other associated improvements as depicted on the enclosed site plan (the “Project”) located at 8456 Smokey Hollow Road in the Town of Lysander. (Tax Parcel No. 055.-02-04.0 (the “Site”). The Project will help Verizon Wireless fulfill its obligation to provide reliable wireless telecommunications service to emergency services, businesses, and individuals in the Lysander area.

1. Overview of Wireless Telecommunication Technology and this Project

Wireless telecommunication use has burgeoned since the technology was introduced in the mid-1980s. There are currently more than 255 million wireless communication users in the United States. Wireless telecommunications technology provides a critical link for emergency services, such as ambulances, which use this service to transmit vital signs and medical information via medical telemetry. Police forces and other emergency service providers are increasingly relying on wireless telecommunications to communicate with dispatch and receive calls for assistance. Additionally, many businesses heavily rely on wireless telecommunications, and individuals use them not only for their convenience, but for safety reasons as well.

Essentially, wireless telecommunication devices operate by transmitting a very low power radio signal (less than ten watts per channel) between the telephone and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus housed in a small equipment building near the antenna, where it is connected to an ordinary telephone line, and is then routed anywhere in the world. The antenna and equipment building are known as a “cell site.”

Because of the low power, a cell site is capable of transmitting to and from wireless phones only within a limited geographic area. This limited geographic area is called a “cell.” A cell site must be located within a prescribed area in order to provide coverage for the entire cell.

Wireless telecommunication technology requires that cells overlap somewhat in order to provide uninterrupted service. When the wireless telecommunication user moves into a new cell, the transmission is automatically transferred to the cell site in the new cell. If there is no cell site in the new cell, there is no wireless telecommunication service.

Because each cell site must be placed in such a manner as to provide service within a particular cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned cells around it, there is limited flexibility as to where a cell site can be placed. In the present case, Verizon Wireless has completed a thorough engineering study, using an elaborate computer program known as a “propagation study” (See Exhibit F). A propagation study shows, based on cell boundaries, topography and other factors, where a cell site needs to be located in order to provide reliable wireless telecommunications coverage in a particular cell. Using this information, Verizon has identified the Site as a technologically feasible location for the “Red Rock” cell site.

2. Required Municipal Approvals

The Project is permitted in the Town’s AR-40 Zoning District upon the issuance of controlled site plan review and minor subdivision approval from the Planning Board and an area variance from the Zoning Board of Appeals (See §§ 117-40, 139-13(B), 139-14(B)(1)(a), 139-39 and 139-60) (the “Required Approvals”). Accordingly, Verizon Wireless makes this application for the Required Approvals.

The Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. In fact, the Project will enhance governmental facilities and promote the public welfare by improving the communications capability for emergency service providers, as well as provide

modern wireless telecommunication service to business, industry and individuals in the Town of Lysander.

EXHIBIT E

COMPLIANCE WITH APPLICABLE AREA VARIANCE STANDARDS

Even though Verizon Wireless is held only to the standard for a public utility as described in Exhibit C, this exhibit will demonstrate that the Project also complies with the Area Variance standards as set forth in New York Town Law § 267-b (3)(b). In determining whether to grant an area variance, the traditional standards require the Zoning Board of Appeals to consider the “benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.” (New York Town Law § 267-b (3)(b)).

The requested variance will allow Verizon Wireless to construct the proposed tower in the vicinity of other existing AM/FM radio towers, and in a location that provides the required coverage to Verizon Wireless’ “Baldwinsville North” cell. Based on the location of the neighboring towers, a larger lot size cannot be provided for. The granting of area variance in connection with a reduced lot size will not impair the health, safety or welfare of the adjoining properties, the neighborhood or community in general.

1. Whether an undesirable change be produced in the character of neighborhood or a detriment to nearby properties created by the granting of the area variance?

The character of the surrounding neighborhood is generally a mix of agricultural/residential/vacant/commercial property. The surrounding neighborhood and community as a whole will be served not only by improved wireless telecommunications service for motorists and residents, but by increased service to local emergency and public safety service providers.

The granting of the requested variance will not create an undesirable change to the neighborhood. The site is adjacent to other AM/FM towers.

The granting of the lot size variance will not be a detriment to surrounding properties, particularly since the public utility use will be an unmanned facility. The variance will not be noticed by the casual observer.

2. Whether the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance?

As outlined in Exhibit G, there are no other viable locations to construct the Tower.

3. Whether the requested variance is substantial?

The proposed lot size is 245’ x 205’ approximately 50,000 sq. ft. (where an 80,000 sq. ft. lot size is required by Code). The variance is not substantial and will allow Verizon Wireless to place the Tower in a location where there are already existing AM/FM towers.

4. Whether the proposed variance has an adverse impact or effect on the physical or environmental conditions in the neighborhood or district?

Utility substations are permitted in the AR-40 district upon issuance of Controlled Site Review and Minor Subdivision approval from the Planning Board. Allowing the requested variance, which, in effect will only allow the Tower to be placed in the vicinity of other towers, will not have an adverse impact on the physical or environmental conditions in the neighborhood.

5. *Whether the alleged hardship is self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance?*

The hardship is not self-created but a function of the requirements of the Code and the lack of alternative sites within Baldwinsville North search area. To that end, the Applicant is a public utility that must site a wireless telecommunications facility in a particular location to provide reliable wireless telecommunications service.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Verizon Wireless Site : Baldwinsville North		
Project Location (describe, and attach a general location map): 8456 Smokey Hollow Road, Lysander, NY 13027		
Brief Description of Proposed Action (include purpose or need): Syracuse SMSA Limited Partnership d/b/a Verizon Wireless (Verizon Wireless as the applicant) proposes the installation of an unmanned public utility / personal wireless service facility on the eastern side of Smokey Hollow Road, approximately 200 ft south of the intersection with Hencle Blvd. The project includes the construction of a 190 ft self-support tower (overall height of 194 ft including a 4 ft lightning rod) and associated 70' x 70' equipment compound. A 12'0" x 30'0" equipment shelter will be installed within the proposed compound. A 12'0" wide, gravel access drive, approximately 350' in length will be constructed from Smokey Hollow Road. Underground electric and telephone will be installed to the compound from the existing public ROW on Smokey Hollow Road. Twelve (12) wireless panel antennas will be installed on the proposed tower at a centerline height of 186'0" above ground level.		
Name of Applicant/Sponsor: Syracuse SMSA Limited Partnership d/b/a Verizon Wireless		Telephone:
		E-Mail:
Address: 175 Calkins Road		
City/PO: Rochester	State: NY	Zip Code: 14623
Project Contact (if not same as sponsor; give name and title/role): Kathy Pomponio		Telephone: (585) 321-5435
		E-Mail: Kathy.Pomponio@VerizonWireless.com
Address: 175 Calkins Road		
City/PO: Rochester	State: NY	Zip Code: 14623
Property Owner (if not same as sponsor): Leatherstocking Media Group		Telephone:
		E-Mail:
Address: 211 Main Street		
City/PO: Cooperstown	State: NY	Zip Code: 13326

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision / Site Plan Approval	November 2014
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Use Variance	November 2014
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
Agricultural / Residential District - AR-40

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Baldwinsville Central School District

b. What police or other public protection forces serve the project site?
Onondaga County Sheriff

c. Which fire protection and emergency medical services serve the project site?
Belgium Cold Spring Fire Department / Baldwinsville Fire Dept.

d. What parks serve the project site?
None

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Public utility / personal wireless service facility / telecommunications

b. a. Total acreage of the site of the proposed action? 0.44 acres
 b. Total acreage to be physically disturbed? 0.44 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.3 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 2 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 190' height; 12' width; and 30' length

iii. Approximate extent of building space to be heated or cooled: 360 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

• proposed method of plant removal: _____

• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

• Name of district or service area: _____

• Does the existing public water supply have capacity to serve the proposal? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

• Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

• Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

• Name of wastewater treatment plant to be used: _____

• Name of district: _____

• Does the existing wastewater treatment plant have capacity to serve the project? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
~~One vehicle for monthly maintenance~~
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 Generator for power generation during construction
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 Diesel fueled emergency generator

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric):
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action:
 A new 200 amp service will be required for Verizon's equipment _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Local Utility provider _____
 iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: _____ 8am - 5pm _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____ 24 hrs/day, 7 days/week _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>Construction Vehicles during normal work hours during construction</u></p>
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>A low-intensity light is located on the front of the shelter over the doors. The light will be pointed down and is on a motion sensor. It is located approximately 350 ft from the nearest occupied structure.</u></p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Municipal Park
 ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	0.44	+0.44
• Forested	0.0	0.0	0.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: <u>Maintained lawn</u>	0.44	0.0	-0.44

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes:
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation:
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes - Spills Incidents database Provide DEC ID number(s): _____
 Yes - Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ Pending Completion of NEPA Review _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____	
<i>ii.</i> Source(s) of description or evaluation: _____	
<i>iii.</i> Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened. or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CES Engineers Inc. for Verizon Wireless Date 11/24/14

Signature [Signature] Title Managing Engineer

617.20
Appendix B
State Environmental Quality Review
VISUAL EAF ADDENDUM

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)					
		0 - 1	1 - 2	2 - 3	3 - 5	5 +
1. Would the project be visible from:						
! A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! A site or structure listed on the National or State Registers of Historic Places?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! State Parks?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! The State Forest Preserve?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! National Wildlife Refuges and State Game Refuges?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! National Natural Landmarks and other outstanding natural features?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! National Park Service lands?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! Rivers designated as National or State Wild, Scenic or Recreational?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! A site, area, lake, reservoir or highway designated as scenic?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! Municipal park, or designated open space?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! County road?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! State road?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
! Local road?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)						
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?						
		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			

DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

	Within	
	*1/4 mile	*1 mile
Essentially undeveloped	<input type="checkbox"/>	<input type="checkbox"/>
Forested	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commerical	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hilly	<input type="checkbox"/>	<input type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: add attachments as needed

5. Are there visually similar projects within:

1/2 mile Yes No 1 mile Yes No 2 miles Yes No 3 miles Yes No

Two existing guyed towers on the same parcel as the proposed tower.

*Distance from project site is provided for assistance. Substitute other distances as appropriate.

EXPOSURE

6. The annual number of viewers likely to observe the proposed project is Approx. 3,600 per day

NOTE: When user data is unavailable or unknown, use best estimate.

CONTEXT

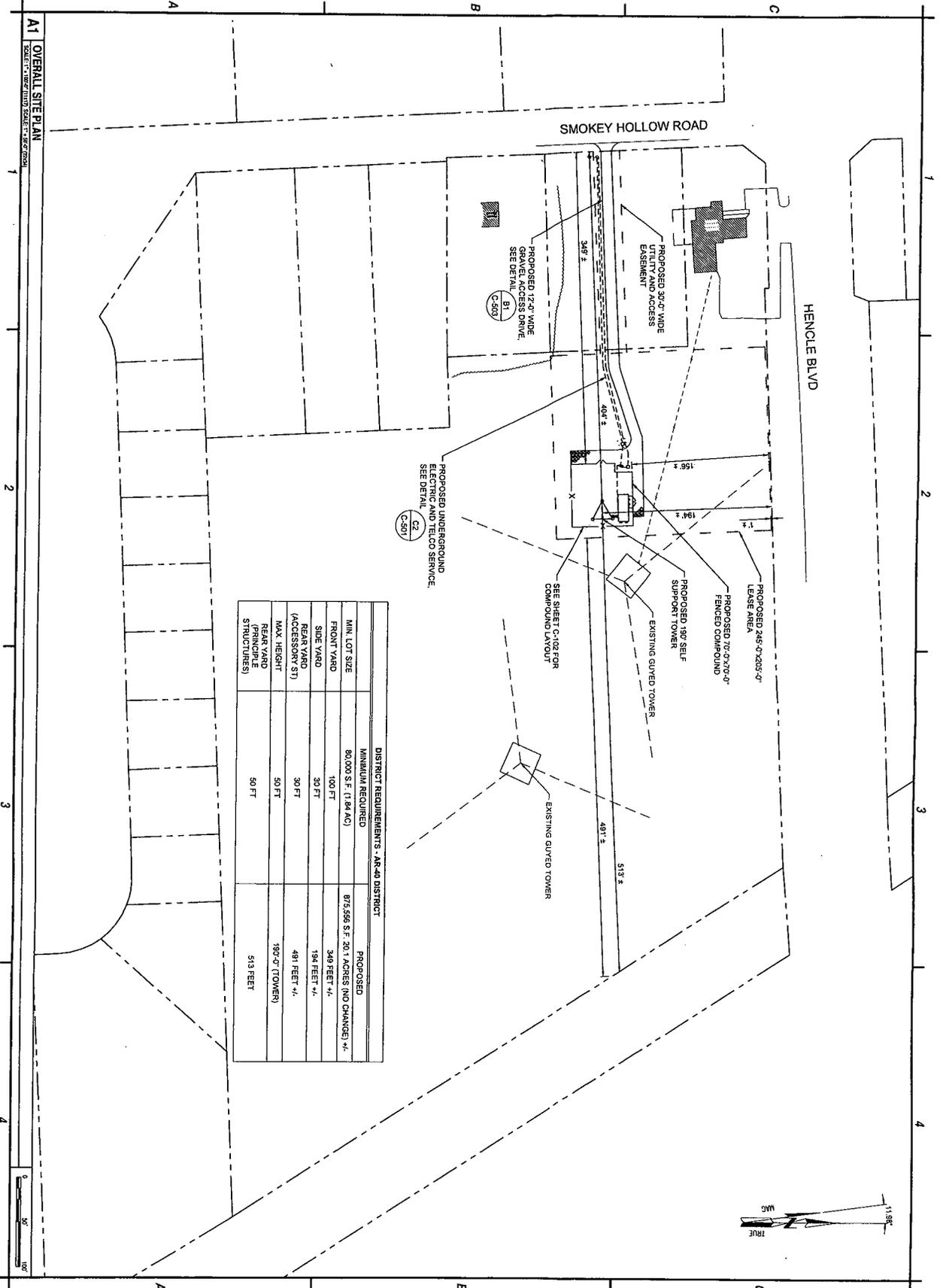
7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

In a moving vehicle. Estimate is based on available traffic data for Hencle Blvd

FREQUENCY

Activity	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Involved in recreational activities	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Routine travel by residents	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At a residence	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At worksite	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Reset



DISTRICT REQUIREMENTS - AR-40 DISTRICT		PROPOSED	
MIN. LOT SIZE	80,000 S.F. (1.84 AC)	873,566 S.F. 20.1 ACRES (NO CHANGE) +/-	
FRONT YARD	100 FT	349 FEET +/-	
SIDE YARD	30 FT	194 FEET +/-	
REAR YARD (ACCESSION ST)	30 FT	491 FEET +/-	
MAX HEIGHT (PRINCIPLE STRUCTURES)	50 FT	190'-0" (TOWER)	
		513 FEET	

VERIZON WIRELESS
 SITE NAME: BALDWINVILLE NORTH
 PROJECT NO.: 2006185401
 LOCATION CODE: 173902
 8456 SMOKEY HOLLOW ROAD
 LYSANDER, NY 13027

CGS COMPANIES
 CGS Engineers, Inc.
 499 Col Egan Court Bldg 2
 5th Floor
 Poughkeepsie, NY 12603
 Phone: 315-435-5200
 Fax: 315-435-5202
 www.cgs03.com

OVERALL SITE PLAN

C-100



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 30, 2014

OCPB Case # Z-14-440

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of SMSA/Verizon for the property located at 8456 Smokey Hollow 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 Smokey Hollow Road and Hencle Boulevard, both county roads, the Three Rivers State Wildlife Management Area, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and
- WHEREAS, the applicant is requesting an area variance in order to construct a cell tower at an existing radio facility on a 1.15-acre lease parcel on a 10.53-acre lot in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-14-99) and a Controlled Site Use referral (Z-14-439) for this project; and
- WHEREAS, an area variance is required for the lease parcel which does not meet minimum lot size requirements (50,225 square feet proposed where 80,000 square feet are required); and
- WHEREAS, the site is situated between the Three Rivers State Wildlife Management Area to the east, Lysander Town Park to the west, a small-lot residential subdivision to the south, and large-lot residential and vacant land to the north; and
- WHEREAS, the Environmental Assessment Form dated November 24, 2014 states the project includes the construction of a 190' self-support tower with 4' lightning rod with 12 wireless panel antennas installed at a height of 186', a 12' x 30' equipment shelter within a 70' x 70' equipment compound, and access and underground utilities; the Overall Site Plan revised October 28, 2014 shows the proposed 245' x 205' lease parcel with the proposed equipment compound with shelter and tower, as well as two existing guyed towers on site; and
- WHEREAS, the plan further shows frontage on Hencle Boulevard and a proposed 12' wide gravel access drive within a 30' wide utility and access easement on Smokey Hollow Road, which must meet the requirements of the Onondaga County Department of Transportation; the easement is indicated to be part of the lease parcel but is located on a separate tax parcel (055.-02-05.2) owned by the same property owner as the subject parcel; and
- WHEREAS, the EAF notes 0.44 acres will be physically disturbed by the project and that the site is located over or immediately adjoining a principal aquifer; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates the site is located over or immediately adjoining a primary aquifer; and
- WHEREAS, the EAF Mapper also indicates the site contains federal wetlands and a tributary of the Seneca River; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal

wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF notes the project will not connect to water or wastewater utilities; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area in a location with no access to sewers; 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 Onondaga County Department of Transportation access to Hencle Boulevard is prohibited and the applicant is required to obtain a permit from the Department for any proposed driveways on Smokey Hollow Road and prior to any proposed work within a county road right-of-way.

The Board also offers the following comment:

The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

Resolution sent to:

Lawrence Ordway

Karen Rice



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 01-05-2015