



# Onondaga County Planning Board

March 19, 2025

Onondaga County Department of Planning  
Carnegie Building  
335 Montgomery Street, 1st Floor  
Syracuse, New York 13202

J.Ryan McMahon, II  
COUNTY EXECUTIVE

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Kevin Casserino  
Renee Dellas  
Craig Dennis  
Marty Masterpole

### STAFF PRESENT

Troy Waffner  
Megan Costa  
Rachel Woods  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 19, 2025.

## III. MINUTES & OTHER BUSINESS

Minutes from February 26, 2025 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

Marty Voss welcomed the newest County Planning Board members, Kevin Casserino, Renee Dellas and Craig Dennis.

Marty Masterpole made a motion to change the time of future County Planning Board meetings to 9:00 a.m. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-25-7	TSkaPB	Modification	S-25-8	TSkaPB	No Position With Comment
S-25-9	CSyrPB	Modification	Z-25-74	TManTB	No Position With Comment
Z-25-75	TSkaPB	Modification	Z-25-76	TManPB	No Position
Z-25-77	TDewPB	No Position	Z-25-78	VTulVB	No Position With Comment
Z-25-79	TClaTB	Modification	Z-25-80	TClaTB	No Position With Comment
Z-25-81	TClaZBA	No Position With Comment	Z-25-82	VJorVB	No Position With Comment
Z-25-83	TSkaTB	No Position With Comment	Z-25-84	TSkaPB	No Position With Comment
Z-25-85	TSkaPB	No Position With Comment	Z-25-86	TSkaZBA	No Position With Comment
Z-25-87	TCicTB	Approval	Z-25-88	TCicZBA	Modification
Z-25-89	CSyrPB	Modification	Z-25-90	CSyrPB	Modification
Z-25-91	CSyrPB	No Position	Z-25-92	TDewPB	No Position

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # S-25-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Cal Winkelman for the property located at 3415 Kane Avenue (aka County Line Road); and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Kane Avenue (Route 41A), a state highway, the municipal boundary between the Town of Skaneateles and the Village of Skaneateles, the municipal boundary between the Town of Skaneateles and the Town of Sennett, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 47.3-acre parcel into 11 residential lots, 1 conservation lot, and a remaining 15.3-acre portion to be developed at a later date, in a Rural and Farming zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-75) for this proposed residential subdivision; and
- WHEREAS, the Board previously held No Position on a subdivision referral (S-21-81) to divide a 49.3-acre parcel into two new lots; the current site/Lot A (45.5 acres) and Lot B (3.8 acres); and
- WHEREAS, the site is located just outside the Village boundary with surrounding residential and agricultural land uses; aerial imagery from May 2024 shows the site has narrow areas on both the western and eastern ends, leading to frontage on both County Line Road, a local road, to the west and Kane Avenue (NYS Route 41A) to the east; the site appears to be vacant, containing active agriculture across the majority of the site with wooded areas near road frontages; the large agricultural parcel to the north is owned by Central New York Land Trust; and
- WHEREAS, per the Sketch Plan dated 11/26/24, the applicant is proposing a residential subdivision to be completed in two phases; the Sketch Plan shows 17 residential lots ranging in size from 0.60 acres to 1.66 acres with three Conservation Areas identified as A, B, and C; the currently referred proposal is for Phase 1, development of the western 32 acres into 11 residential lots; the Sketch Plan shows a roadway entering the site from County Line Road and circulating through the middle of the site; proposed Lots 1-8 will be along the southern parcel boundary with proposed Lots 9, 10, and 11 across the middle of the parcel; Conservation Area A will occur between the roadway and the northern parcel boundary; Phase 2 will be development of the eastern 15.3 acres with Lots 12 through 17 along the southern site boundary and roadway access coming from Kane Avenue; Phase 1 and 2 are shown connecting via two walking path easements that are proposed to cross the middle of the site, Conservation Area B; Conservation Area C will occur between Lots 12-17 and

the northern parcel boundary; and

WHEREAS, per the Sketch Plan, the proposal will result in 12.8 acres of developed area in Phase 1, 6.07 acres in Phase Two, totaling 40% of the site with 60% of the site, 30.05 acres, to be within Conservation Areas ; 28.21 acres will be located in the Skaneateles Lake Watershed; and

WHEREAS, per the Sketch Plan, a 50'-wide Electric Line Permanent right-of-way and easement cross the western narrow portion of the site and proposed roadway; the proposed roadway and southern walking path are proposed to coincide with a proposed utility easement; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/7/25, >1 acre of the site will be disturbed by the proposed project and stormwater will be directed to an on-site stormwater management facility; the Sketch Plan shows a stormwater basin is proposed to be located within Conservation "A";  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, new connections to public drinking water are proposed to serve the development; the EAF notes drinking water will come from the Town of Skaneateles with anticipated water usage of 4,840 gallons per day; and

WHEREAS, per the referral notice, new individual septic systems are proposed to serve the development; the Sketch Plan shows some of the proposed leach fields will be located across the internal roadway from the residential lots, within Conservation Area A; provisions for ownership and maintenance of septic is unclear; the EAF notes the proposed development is anticipated to generate 4,840 gallons of liquid waste per day;  
ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows a tributary to Skaneateles Creek, a federally regulated Class C stream (ID 896-1.4), along with its associated NYS wetland and floodplain, across the narrow western portion of the site; per the Sketch Plan dated 11/26/24, the proposed roadway into the subdivision will cross the stream; a Wetland and Waterbodies Delineation Report dated 11/28/23 by Earth Dimensions, Inc was included with the referral materials, showing four wetland areas and the above described stream on the property; per Section VI: Recommendations, the four wetlands have "no continuous connection to a Water of the U.S. and it is EDI's opinion that these features are not federally jurisdiction" with the first recommendation to submit the wetland report to the US Army Corps of Engineers (USACE) to confirm wetland boundaries and make a jurisdictional determination; the four wetland areas are shown on the Sketch Plan, contained in the Conservation Areas;  
ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any

confirmed wetlands and buffers; and

WHEREAS, Phase 2 of the proposal is located in the Skaneateles Lake Watershed Overlay District (SLWOD) and subject to stricter standards; the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process;

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

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lots prior to Department endorsement of the subdivision.
2. The applicant and Town must ensure legal access is established for septic maintenance prior to, or as a condition of, municipal approval of the plans.
3. The applicant and Town must ensure clear ownership, maintenance, and stewardship of conservation lands is established.

The Board offers the following comments:

1. The Town and applicant are encouraged to ensure public access for any trails established on site and identify any linkages with the Central New York Land Trust property to the north.
2. The Town is encouraged to consider potential benefits of requiring connection between the two proposed roads to be a public road to improve connectivity as the Town develops more intensely surrounding the Village.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025  
OCPB Case # S-25-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Skaneateles Planning Board at the request of Stauffer / SUNN 1017, LLC for the property located at Jordan Road and Vinegar Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to create two new parcels, Proposed Lot 1 (60.1 acres) and Proposed Lot 2 (57.0 acres), in Rural Residential (RR) and Industrial/Research/Office (IRO) zoning districts to allow construction of two 5 MW solar arrays; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and area variance referrals (Z-25-84, Z-25-85, Z-25-86) regarding these proposed solar arrays; and
- WHEREAS, the site is comprised of two parcels containing active agriculture, wooded areas, and streams with Jordan Road along the western site boundary and Vinegar Hill Road along the eastern site boundary; aerial imagery from May 2024 shows a gravel road entering the site from Jordan Road and crossing to the middle of the site where, per the referral materials, a settling pond and sludge lagoons were located and since covered; and
- WHEREAS, per the Project Narrative dated 3/3/25, the applicant is proposing construction of two 5 MW solar arrays, totaling 10MW, across 36 acres of a 117-acre site; the Preliminary Civil Site Plan dated 3/2025 shows the arrays will be accessed via the existing gravel access road; per the Site Plan, Array 2 will be constructed in the eastern portion of the site with the eastern array boundary defined by the wetland 100' buffer, steep slopes located in the southwest corner of the site, and a federally regulated stream that traverses the property; the Site Plan shows Array 2 encroaches on the 100' stream setback along the northern array boundary; proposed Array 1 is depicted in two sections, a small portion in the northwest corner of the site, west of a federally protected stream and a large portion adjacent to Array 2; the smaller portion of Array 1 appears to be located outside of wetland and stream 100' buffers while the larger portion of Array 1 appears to be located on a wetland located along the northern site boundary; and
- WHEREAS, per the Site Plan, the arrays will have four concrete electrical equipment pads, one along the access road adjacent to the smaller portion of Array 1, a second where the access road reaches the larger portion of Array 1, and two at the center of the site, located between Arrays 1 and 2; per Site Details – Equipment Pads and Panels dated 3/2025, the solar panels will be mounted

on 1'-thick concrete ballast on 3"-thick gravel level pads; a Visual Assessment for the proposed solar array dated 2/2025 prepared by Barton and Loguidice was included with the referral materials; a Preliminary Planting Plan dated 3/2025 shows lines of shrubs, deciduous trees, and evergreen trees will be located along the western boundary of the site; and

WHEREAS, per the Lot Line Adjustment Plan dated 3/2025, the applicant is proposing a lot line adjustment of the shared boundary between subject parcels so the parcel boundary follows the boundary between the two solar arrays; the western parcel will be Proposed Lot 1 (60.1 acres) and the eastern parcel will be Proposed Lot 2 (57.0 acres); and

WHEREAS, per the Project Narrative, the applicant is requesting four variances for this project, two for each array: to allow a 20' rear setback for both Proposed Lots 1 and 2 where 100' is required by Town Code, noting the rear parcel boundary is located between arrays and would not impact other property owners and to allow 30% and 31% lot areas for Lots 1 and 2 respectively where a 25% lot area maximum for off-site/community solar is the maximum allowed by Code; and

WHEREAS, the Town of Skaneateles recently released a draft Mottville and Skaneateles Falls - Northern Hamlets Master Plan to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable changes resulting from the confluence of the area's desirability, available vacant land, and increased development pressure; the plan notes this "68-acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints."; the site was not considered in this study to be a development site, and was identified in the future land use map as open space and rural agriculture; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/20/25, 0.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on site stormwater management facilities, on site wetlands, on site surface water"; per the EAF, the proposal will result in a 9-acre reduction in forested areas and an 8.6-acre increase in meadows, grasslands or brushlands; a Preliminary stormwater Pollution Prevention Plan (SWPPP) dated 2/2025 prepared by Barton and Loguidice was included with the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement is included in the local application; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734010 (per EAF Mapper); per the NYS DEC Environmental Site Remediation Database, contaminants of concern in this location were phenol, toluene, toluic acid, and xylene and remediation at the site is complete; and

WHEREAS, GIS mapping shows the northern and western site boundaries may contain state and federal wetlands; per EAF Mapper, Class C and C(T) streams (IDs

896-1.2, 896-1.1) are located on site; GIS mapping shows the western federally protected stream with associated floodway and floodplain; the Site Plan shows five delineated wetland areas; the proposed arrays area shown outside of the 100' buffers for the wetlands except the wetland depicted under the northern section of Array 1; a Wetland Delineation Report dated 1/2025 prepared by Barton & Loguidice was included with the referral materials; the plans show no disturbance within 100' of Skaneateles Creek and

WHEREAS, the Charlie Major recreational trail, which currently occurs along Skaneateles Creek primarily in the Mottville hamlet, is proposed to extend north through, or adjacent to, this site, to Skaneateles Falls, along a former rail bed or along Skaneateles Creek; the eastern portion of the site contains both features; and

WHEREAS, the site is located near the Hoyt & Morton Woolen Mill and Waterbury Felt Company Complex 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; per the Project Narrative, "The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project" and "The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further recommendations by SHPO, if any, would be followed to ensure that the project does not adversely impact cultural or historic resources."; 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. While the proposed project is an allowable use within zoning, and the Board commends the reutilization of brownfield sites for clean energy deployment, the Town is encouraged to review site design within the context of the Northern Hamlets Master Plan, with an eye towards preservation of the Skaneateles Creek corridor and adjacent lands for environmental and open space protection and public recreation, and minimizing any negative effects on the hamlet's viability to appeal to residents and businesses. The Town, landowner and applicant may wish to consider the establishment of appropriate easements to facilitate trail development or other open space preservation efforts.
2. The Town and applicant are encouraged to establish open space, riparian, and/or recreation easements along Skaneateles Creek.
3. The municipality is advised that any access to proposed commercial solar farms located on county roads must meet the commercial requirements of the Onondaga County Department of Transportation.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # S-25-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Russell Albanese for the property located at 800 and 802 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Rosamond Gifford Zoo, a county-owned facility, and Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to subdivide two parcels to create 32 new lots to facilitate construction of a mixed-use / mixed-income development that includes residential, commercial, manufacturing and light industrial on the 47.8-acre former Syracuse Developmental Center site in a proposed Planned Development (PDD) zoning district which is currently zoned Urban Core (MX-4); and
- WHEREAS, the Board is concurrently reviewing an Other Authorization referral to establish the proposed Planned Development District (PDD) and a zone change referral (Z-25-89, Z-25-90) for the site to be changed to the PDD zoning designation; the Board previously conducted an Informal Review (Z-24-333) of the Sketch Plan (referred to as a Master Site Plan) detailing all four phases of this proposed project, advising the City to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment (OCDWEP) and contact the Department to obtain the appropriate permits, advising any existing drinking water and wastewater infrastructure and associated easement must be shown on the plans, and show all boundaries for the floodplain, floodway, and any wetlands; the Board also encouraged the applicant to add more pedestrian pathways to adjacent streets and the park and zoo; and
- WHEREAS, the site is the former location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; the development is proposed to be constructed in four-phases, redeveloping the site to include 461 apartment units in a complex including four apartment buildings, 50-60 townhomes, and a "tech/light industrial facility"; the complex will also contain a green space and park and playground areas; and
- WHEREAS, per the Planned Development District Plan dated 2/26/25, the applicant is seeking to establish a PDD for the 47.80-acre site to allow the proposed



redevelopment; the allowed uses will include residential uses: single-unit attached and detached dwellings, two-unit and multi-unit dwellings, single-unit and two-unit owner occupied and non-owner occupied dwellings; park and recreation facilities will be allowed; commercial uses include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and professional services, food and beverage retails, and retail, general <1,000 sf; allowed Industrial uses include research and innovation, manufacturing – artisan, and manufacturing – general; there will be no setback requirements; maximum height will be eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the zoning of the two parcels comprising the site to be in the proposed Planned Development District; and

WHEREAS, per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

WHEREAS, per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

WHEREAS, the Subdivision Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note "Stone/Block Shoring Remains"; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all

development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight 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 site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, “stormwater will be handled on-site in an on-site stormwater management facility”;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near Delaware School, 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; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states “Based on this review, it is the opinion of the OPRHP that no properties,

including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”; 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. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of subdivision.
2. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of subdivision plan.

The Board offers the following requirements for the proposed development as a whole:

1. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office early in the planning process to determine sewer availability and capacity, to discuss any offset requirements if needed, and to obtain capacity assurance thresholds and the appropriate permits for all plumbing installations.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Long-term ownership, maintenance, and programming responsibilities, and a permanent source of financing thereof, should be identified and articulated for all shared spaces and remaining lands as part of the current development review process.
2. The applicant and municipality are encouraged to plan for the proposed industrial facility by ensuring it is appropriately screened and the adjacent residential buildings and neighborhood are buffered from any negative impacts from industrial uses including truck activity, noise, dust, etc.
3. The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-74

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Thomas Kinsella for the property located Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Salt Springs Road (Route 132), a county highway; and
- WHEREAS, the applicant is requesting a zone change for 11.8 acres on portions of three parcels to change from Restricted Agricultural (RA) to Natural Resource Removal (NRRD) zoning district to allow for an expansion of gravel mining operations; and
- WHEREAS, the site is comprised of three parcels on the western side of an existing mining operation located between NYS Route 5 and Salt Springs Road in the Town of Manlius, east of the Village of Fayetteville; the area is characterized by large vacant wooded parcels with low-density residential along roadways and residential neighborhoods to the west; and
- WHEREAS, per aerial imagery from May 2024, the mining operation is set away from the road and is accessed via internal roads to Townsend Road and NYS Route 5; the mining operation appears to be a large, exposed area crossed with a network of internal roads and a surface water feature located in the northern portion of the mine; and
- WHEREAS, per the local application, the applicant is seeking a zone change for the subject three parcels from Restricted Agricultural to Natural Resource Removal (NRRD) to “continue the excavation and quarrying of stone to provide needed quality construction aggregate materials for road building, infrastructure projects and construction project in the Town, County and surrounding areas”; and
- WHEREAS, per the Town zoning code, the NRRD zoning designation allows quarrying, excavation and removal of topsoil, sand, gravel and other earthen materials “subject to the requirements and conditions herein”; per the Town Zoning Map dated 2016, the main three parcels comprising the mine operation are already zoned NRRD; per the Town Code, any “excavation or the removal of trees, rock or topsoil” in NRRD must be preceded by a written permit from the Town Board and an engineering opinion with conditions where the Town Board may waive the requirement of an engineering opinion; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/3/25, the project will result in the removal of 450,000 cubic yards of material from the site, stating “limestone bedrock will be excavated, processed, and sold to market” and “excavated material will be crushed and sized using industry standard equipment, consistent with current approvals for the site”; and

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

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WHEREAS, it is noted in the EAF that the current and proposed activity involves heavy equipment, delivery vehicles, emissions from processing equipment (to be processed as is currently), and “fuel exhaust, fugitive dust, consistent with currently approved operations”; it is not clear from the referral materials what practices/actions are used currently or are proposed to prevent the proposed expansion of mining activity from disturbing the adjacent residential neighborhood to the northwest; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/3/25, 11.8 acres of the site will be disturbed by the proposed project; per GIS mapping, the three parcels comprising the site total approximately 74 acres; per the EAF, stormwater within the expansion area will be managed internally through conveyance to the existing on-site pond system;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, there is no existing drinking water or wastewater services to the site and no changes to the current infrastructure are proposed; and

WHEREAS, GIS mapping shows the northern portion of the existing mining site, consistent with the existing surface water feature, and a small area at the center of the site may contain federal wetlands; the presence of wetlands is not indicated in the referral materials;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site might be removed;

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 located near the Residence 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; 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. Given proximity of residential land uses, the Board encourages the Town to conduct a thorough review of the potential environmental impacts of the zone change and the proposed expansion of mining operations, including the reduction in forest land, noise, traffic, and air quality impacts to surrounding properties.
2. The Town should ensure adequate avoidance or mitigation is identified prior to, or as a condition of, zone change approval.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Cal Winkelman for the property located at 3415 Kane Avenue; 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 Kane Avenue (Route 41A), a state highway, the municipal boundary between the Town of Skaneateles and the Village of Skaneateles, the municipal boundary between the Town of Skaneateles and the Town of Sennett, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to develop a 47.3-acre parcel into 11 residential lots, one conservation lot, and a remaining 15.3-acre parcel to be developed at a later date, in a Rural and Farming zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-25-7) to divide the site into 13 lots for this proposed residential subdivision; and
- WHEREAS, the Board previously held No Position on a subdivision referral (S-21-81) to divide a 49.3-acre parcel into two new lots; the current site/Lot A (45.5 acres) and Lot B (3.8 acres); and
- WHEREAS, the site is located just outside the Village boundary with surrounding residential and agricultural land uses; aerial imagery from May 2024 shows the site has narrow areas on both the western and eastern ends, leading to frontage on both County Line Road, a local road, to the west and Kane Avenue (NYS Route 41A) to the east; the site appears to be vacant, containing active agriculture across the majority of the site with wooded areas near road frontages; the large agricultural parcel to the north is owned by Central New York Land Trust; and
- WHEREAS, per the Sketch Plan dated 11/26/24, the applicant is proposing a residential subdivision to be completed in two phases; the Sketch Plan shows 17 residential lots ranging in size from 0.60 acres to 1.66 acres with three Conservation Areas identified as A, B, and C; the currently referred proposal is for Phase 1, development of the western 32 acres into 11 residential lots; the Sketch Plan shows a roadway entering the site from County Line Road and circulating through the middle of the site; proposed Lots 1-8 will be along the southern parcel boundary with proposed Lots 9, 10, and 11 across the middle of the parcel; Conservation Area A will occur between the roadway and the northern parcel boundary; Phase 2 will be development of the eastern 15.3 acres with Lots 12 through 17 along the southern site boundary and roadway access coming from Kane Avenue; Phase 1 and 2 are shown connecting via two walking path easements that are proposed to cross the middle of the site, Conservation Area B; Conservation Area C will occur between Lots 12-17 and the northern parcel boundary; and

- WHEREAS, per the Sketch Plan, the proposal will result in 12.8 acres of developed area in Phase 1, 6.07 acres in Phase Two, totaling 40% of the site with 60% of the site, 30.05 acres, to be within Conservation Areas ; 28.21 acres will be located in the Skaneateles Lake Watershed; and
- WHEREAS, per the Sketch Plan, a 50'-wide Electric Line Permanent right-of-way and easement cross the western narrow portion of the site and proposed roadway; the proposed roadway and southern walking path are proposed to coincide with a proposed utility easement; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/7/25, >1 acre of the site will be disturbed by the proposed project and stormwater will be directed to an on-site stormwater management facility; the Sketch Plan shows a stormwater basin is proposed to be located within Conservation "A";  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, new connections to public drinking water are proposed to serve the development; the EAF notes drinking water will come from the Town of Skaneateles with anticipated water usage of 4,840 gallons per day; and
- WHEREAS, per the referral notice, new individual septic systems are proposed to serve the development; the Sketch Plan shows some of the proposed leach fields will be located across the internal roadway from the residential lots, within Conservation Area A; provisions for ownership and maintenance of septic is unclear; the EAF notes the proposed development is anticipated to generate 4,840 gallons of liquid waste per day;  
ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; and
- WHEREAS, GIS mapping shows a tributary to Skaneateles Creek, a federally regulated Class C stream (ID 896-1.4), along with its associated NYS wetland and floodplain, across the narrow western portion of the site; per the Sketch Plan dated 11/26/24, the proposed roadway into the subdivision will cross the stream; a Wetland and Waterbodies Delineation Report dated 11/28/23 by Earth Dimensions, Inc was included with the referral materials, showing four wetland areas and the above described stream on the property; per Section VI: Recommendations, the four wetlands have "no continuous connection to a Water of the U.S. and it is EDI's opinion that these features are not federally jurisdiction" with the first recommendation to submit the wetland report to the US Army Corps of Engineers (USACE) to confirm wetland boundaries and make a jurisdictional determination; the four wetland areas are shown on the Sketch Plan, contained in the Conservation Areas;  
ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and



WHEREAS, Phase 2 of the proposal is located in the Skaneateles Lake Watershed Overlay District (SLWOD) and subject to stricter standards; the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process;  
ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
2. The applicant and Town must ensure legal access is established for septic maintenance prior to, or as a condition of, municipal approval of the plans.
3. The applicant and Town must ensure clear ownership, maintenance, and stewardship of conservation lands is established.

The Board offers the following comments:

1. The Town and applicant are encouraged to ensure public access for any trails established on site and identify any linkages with the Central New York Land Trust property to the north.
2. The Town is encouraged to consider potential benefits of requiring connection between the two proposed roads to be a public road to improve connectivity as the Town develops more intensely surrounding the Village.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-76

- 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 Dr. Ryan D'Amico - Syracuse Podiatry for the property located at 7085 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 (Route 290), a state highway, and Fremont Road (Route 136), a county highway; and
- WHEREAS, the applicant is proposing to expand an existing parking lot for Syracuse Podiatry within Fremont Plaza to add 13 new spaces on a 1.36-acre parcel in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, the Board previously held No Position regarding a site plan referral (Z-12-266) to construct a six-bay garage as part of a commercial office building on site; per aerial imagery, it appears the garage was never constructed; and
- WHEREAS, the site is located at the rear of Fremont plaza located along Manlius Center Road, west of its intersection with Fremont Road; the area is characterized by commercial along major roads, surrounded by residential neighborhoods; and
- WHEREAS, the site is a parcel at the rear of the Fremont Plaza containing a single-story 4,300 sf medical office building (currently housing Syracuse Podiatry) with a 16-space parking lot located along the western side of the building; the building and parking lot are surrounded by lawn on three side with trees and shrubbery along the rear parcel boundary; the site abuts residential to the north and east; and
- WHEREAS, the applicant is proposing an expansion to the existing asphalt parking lot to add 13 parking spaces; per the Layout Plan dated 1/29/25, the western side of the parking area will be excavated and new asphalt will be installed along the western side of the site; trees will be installed along the western side of the expanded lot; per the Grading and Landscaping Plan dated 1/29/25, the existing "trees and brush" at the rear of the site, will remain; and
- WHEREAS, per the Topographic Map MPH Northeast Plaza dated 5/24/12, multiple easements cross the site; a 30'-wide OCWA and Sanitary Sewer Easement crosses the parcel adjacent to the northern (rear) parcel boundary and along the southern parcel boundary; per the Layout Plan, the proposed work occurs outside of both easements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/27/25, 0.3 acres of the site will be disturbed by the proposed project; the Grading and Landscaping Plan dated 1/29/25 shows stormwater infrastructure will be installed under the parking lot expansion; and
- WHEREAS, per the referral notice, the site is served by public drinking water and sewers

and no changes to the existing infrastructure are proposed; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

WHEREAS, the site may contain the Northern long-eared bat, Ohio goldenrod, and Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper)

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

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

**The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Jacqueline Ryan for the property located at 4048 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Court Avenue (Route 298), a state highway, and the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing to convert an existing industrial building into an indoor horticulture operation, removing some existing asphalt, and installing a green area and outdoor lighting on a 0.86-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located in an area of New Court Avenue (NYS Route 298) characterized by commercial and industrial uses with buildings located close together, surrounded by asphalt; per aerial imagery, the immediate area has few trees and green space, juxtaposed with the nearby residential neighborhoods and parks to the west and south; and
- WHEREAS, the site is the location of a former spring factory and contains a 21,250 sf building located along the southeast parcel boundary with asphalt surrounding the building on three sides; the site has approximately 150' of frontage on both New Court Avenue and Eastbourne Drive, a local road; parking is primarily located on the New Court Avenue side of the building with additional parking and loading docks on the Eastbourne Drive side; and
- WHEREAS, the applicant is proposing interior and exterior site improvements to convert the site for use as an indoor horticulture operation; per the Layout Plan dated 2/4/25, asphalt will be removed along Eastbourne Drive to expand a perimeter landscape strip; asphalt will be removed along the northwest parcel boundary and replaced with lawn; shrubbery will be installed along the parking lot facing New Court Avenue; bike racks will also be installed; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on New Court Avenue must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/15/24, zero acres of the site will be disturbed by the proposed project and stormwater will be directed to "existing drainage systems in New Court Ave and Eastbourne Drive"; per the Layout Plan, the proposed actions will result in a decrease in impermeable surface;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal

approval; and

WHEREAS, per the referral notice, the site is served by public drinking water service and no changes to the current infrastructure are proposed; the proposed use may result in an increase in water use;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, 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; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek service areas; the proposed use may result in an increase in wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery, the site has sidewalks along the New Court Avenue frontage; and

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

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

**The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Tully Village Board at the request of Milan Atanaskovic for the property located at 5755 NYS Route 80; 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 Route 80, Route 81, Route 281, Route 11 and Route 11A, all state highways, and the municipal boundary between the Village of Tully and the Town of Tully; and
- WHEREAS, the applicant is proposing improvements to an existing Circle K gas station and convenience store to replace an existing diesel fueling canopy, add a high speed diesel fueling lane, update directional signage and relocate a trash enclosure on a 3.03-acre parcel in a Business-1 zoning district; and
- WHEREAS, the site is located at the busy intersection of NYS Routes 11, 80, 281, and Interstate 81 at the municipal boundary between the Town and Village of Tully; the site is at the transition between large rural parcels, low-density residential, and agriculture and the dense neighborhoods within the Village Center; existing businesses at this corner include this Circle K store and fueling station, a Kinney drugstore, a Quality Inn, and a proposed Tractor Supply; and
- WHEREAS, the site is an irregularly shaped parcel containing a convenience store at the center, fueling station along the Route 80 frontage, and diesel fueling station at the rear; the structures are surrounded by an expansive asphalt area with parking located around the store and along the Route 11 frontage and tractor trailer parking at the rear; the subject parcel has three full-access driveways, two to NYS Route 11 and one to NYS Route 80, along with cross access to the Kinney Drugs and their driveway to the north and the Quality Inn and their driveway to the east;  
ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to NYS Routes 11 or 80 will be permitted; and
- WHEREAS, the applicant is proposing to renovate the exterior of their site by replacing the diesel fueling canopy, adding an additional high speed truck diesel fueling lane, relocating the trash enclosure, and updating directional signage; per the Overall Site Layout Plan dated 1/23/25, the diesel fueling station at the rear of the site will be expanded and new canopy added and the adjacent dumpster enclosure will be moved to the southeast parcel boundary; additional improvements indicated on the Site Layout Plan include installing curbing to the rear of the site, restriping some parking spaces, and installing bollards; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/12/25, 0.4 acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposal; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to the current infrastructure are proposed; the site is located in the Village of Tully Wastewater Treatment Plant service area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located at the intersection of NYS Route 11 and 80 at the southwest corner of the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along either the NYS Routes 11 or 80 frontages; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

1. The applicant and municipality are encouraged to ensure the relocation of the dumpster enclosure to the side of the property does not limit or impinge tractor trailer or truck access to the diesel canopy. Given the relocation of the dumpster enclosure to a more visually prominent location, the Board also encourages additional screening of the dumpster enclosure.
2. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Route 80 frontage.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of McDonald's USA, LLC for the property located at 4979 West Taft Road and Cedar Post Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 51), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 4,400 sf McDonald's restaurant with drive-thru on a 1.33-acre portion of a 19.99-acre parcel in Regional Commercial (RC-1) and Limited Use for Gasoline Services (LuC-1) zoning districts; and
- WHEREAS, the Board has reviewed multiple referrals regarding a proposed McDonald's for this site, most recently recommending Modification of a special permit referral (Z-24-215) advising the applicant must coordinate West Taft Road access plans with the Onondaga County Department of Transportation (OCDOT) along with providing drainage data and a Traffic Impact Study (TIS) to the Department for review; the Board also encouraged alternative site planning for this project, including locating the proposed building closer to the road frontage, relocating parking away from the front of the site, and providing pedestrian and bicycle accommodations along with strongly recommending the addition of landscaping/reduction of permeable surface at this highly paved site; previously, the Board recommended Modification on a special permit referral (Z-16-392) with similar recommendations: advising the applicant to coordinate with OCDOT and providing similar comments regarding siting, aesthetics, and drainage; and
- WHEREAS, the site currently contains a Wegmans grocery store and multiple small retail tenants within the strip shopping center, as well as an expansive open parking lot between the building and West Taft Road; the site has signalized access to West Taft Road, a county highway, and a full access driveway to Cedar Post Road, a local road;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements; and
- WHEREAS, the applicant is currently proposing a 4,400 sf McDonald's restaurant with drive-thru in a 1.326-acre leased area located in the southeast corner of the Wegmans parking lot, near the site's frontage on West Taft Road, a county route, and Cedar Post Road, a local road; per the Site Plan dated 2/3/25, the subject area will contain a McDonald's restaurant in the middle with a double drive-thru starting along the southern side, shrinking to a single-lane drive-

thru as it circulates the building; the Site Plan shows 64 parking spaces located within the McDonald's leased area; and

WHEREAS, per the Project Narrative from Bohler Engineering data 2/13/25, changes have been made to the proposal based on Town Board and neighbor comments including adding a continuous curb along the northern boundary of the leased area to improve vehicle flow, adding curbed landscaped areas, and increasing the size of the internal green area between the drive-thru lanes and the eastern leased area boundary; per the Site Plan, landscaped areas that had been present in the previous referral have been enlarged and new landscaped areas have been incorporated into the currently referred design; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/13/25, 0.25 acres of the site will be disturbed by the proposed project; per the EAF, the current proposal will result in a 0.06-acre increase in meadows, grasslands or brushlands; and

WHEREAS, per the EAF, a new connection to public drinking water is proposed to serve the new restaurant and the proposed McDonald's is anticipated to utilize 1,500 gallons of drinking water per day;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, 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; and

WHEREAS, per the EAF, a new connection to the public sewers is proposed to serve the new restaurant and the proposed McDonald's is anticipated to generate 1,700 gallons of sanitary sewage and cooking grease per day; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Land Title Survey dated 5/16/14 included with the previous referral, there are numerous easements on the parcel including a 20'-wide OCWA-owned easement on the west side of the parcel, a permanent right-of-way to New York Telephone Co in the southwest corner, Town and OCWA-owned rights-of-way in the northwest corner, and 10'-wide and 30'-wide permanent rights-of-way along the northern parcel boundary; all easements appear to be located outside of the subject area; and

WHEREAS, a Traffic Impact Assessment dated 10/25/24 by GTS Consulting was included with the referral materials;

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West

Taft Road has public transit service and bus stops are located adjacent to the site; the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery, there are no sidewalks along road frontages in this area; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; 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 is required to coordinate West Taft Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must complete a Traffic Impact Study (TIS), for full build out. The TIS must include traffic generation data from concurrently proposed projects along West Taft Road (Inverness Gardens Senior Housing, Northern Credit Union, Summit Credit Union, and McDonalds). The applicant is required to first contact the Department to determine the scope of the study. 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 has the following comment:

The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontage, relocating parking away from the front of the site, and providing pedestrian and bicycle accommodations.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
COUNTY EXECUTIVE

Meeting Date: March 19, 2025  
OCPB Case # Z-25-80

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Northern Credit Union for the property located at 5004-5008 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is requesting a zone change on two parcels totaling 2.52 acres from One-Family Residential (R-10) and Planned Development (PDD) to Neighborhood Commercial (NC-1) to allow construction of a credit union with drive-thru access; and
- WHEREAS, the Board previously recommended No Position with Comment on a zone change referral (Z-23-69) to change zoning to Highway Commercial (HC-1) to allow a proposed car wash facility; the Board provided comments expressing HC-1 may be inappropriate for this location, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) and provide traffic data, stormwater plans, and lighting plans, and encouraging the applicant and municipality to ensure the proposed car wash does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision; per aerial imagery, the car wash was never constructed; and
- WHEREAS, the site is located along West Taft Road, with additional frontage along Wintersweet Drive, in Clay; the site is across the street from Wegmans and is part of the Inverness Gardens subdivision, with commercial uses along Taft Road and housing behind; the Taft Road corridor in this area is characterized by a mixture of commercial businesses along main roads surrounded by residential neighborhoods; the site's two parcels currently contain single family homes (to be demolished) with driveways to West Taft Road; and
- WHEREAS, the applicant is proposing to construct a 3,100 sf credit union with drive-thru; per the Zone Change Plan dated 2/14/25, the building will be constructed at the center of the site with parking lots on three sides, facing West Taft Road, Wintersweet Drive, and the rear of the site; a drive-thru will circulate along the east side of the building, adjacent to residential; access to the site will come from a right-in/right-out to West Taft Road, County Route 51, and a full access driveway from Wintersweet Drive; the Sketch Plan shows a line of trees to be installed along the eastern and southern parcel boundaries; ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted; and
- WHEREAS, the applicant is proposing to rezone the site to Neighborhood Commercial (NC-1) to allow the proposed credit union; the area is a mixture of zoning from

Planned Development (PDD) to the west, Residential Commercial (RC-1) across the street and to the east, Limited Use/Gasoline Service (LuC-1) across the street, and the two parcels comprising the site are in PDD and One-Family Residential (R-10) zoning districts; per the Town Zoning Code, the NC-1 district is intended for “areas of commercial use often located near residential neighborhoods” and the “intensity and scale of the uses, lots and structures are intended to be compatible to nearby residential uses”; uses allowed in NC-1 with site plan approval include retail use, personal service use, office building, and bank/credit union; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/24/25, 1.60 acres of the site will be disturbed by the proposed project; during construction of the Inverness Gardens subdivision, this property was slated for use as a stormwater drainage basin for the residential development;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the credit union;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, 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; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the credit union; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along Wintersweet Drive or West Taft Road; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops are located adjacent to the

site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; 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:

While the Board offers no comment on the proposed zone change, the Board offers the following requirements and comments regarding the development of the site:

1. Per the Onondaga County Department of Transportation, the proposed access to West Taft Road is prohibited and the project plans must be revised to eliminate the access.
2. The applicant must coordinate West Taft Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit the site plan, a copy of the Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and complete a Traffic Impact Study (TIS) for full build out. The TIS must include traffic generation data from concurrently proposed projects along West Taft Road (Inverness Gardens Senior Housing, Northern Credit Union, Summit Credit Union, and McDonalds). The applicant is required to first contact the Department to determine the scope of the study. 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.
3. The applicant and municipality should ensure that the proposed project does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision.
4. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town to require the installation of sidewalks along the West Taft Road frontage.
5. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Northern Credit Union for the property located at 3584 NYS Route 31; 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 NYS Route 31, a state highway, and Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting area variances related to the construction of a credit union on a 1.30-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is a vacant parcel at the front of the Kimbrook Shopping Plaza located at the southwest corner of the intersection of NYS Route 31 and Oswego Road; the area is characterized by commercial along major routes, residential to the south and west, and large parcels containing agriculture or wooded areas to the north; and
- WHEREAS, the site is a vacant parcel containing lawn and a portion of the Kimbrook Plaza asphalt parking lot; the site has approximately 200' of frontage on NYS Route 31, the driveway for Kimbrook Plaza is adjacent to the west, and a vacant commercial building with drive-thru to the east; and
- WHEREAS, the applicant is proposing construction of a 3,200 sf credit union with drive-thru; per the Sketch Plan dated 1/23/25, the credit union building will be constructed at the center of the site with parking lots to be located on three sides, including a parking lot along the Route 31 frontage, totaling 41 spaces; the drive-thru will be constructed at the south side (rear) of the building; access will come from a full-access driveway from the Kimbrook Plaza parking lot and an egress-only driveway to the Kimbrook Plaza driveway; four trees are shown along the rear, eastern parcel boundary; the existing monument sign for the plaza will remain in the northwest corner; and
- WHEREAS, to construct the proposed credit union, the applicant is requesting two area variances from the Designated Highway Overlay zoning district: to allow a 133' setback for the principal structure where 165' is required and to allow the parking area to be set back 60' when a 90' setback is required; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/24/25, 1.30 acres of the 1.30-acre site will be disturbed by the proposed project and stormwater will be directed to "on-site stormwater management facilities"; per the Sketch Plan, a stormwater management area will be constructed along the southern parcel boundary;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits

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from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the credit union; per the EAF, the credit union is anticipated to use 150 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, 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; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the credit union; the site is located in the Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station; per the EAF, the credit union it anticipated to generate 150 gallons of wastewater per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and bus stops are located within 450' the site; and

WHEREAS, per aerial imagery, NYS Route 31 has sidewalks in this location; the Sketch Plan shows sidewalks around the building, but none leading to sidewalks along the road frontage or to the plaza behind the proposed credit union; and

WHEREAS, the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site;

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

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

The Board has No Position regarding the proposed area variances, but offers the follow requirements and comments for the development as a whole:

1. The applicant is required to coordinate NYS Route 31 access plans with the New York State Department of Transportation. To further meet Department



requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and a Traffic Impact Study for full buildout to the Department for review. 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.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and sidewalks connecting buildings to the sidewalks along road frontages.

3. The Board encourages locating the building toward the front of the site rather than the parking.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Jordan Village Board at the request of Village of Jordan for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. A-2025 to amend the zoning map of the Village of Jordan to change the zoning designation of three parcels totaling 8.29 acres zoned One-Family Residential (R-A) to One, Two and Multiple-Family Residential (R-C); and
- WHEREAS, the site is comprised of three vacant parcels located adjacent to the Old Erie Place Apartments complex, between Peru Road and the Erie Canal on the northeast side of the Village of Jordan; and
- WHEREAS, the applicant is proposing to change the zoning of these three parcels from One Family Residential (R-A) to One, Two and Multiple-Family Residential (R-C) to allow for development of the parcel; per the Village Code, the R-C district allows one- and two-family dwellings with a building permit and multiple family dwellings with a special use permit; and
- WHEREAS, two of the three parcels comprising the site are landlocked; one parcel has approximately 185' of frontage on Peru Road, a County Route 60;  
ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/24/25, a new connection to public drinking water is proposed to serve the site;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, 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; and
- WHEREAS, per the EAF, a new connection to the public sewers is proposed to serve the site; the site is located in the Village of Jordan Wastewater Treatment Plant service area; and
- WHEREAS, GIS mapping shows a portion of the rear of the site in addition to lands to the north and east of the site may contain state and federal wetlands; the federal wetlands adjacent to the northern (rear) site boundary appears to be associated with the Erie Canal; per EAF Mapper, this is identified as a federally regulated Class C stream (ID 896-1.2); per EAF Mapper, the NYS wetland is 734.8 acres in size (ID JOR-10); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site is located adjacent to the Empire State Trail; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

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

1. Given the presence of NYS wetlands, floodplain, etc and buffering requirements related thereto, the applicant and municipality may wish to consider feasibility of development of the northern parcels. The Village and applicant are encouraged to seek wetland delineation by the NYS Department of Environmental Conservation (NYSDEC) prior to granting zone change to a more intense zoning classification.
2. The Village and applicant are encouraged to ensure legal access for landlocked parcels as part of zone change review.
3. The Board encourages the municipality to contact the Onondaga County Department of Planning GIS Division regarding production of a Village Zoning Map.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law 2 of the Year 2025 to amend Chapter 141-32 "Vehicles and Traffic" of the Code of the Town of Skaneateles entitled "Schedule VII: Truck Exclusions" to specify roadways where trucks, tractors and tractor-trailer combinations in excess of the indicated maximum gross weights are excluded; and
- WHEREAS, per the proposed law, the purpose of this amendment to §141-32 Schedule VII: Truck Exclusions is to "specify additional roadways where trucks, tractors and tractor-trailer combinations in excess of the indicated maximum gross weights are excluded"; and
- WHEREAS, per existing §141-13, "all trucks, tractors and tractor-trailer combinations in excess of the indicated maximum gross weights" are excluded from roadways detailed in §141-32; per this section, the regulations "shall not be construed to prevent the delivery or pickup of merchandise or other property along the highways from which such vehicles and combinations are otherwise excluded"; §141-32 Schedule VII details roadways from which these vehicles are excluded; and
- WHEREAS, the proposed law adds an additional 27 roadways to §141-32 Schedule VII including Andrews Road, County Line Road, Fennell Street, Hencoop Road, Van Camp Road, and Weeks Road, all with a maximum weight of 5 tons, all local roads; the proposed law will result in these restrictions covering most municipal-owned roads in the Town; and
- WHEREAS, **ADVISORY NOTE:** Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The municipality is encouraged to ensure the proposed law does not apply to farm vehicles and doesn't inhibit any farm operations.

**The motion was made by Marty Masterpole and seconded by Renee Dellas. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**

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J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-84

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Stauffer / SUNN 1017, LLC for the property located at Jordan Road and Vinegar Hill 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 Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of two 5MW community solar arrays on two lots totaling 117.4 acres in Rural Residential (RR) and Industrial/Research/Office (IRO) zoning districts; and
- WHEREAS, the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-25-85, Z-25-86, S-25-8) regarding these proposed solar arrays; and
- WHEREAS, the site is comprised of two parcels containing active agriculture, wooded areas, and streams with Jordan Road along the western site boundary and Vinegar Hill Road along the eastern site boundary; aerial imagery from May 2024 shows a gravel road entering the site from Jordan Road and crossing to the middle of the site where, per the referral materials, a settling pond and sludge lagoons were located and since covered; and
- WHEREAS, per the Project Narrative dated 3/3/25, the applicant is proposing construction of two 5 MW solar arrays, totaling 10MW, across 36 acres of a 117-acre site; the Preliminary Civil Site Plan dated 3/2025 shows the arrays will be accessed via the existing gravel access road; per the Site Plan, Array 2 will be constructed in the eastern portion of the site with the eastern array boundary defined by the wetland 100' buffer, steep slopes located in the southwest corner of the site, and a federally regulated stream that traverses the property; the Site Plan shows Array 2 encroaches on the 100' stream setback along the northern array boundary; proposed Array 1 is depicted in two sections, a small portion in the northwest corner of the site, west of a federally protected stream and a large portion adjacent to Array 2; the smaller portion of Array 1 appears to be located outside of wetland and stream 100' buffers while the larger portion of Array 1 appears to be located on a wetland located along the northern site boundary; and
- WHEREAS, per the Site Plan, the arrays will have four concrete electrical equipment pads, one along the access road adjacent to the smaller portion of Array 1, a second where the access road reaches the larger portion of Array 1, and two at the center of the site, located between Arrays 1 and 2; per Site Details – Equipment Pads and Panels dated 3/2025, the solar panels will be mounted on 1'-thick concrete ballast on 3"-thick gravel level pads; a Visual Assessment

for the proposed solar array dated 2/2025 prepared by Barton and Loguidice was included with the referral materials; a Preliminary Planting Plan dated 3/2025 shows lines of shrubs, deciduous trees, and evergreen trees will be located along the western boundary of the site; and

WHEREAS, per the Lot Line Adjustment Plan dated 3/2025, the applicant is proposing a lot line adjustment of the shared boundary between subject parcels so the parcel boundary follows the boundary between the two solar arrays; the western parcel will be Proposed Lot 1 (60.1 acres) and the eastern parcel will be Proposed Lot 2 (57.0 acres); and

WHEREAS, per the Project Narrative, the applicant is requesting four variances for this project, two for each array: to allow a 20' rear setback for both Proposed Lots 1 and 2 where 100' is required by Town Code, noting the rear parcel boundary is located between arrays and would not impact other property owners and to allow 30% and 31% lot areas for Lots 1 and 2 respectively where a 25% lot area maximum for off-site/community solar is the maximum allowed by Code; and

WHEREAS, the Town of Skaneateles recently released a draft Mottville and Skaneateles Falls - Northern Hamlets Master Plan to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable changes resulting from the confluence of the area's desirability, available vacant land, and increased development pressure; the plan notes this "68-acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints."; the site was not considered in this study to be a development site, and was identified in the future land use map as open space and rural agriculture; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/20/25, 0.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on site stormwater management facilities, on site wetlands, on site surface water"; per the EAF, the proposal will result in a 9-acre reduction in forested areas and an 8.6-acre increase in meadows, grasslands or brushlands; a Preliminary stormwater Pollution Prevention Plan (SWPPP) dated 2/2025 prepared by Barton and Loguidice was included with the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement is included in the local application; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734010 (per EAF Mapper); per the NYS DEC Environmental Site Remediation Database, contaminants of concern in this location were phenol, toluene, toluic acid, and xylene and remediation at the site is complete; and

WHEREAS, GIS mapping shows the northern and western site boundaries may contain state and federal wetlands; per EAF Mapper, Class C and C(T) streams (IDs 896-1.2, 896-1.1) are located on site; GIS mapping shows the western

federally protected stream with associated floodway and floodplain; the Site Plan shows five delineated wetland areas; the proposed arrays area shown outside of the 100' buffers for the wetlands except the wetland depicted under the northern section of Array 1; a Wetland Delineation Report dated 1/2025 prepared by Barton & Loguidice was included with the referral materials; the plans show no disturbance within 100' of Skaneateles Creek and

WHEREAS, the Charlie Major recreational trail, which currently occurs along Skaneateles Creek primarily in the Mottville hamlet, is proposed to extend north through, or adjacent to, this site, to Skaneateles Falls, along a former rail bed or along Skaneateles Creek; the eastern portion of the site contains both features; and

WHEREAS, the site is located near the Hoyt & Morton Woolen Mill and Waterbury Felt Company Complex 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; per the Project Narrative, "The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project" and "The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further recommendations by SHPO, if any, would be followed to ensure that the project does not adversely impact cultural or historic resources."; 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. While the proposed project is an allowable use within zoning, and the Board commends the reutilization of brownfield sites for clean energy deployment, the Town is encouraged to review site design within the context of the Northern Hamlets Master Plan, with an eye towards preservation of the Skaneateles Creek corridor and adjacent lands for environmental and open space protection and public recreation, and minimizing any negative effects on the hamlet's viability to appeal to residents and businesses. The Town, landowner and applicant may wish to consider the establishment of appropriate easements to facilitate trail development or other open space preservation efforts.
2. The Town and applicant are encouraged to establish open space, riparian, and/or recreation easements along Skaneateles Creek.
3. The municipality is advised that any access to proposed commercial solar farms located on county roads must meet the commercial requirements of the Onondaga County Department of Transportation.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-85

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Stauffer / SUNN 1017, LLC for the property located at Jordan Road and Vinegar Hill Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county highways, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to allow construction of two 5MW community solar arrays on two lots totaling 117.4 acres in Rural Residential (RR) and Industrial/Research/Office (IRO) zoning districts; and

WHEREAS, the Board is concurrently reviewing site plan, area variance, and subdivision referrals (Z-25-84, Z-25-86, S-25-8) regarding these proposed solar arrays; and

WHEREAS, the site is comprised of two parcels containing active agriculture, wooded areas, and streams with Jordan Road along the western site boundary and Vinegar Hill Road along the eastern site boundary; aerial imagery from May 2024 shows a gravel road entering the site from Jordan Road and crossing to the middle of the site where, per the referral materials, a settling pond and sludge lagoons were located and since covered; and

WHEREAS, per the Project Narrative dated 3/3/25, the applicant is proposing construction of two 5 MW solar arrays, totaling 10MW, across 36 acres of a 117-acre site; the Preliminary Civil Site Plan dated 3/2025 shows the arrays will be accessed via the existing gravel access road; per the Site Plan, Array 2 will be constructed in the eastern portion of the site with the eastern array boundary defined by the wetland 100' buffer, steep slopes located in the southwest corner of the site, and a federally regulated stream that traverses the property; the Site Plan shows Array 2 encroaches on the 100' stream setback along the northern array boundary; proposed Array 1 is depicted in two sections, a small portion in the northwest corner of the site, west of a federally protected stream and a large portion adjacent to Array 2; the smaller portion of Array 1 appears to be located outside of wetland and stream 100' buffers while the larger portion of Array 1 appears to be located on a wetland located along the northern site boundary; and

WHEREAS, per the Site Plan, the arrays will have four concrete electrical equipment pads, one along the access road adjacent to the smaller portion of Array 1, a second where the access road reaches the larger portion of Array 1, and two at the center of the site, located between Arrays 1 and 2; per Site Details – Equipment Pads and Panels dated 3/2025, the solar panels will be mounted on 1'-thick concrete ballast on 3"-thick gravel level pads; a Visual Assessment for the proposed solar array dated 2/2025 prepared by Barton and Loguidice

was included with the referral materials; a Preliminary Planting Plan dated 3/2025 shows lines of shrubs, deciduous trees, and evergreen trees will be located along the western boundary of the site; and

WHEREAS, per the Lot Line Adjustment Plan dated 3/2025, the applicant is proposing a lot line adjustment of the shared boundary between subject parcels so the parcel boundary follows the boundary between the two solar arrays; the western parcel will be Proposed Lot 1 (60.1 acres) and the eastern parcel will be Proposed Lot 2 (57.0 acres); and

WHEREAS, per the Project Narrative, the applicant is requesting four variances for this project, two for each array: to allow a 20' rear setback for both Proposed Lots 1 and 2 where 100' is required by Town Code, noting the rear parcel boundary is located between arrays and would not impact other property owners and to allow 30% and 31% lot areas for Lots 1 and 2 respectively where a 25% lot area maximum for off-site/community solar is the maximum allowed by Code; and

WHEREAS, the Town of Skaneateles recently released a draft Mottville and Skaneateles Falls - Northern Hamlets Master Plan to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable changes resulting from the confluence of the area's desirability, available vacant land, and increased development pressure; the plan notes this "68-acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints."; the site was not considered in this study to be a development site, and was identified in the future land use map as open space and rural agriculture; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/20/25, 0.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on site stormwater management facilities, on site wetlands, on site surface water"; per the EAF, the proposal will result in a 9-acre reduction in forested areas and an 8.6-acre increase in meadows, grasslands or brushlands; a Preliminary stormwater Pollution Prevention Plan (SWPPP) dated 2/2025 prepared by Barton and Loguidice was included with the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement is included in the local application; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734010 (per EAF Mapper); per the NYS DEC Environmental Site Remediation Database, contaminants of concern in this location were phenol, toluene, toluic acid, and xylene and remediation at the site is complete; and

WHEREAS, GIS mapping shows the northern and western site boundaries may contain state and federal wetlands; per EAF Mapper, Class C and C(T) streams (IDs 896-1.2, 896-1.1) are located on site; GIS mapping shows the western federally protected stream with associated floodway and floodplain; the Site

Plan shows five delineated wetland areas; the proposed arrays area shown outside of the 100' buffers for the wetlands except the wetland depicted under the northern section of Array 1; a Wetland Delineation Report dated 1/2025 prepared by Barton & Loguidice was included with the referral materials; the plans show no disturbance within 100' of Skaneateles Creek and

WHEREAS, the Charlie Major recreational trail, which currently occurs along Skaneateles Creek primarily in the Mottville hamlet, is proposed to extend north through, or adjacent to, this site, to Skaneateles Falls, along a former rail bed or along Skaneateles Creek; the eastern portion of the site contains both features; and

WHEREAS, the site is located near the Hoyt & Morton Woolen Mill and Waterbury Felt Company Complex 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; per the Project Narrative, "The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project" and "The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further recommendations by SHPO, if any, would be followed to ensure that the project does not adversely impact cultural or historic resources."; 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. While the proposed project is an allowable use within zoning, and the Board commends the reutilization of brownfield sites for clean energy deployment, the Town is encouraged to review site design within the context of the Northern Hamlets Master Plan, with an eye towards preservation of the Skaneateles Creek corridor and adjacent lands for environmental and open space protection and public recreation, and minimizing any negative effects on the hamlet's viability to appeal to residents and businesses. The Town, landowner and applicant may wish to consider the establishment of appropriate easements to facilitate trail development or other open space preservation efforts.
2. The Town and applicant are encouraged to establish open space, riparian, and/or recreation easements along Skaneateles Creek.
3. The municipality is advised that any access to proposed commercial solar farms located on county roads must meet the commercial requirements of the Onondaga County Department of Transportation.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-86

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Stauffer / SUNN 1017, LLC for the property located at Jordan Road and Vinegar Hill 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 Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances related to the construction of two 5MW community solar arrays on two lots totaling 117.4 acres in Rural Residential (RR) and Industrial/Research/Office (IRO) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and subdivision referrals (Z-25-84, Z-25-85, S-25-8) regarding these proposed solar arrays; and
- WHEREAS, the site is comprised of two parcels containing active agriculture, wooded areas, and streams with Jordan Road along the western site boundary and Vinegar Hill Road along the eastern site boundary; aerial imagery from May 2024 shows a gravel road entering the site from Jordan Road and crossing to the middle of the site where, per the referral materials, a settling pond and sludge lagoons were located and since covered; and
- WHEREAS, per the Project Narrative dated 3/3/25, the applicant is proposing construction of two 5 MW solar arrays, totaling 10MW, across 36 acres of a 117-acre site; the Preliminary Civil Site Plan dated 3/2025 shows the arrays will be accessed via the existing gravel access road; per the Site Plan, Array 2 will be constructed in the eastern portion of the site with the eastern array boundary defined by the wetland 100' buffer, steep slopes located in the southwest corner of the site, and a federally regulated stream that traverses the property; the Site Plan shows Array 2 encroaches on the 100' stream setback along the northern array boundary; proposed Array 1 is depicted in two sections, a small portion in the northwest corner of the site, west of a federally protected stream and a large portion adjacent to Array 2; the smaller portion of Array 1 appears to be located outside of wetland and stream 100' buffers while the larger portion of Array 1 appears to be located on a wetland located along the northern site boundary; and
- WHEREAS, per the Site Plan, the arrays will have four concrete electrical equipment pads, one along the access road adjacent to the smaller portion of Array 1, a second where the access road reaches the larger portion of Array 1, and two at the center of the site, located between Arrays 1 and 2; per Site Details – Equipment Pads and Panels dated 3/2025, the solar panels will be mounted on 1'-thick concrete ballast on 3"-thick gravel level pads; a Visual Assessment for the proposed solar array dated 2/2025 prepared by Barton and Loguidice

was included with the referral materials; a Preliminary Planting Plan dated 3/2025 shows lines of shrubs, deciduous trees, and evergreen trees will be located along the western boundary of the site; and

WHEREAS, per the Lot Line Adjustment Plan dated 3/2025, the applicant is proposing a lot line adjustment of the shared boundary between subject parcels so the parcel boundary follows the boundary between the two solar arrays; the western parcel will be Proposed Lot 1 (60.1 acres) and the eastern parcel will be Proposed Lot 2 (57.0 acres); and

WHEREAS, per the Project Narrative, the applicant is requesting four variances for this project, two for each array: to allow a 20' rear setback for both Proposed Lots 1 and 2 where 100' is required by Town Code, noting the rear parcel boundary is located between arrays and would not impact other property owners and to allow 30% and 31% lot areas for Lots 1 and 2 respectively where a 25% lot area maximum for off-site/community solar is the maximum allowed by Code; and

WHEREAS, the Town of Skaneateles recently released a draft Mottville and Skaneateles Falls - Northern Hamlets Master Plan to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable changes resulting from the confluence of the area's desirability, available vacant land, and increased development pressure; the plan notes this "68-acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints."; the site was not considered in this study to be a development site, and was identified in the future land use map as open space and rural agriculture; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/20/25, 0.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on site stormwater management facilities, on site wetlands, on site surface water"; per the EAF, the proposal will result in a 9-acre reduction in forested areas and an 8.6-acre increase in meadows, grasslands or brushlands; a Preliminary stormwater Pollution Prevention Plan (SWPPP) dated 2/2025 prepared by Barton and Loguidice was included with the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement is included in the local application; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734010 (per EAF Mapper); per the NYS DEC Environmental Site Remediation Database, contaminants of concern in this location were phenol, toluene, toluic acid, and xylene and remediation at the site is complete; and

WHEREAS, GIS mapping shows the northern and western site boundaries may contain state and federal wetlands; per EAF Mapper, Class C and C(T) streams (IDs 896-1.2, 896-1.1) are located on site; GIS mapping shows the western federally protected stream with associated floodway and floodplain; the Site

Plan shows five delineated wetland areas; the proposed arrays area shown outside of the 100' buffers for the wetlands except the wetland depicted under the northern section of Array 1; a Wetland Delineation Report dated 1/2025 prepared by Barton & Loguidice was included with the referral materials; the plans show no disturbance within 100' of Skaneateles Creek and

WHEREAS, the Charlie Major recreational trail, which currently occurs along Skaneateles Creek primarily in the Mottville hamlet, is proposed to extend north through, or adjacent to, this site, to Skaneateles Falls, along a former rail bed or along Skaneateles Creek; the eastern portion of the site contains both features; and

WHEREAS, the site is located near the Hoyt & Morton Woolen Mill and Waterbury Felt Company Complex 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; per the Project Narrative, "The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project" and "The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further recommendations by SHPO, if any, would be followed to ensure that the project does not adversely impact cultural or historic resources."; 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. While the proposed project is an allowable use within zoning, and the Board commends the reutilization of brownfield sites for clean energy deployment, the Town is encouraged to review site design within the context of the Northern Hamlets Master Plan, with an eye towards preservation of the Skaneateles Creek corridor and adjacent lands for environmental and open space protection and public recreation, and minimizing any negative effects on the hamlet's viability to appeal to residents and businesses. The Town, landowner and applicant may wish to consider the establishment of appropriate easements to facilitate trail development or other open space preservation efforts.
2. The Town and applicant are encouraged to establish open space, riparian, and/or recreation easements along Skaneateles Creek.
3. The municipality is advised that any access to proposed commercial solar farms located on county roads must meet the commercial requirements of the Onondaga County Department of Transportation.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-87

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Cicero Town Board at the request of Town of Cicero for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Cicero is proposing a local law to create a "Waterfront Overlay District" (WOD) along and near the south shore of Oneida Lake; and
- WHEREAS, per the proposed law, the purpose is to “protect and reinforce the identity of Cicero as a lakefront community by encouraging high quality building and site design and accommodating visual and physical access to the waterfront” with objectives to provide “public access to the Oneida Lakeshore”, “accommodate higher density housing options”, “encourage a mix of commercial and residential uses”, “respect the existing lakefront residential character”, “preserve viewsheds”, protect water quality, and conserve “natural resources along the lakeshore”; and
- WHEREAS, the boundaries of the WOD are defined on the Waterfront Overlay District Map, including an area along the Cicero shoreline along Oneida Lake between Beach Road (south of the Aero Marina) and Tuttle Road at the eastern municipal/county boundary; the proposed regulations are in addition to all other existing regulations, as applicable; if regulations or requirements of the WOD “conflict with Article XV (Design Standards), the more stringent requirement shall apply”; and
- WHEREAS, per the proposed law, “certain uses and actions” “may be subject to additional local development review and approval procedures”; per the proposed law, all uses are required to obtain Site Plan Review approval except “new construction of single-family dwelling units, expansion or rehabilitation of existing structures, and simple subdivisions”; and
- WHEREAS, the proposed WOD contains multiple definitions including “Bed and Breakfast”, “Bar or Tavern”, “Dwelling Multi-Family”, “Dwelling Unit, Upper Floor”, “Hotel or Inn”, “Marina”, and “Water-Dependent Use”; and
- WHEREAS, within the WOD, assembly, libraries, parks, municipal buildings or uses, accessory uses or structures, accessory dwelling units or in-law suites, outdoor assembly or seating area, and accessory parking areas are permitted by right; uses allowed with a special use permit include multi-family dwellings of 3-4 units and 5 units or more, upper floor dwelling units, water-dependent uses, hotels or inns, bars or taverns, restaurants, and upper floor offices; dimensional requirements for uses only permitted within the WOD are specified including a 30,000 sf minimum lot area for multi-family dwellings of 3-4 units, 5 acres for multi-family dwellings of 5 units or more, and 20,000 sf for other uses; and

WHEREAS, the proposed WOD has provisions for Lakefront Viewshed Protection including “site layout and design shall consider view corridors to the lakefront and any adjacent public open space”, “at least 30% of the shoreline on any given lot shall be contained within view corridors”, view corridors will have a minimum width of 25’, and “no buildings, walls, or other opaque structures shall be permitted within view corridors”; site plan review within the WOD will require the applicant to provide information to “allow an adequate review of the potential impact of development on the scenic resources of the area” including photographs, schematic plans, and elevations or perspective sketches; “the reviewing body may limit the height or length of a proposed structure and may recommend changes in the arrangements of buildings if in its determination the proposed limitations or changes will protect or enhance the visual character”; and

WHEREAS, requirements for riparian buffers are detailed including requiring maintained buffers with a natural vegetation strip on properties along the lakeshore; no structures will be permitted within the vegetation strip with exceptions including docks, boat ramps, pump-houses, pervious or elevated walkways; “no polluting material” may be dumped or stored within the vegetation strip including garbage, junk cars, junk appliances, lawn clippings, leaves, or toxic materials”; it is not clear if lawn treatments including pesticides or herbicides are considered toxic materials; and

WHEREAS, within the Site Plan Review process, the Planning Board may designate or require the creation of public amenities; public amenities may include public access to the waterfront, publicly accessible waterfront promenades, pedestrian linkages between contiguous uses, public gathering spaces, boat launches with at least five parking spaces, and “road improvements, on-street parking, pathway pavers, street trees, sidewalk extension in parking lanes to slow vehicular traffic, and other elements which make roads more pedestrian friendly”; proposed public access will be dedicated by easement or deed for public access; and

WHEREAS, incentive bonuses may be offered for amenities including moderate income housing, green energy sources, publicly accessible waterfront areas, preservation of prime and/or unique classified agricultural soils or farm operations, road or utility improvements, and active transportation facilities; incentives permitted may be changes in requirements for lot coverage, density requirements, lot dimension and setback requirements, and changes to building height limitations and floor area requirements; and

WHEREAS, design and development standards are proposed including specifications for residential subdivisions, non-residential and multifamily developments, parking area screening, and mechanical equipment screening and provide standards including building materials, roof pitch, colors, and building placement; nonresidential development, mixed-use development, or multi-family dwellings over four units will comply with Town Design Standards specified in Article XV; and

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



NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Town of Cicero for enacting a waterfront overlay district with goals compatible with Plan Onondaga, to protect water quality, promote quality development, accommodation of higher density housing options, a mix of compatible uses, and enhance public access to the Oneida Lake shoreline.

**The motion was made by Marty Masterpole and seconded by Kevin Casserino. The votes were recorded as follows: Marty Voss - abstain; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-88

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Stewart's Shops Corp. for the property located at 6188 & 6190 South Bay 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 South Bay Road (Route 208) and Thompson Road (Route 14), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting several area variances related to the proposed construction of a new 4,500 sf Stewart's Shop convenience store and fueling facility on two parcels totaling 2.99 acres in General Commercial and Industrial zoning districts; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-25-53) for this proposed Stewart's Shop and fueling station, advising the applicant to coordinate with Onondaga County Department of Transportation (OCDOT) and provide a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department and advising stormwater mitigation must be reflected on the site plan; the Board also encouraged the applicant to add landscaping along road frontages and around the perimeter of the proposed building; and
- WHEREAS, the site is located at a commercial crossroads of South Bay Road and Thompson Road, County Routes 208 and 14; surrounding businesses include Vintage Motors & Storage, a trucking terminal, an auto and truck repair facility, a self-storage facility, a drug store, and former brewery with greenhouse; and
- WHEREAS, the site is a parcel containing an existing fueling station, convenience store, and car wash and the adjacent parcel to the south which contains powerlines and a gravel lot within an easement to Niagara Mohawk; the site currently has a full access driveway to South Bay Road and two full access driveways to Thompson Road; and
- WHEREAS, the applicant is proposing demolition of the existing gas station and carwash to construct a 4,500 sf Stewart's Shop convenience store with 4 fueling stations; per the Proposed Site Plan dated 1/2/25, the applicant will locate the convenience store in the southern portion of the triangular-shaped site, fronted by a 48'x48' canopy with four fueling stations; the southern driveway to Thompson Road will be closed, but the two remaining driveways will be retained; per the Landscape Plan dated 1/2/25, the rear portion of the site will be converted to lawn and some trees will be installed along road frontages; a freestanding 63 sf, internally illuminated sign is proposed for the

northernmost section of the site, in the same approximate location as the former gas station's sign; and

WHEREAS, the applicant is currently requesting four variances to allow construction of the Stewart's facility: to allow the front of the building to be setback 46' where 50' is required, to allow the fueling canopy to be set back from the western boundary 30' and 22' from the eastern boundary where 50' is required, and to allow the sign to be set back 5' when 20' is required by Town Code; per the Proposed Site Plan – ZBA and Proposed Site Plan – ZBA [2], both dated 1/2/25, the triangular shape of the site combined with the power line easement along the rear site boundary limits the buildable area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 12/26/24, 2.26 acres of the site will be disturbed by the proposed project and the proposal will not result in an increase in stormwater generation; any stormwater mitigation included in this project is not indicated in the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water with a new connection required for the proposed store;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, 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; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the proposed store will require a new connection;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Existing Site Plan dated 1/2/25, the rear of the site has a 126'-wide easement to Niagara Mohawk Power Corporation (National Grid); it appears no work is proposed for this area; 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 Board has No Position regarding the proposed area variances, but offers the following requirements regarding the development as a whole:

1. The applicant is required to coordinate South Bay Road and Thompson Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department for review. 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.
2. Stormwater management and mitigation must be reflected on the site plan prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Board encourages the applicant to improve site appearance in this highly visible location by providing additional landscaping along road frontages (to the extent practicable with roadway sight distances) and around the perimeter of the proposed building which will be visible from roadways.
2. The Town is encouraged to consider requiring installation of sidewalks in this developing area with an evolving mix of residential and commercial uses.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025  
OCPB Case # Z-25-89

- 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 City of Syracuse Planning Commission at the request of Russell Albanese for the property located at 800 and 802 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the Rosamond Gifford Zoo, a county-owned facility, and Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to establish a Planned Development (PDD) zoning district to allow for the construction of a mixed-use / mixed-income development that includes residential, commercial, manufacturing and light industrial on the 47.8-acre former Syracuse Developmental Center site; and
- WHEREAS, the Board is concurrently reviewing a zone change referral for the site to this Planned Development District (PDD) and a subdivision referral to divide the site into 32 new lots (Z-25-90, S-25-9); the Board previously conducted an Informal Review (Z-24-333) of the Sketch Plan (referred to as a Master Site Plan) detailing all four phases of this proposed project, advising the City to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment (OCDWEP) and contact the Department to obtain the appropriate permits, advising any existing drinking water and wastewater infrastructure and associated easement must be shown on the plans, and show all boundaries for the floodplain, floodway, and any wetlands; the Board also encouraged the applicant to add more pedestrian pathways to adjacent streets and the park and zoo; and
- WHEREAS, the site is the former location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; the development is proposed to be constructed in four-phases, redeveloping the site to include 461 apartment units in a complex including four apartment buildings, 50-60 townhomes, and a "tech/light industrial facility"; the complex will also contain a green space and park and playground areas; and
- WHEREAS, per the Planned Development District Plan dated 2/26/25, the applicant is seeking to establish a PDD for the 47.80-acre site to allow the proposed redevelopment; the allowed uses will include residential uses: single-unit attached and detached dwellings, two-unit and multi-unit dwellings, single-

unit and two-unit owner occupied and non-owner occupied dwellings; park and recreation facilities will be allowed; commercial uses include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and professional services, food and beverage retails, and retail, general <1,000 sf; allowed Industrial uses include research and innovation, manufacturing – artisan, and manufacturing – general; there will be no setback requirements; maximum height will be eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the zoning of the two parcels comprising the site to be in the proposed Planned Development District; and

WHEREAS, per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

WHEREAS, per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

WHEREAS, the Subdivision Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note "Stone/Block Shoring Remains"; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight 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 site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, "stormwater will be handled on-site in an on-site stormwater management facility";

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near Delaware School, 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; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states "Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by

this project”; 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 Board offers the following requirements for the proposed development as a whole:

1. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office early in the planning process to determine sewer availability and capacity, to discuss any offset requirements if needed, and to obtain capacity assurance thresholds and the appropriate permits for all plumbing installations.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.
4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans.

The Board offers the following comments:

1. Long-term ownership, maintenance, and programming responsibilities, and a permanent source of financing thereof, should be identified and articulated for all shared spaces and remaining lands as part of the current development review process.
2. The applicant and municipality are encouraged to plan for the proposed industrial facility by ensuring it is appropriately screened and the adjacent residential buildings and neighborhood are buffered from any negative impacts from industrial uses including truck activity, noise, dust, etc.
3. The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025  
OCPB Case # Z-25-90

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Russell Albanese for the property located at 800 and 802 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of the Rosamond Gifford Zoo, a county-owned facility, and Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a zone change from Urban Core (MX-4) to Planned Development (PDD) to allow for the construction of a mixed-use / mixed-income development that includes residential, commercial, manufacturing and light industrial on the 47.8-acre former Syracuse Developmental Center site; and
- WHEREAS, the Board is concurrently reviewing an Other Authorization referral to establish this Planned Development District (PDD) and a subdivision referral to divide the site into 32 new lots (Z-25-89, S-25-9); the Board previously conducted an Informal Review (Z-24-333) of the Sketch Plan (referred to as a Master Site Plan) detailing all four phases of this proposed project, advising the City to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment (OCDWEP) and contact the Department to obtain the appropriate permits, advising any existing drinking water and wastewater infrastructure and associated easement must be shown on the plans, and show all boundaries for the floodplain, floodway, and any wetlands; the Board also encouraged the applicant to add more pedestrian pathways to adjacent streets and the park and zoo; and
- WHEREAS, the site is the former location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; the development is proposed to be constructed in four-phases, redeveloping the site to include 461 apartment units in a complex including four apartment buildings, 50-60 townhomes, and a "tech/light industrial facility"; the complex will also contain a green space and park and playground areas; and
- WHEREAS, per the Planned Development District Plan dated 2/26/25, the applicant is seeking to establish a PDD for the 47.80-acre site to allow the proposed redevelopment; the allowed uses will include residential uses: single-unit

attached and detached dwellings, two-unit and multi-unit dwellings, single-unit and two-unit owner occupied and non-owner occupied dwellings; park and recreation facilities will be allowed; commercial uses include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and professional services, food and beverage retails, and retail, general <1,000 sf; allowed Industrial uses include research and innovation, manufacturing – artisan, and manufacturing – general; there will be no setback requirements; maximum height will be eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the zoning of the two parcels comprising the site to be in the proposed Planned Development District; and

WHEREAS, per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

WHEREAS, per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

WHEREAS, the Subdivision Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note "Stone/Block Shoring Remains"; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the

floodway and floodplain are not shown on the map;  
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight 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 site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, "stormwater will be handled on-site in an on-site stormwater management facility";

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near Delaware School, 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; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states "Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the

New York State and National Registers of Historic Places will be impacted by this project”; 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 Board offers the following requirements for the proposed development as a whole:

1. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office early in the planning process to determine sewer availability and capacity, to discuss any offset requirements if needed, and to obtain capacity assurance thresholds and the appropriate permits for all plumbing installations.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.
4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans.

The Board offers the following comments:

1. Long-term ownership, maintenance, and programming responsibilities, and a permanent source of financing thereof, should be identified and articulated for all shared spaces and remaining lands as part of the current development review process.
2. The applicant and municipality are encouraged to plan for the proposed industrial facility by ensuring it is appropriately screened and the adjacent residential buildings and neighborhood are buffered from any negative impacts from industrial uses including truck activity, noise, dust, etc.
3. The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.

**The motion was made by Mike LaFlair and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025  
OCPB Case # Z-25-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the City of Syracuse Planning Commission at the request of Syracuse Office of Zoning Administration for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the City of Syracuse is proposing several amendments to the ReZone Syracuse / City of Syracuse Zoning Ordinance, primarily to clarify and refine language, and rectify errors and omissions since its initial adoption; and
- WHEREAS, ReZone Syracuse, which included a new citywide zoning ordinance, zoning map and related procedures, was adopted by the City of Syracuse in 2023 (OCPB case Z-23-71), and the Board reviewed a first set of amendments in 2024 (Z-24-128), to correct errors and omissions, add definitions, and adopt new regulations regarding affordable housing, Residential-Commercial Living, and types of projects that require site plan review; and
- WHEREAS, two years into the new zoning ordinance, the City is again seeking a series of amendments to the zoning ordinance text and content, primarily to clarify the ordinance and rectify issues discovered during the initial implementation of the ordinance; a limited number of other new procedural and content changes are also proposed; and
- WHEREAS, within Article 1 – General Provisions, ReZone Syracuse is being renamed as the City of Syracuse Zoning Ordinance and Official Zoning Map; a number of clarifications have been made to Nonconformities, including that variances cannot be used to satisfy nonconformity requirements, nonconformities cannot be changed to another nonconforming use, types and burden of evidence to justify nonconformities, removal of status if a structure is intentionally destroyed, and removal of language regarding illegal nonconformities; Article 1.6 Enforcement provisions were substantially revised to add procedures for enforcement; and
- WHEREAS, Article 2 – Zone Districts is being amended to relocate Rules of Measurement and Additional Standards to Article 7; minor nomenclature changes are reflected; dimensional standards for accessory uses were standardized, two-story minimum requirements were removed from MX-1, -2 and -3 districts ; within 2.15 Planned Institutional Districts (PID), permitted uses and dimensional and development standards were clarified; within Planned Development Districts (PDD), allowable uses are expanded to include more commercial and industrial uses, with limits on adverse impacts, and a minimum PDD size of one acre was added; and
- WHEREAS, within Article 3 – Use Regulations, changes were made adding special permit review to restaurants brewpubs and micro distilleries in certain districts, and eliminate special use permits for liquor stores; several nomenclature changes

were made to food-related businesses, a use type for warehouses was added; a use type for single- and two-unit dwellings, non-owner-occupied was added; other minor language clarifications were made relating to day care licensing, amplified sounds, home occupations, accessory dwelling units and structures; new definitions were added; and

WHEREAS, changes to Article 4 – Development Standards include removing a provision allowing reviewing boards to modify development standards during site plan review, off-street parking requirements were changed to reflect new use types, clarify language regarding parking reductions, and add a new section for Residential Living parking and driveway standards, to coordinate with Public Works; and

WHEREAS, within Article 5 – Administration and Procedures, several changes to Special Use Permit administration are proposed, including removal of provision of special permits from running with the land, placing authority within the Planning Commission versus the Common Council, and revising review criteria and procedures; procedures for variances and administrative adjustments were revised and clarified; rezoning actions and text amendments procedures were separated; and

WHEREAS, changes to Article 7 – Rules of Construction and Definitions included addition of a substantially new Rules of Measurement section, and definitions related thereto; other minor definitions were added; and

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

**The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 19, 2025

OCPB Case # Z-25-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Fouad Dietz (LeMoyne College) for the property located at 1419 Salt Springs 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 the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing multiple improvements to the campus quad area on a 102.3-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the Board previously held No Position on site plan referrals (Z-21-119, Z-21-120) for modifications to Grewen Hall and the campus quad at Lemoyne College; the Board has also reviewed other site plan referrals (Z-19-107, Z-11-319) to modernize waterline infrastructure along the quad and establishing a new softball field on campus; most recently, the Board provided comment on a use variance referral for another parcel located LeMoyne College (Z-24-92), encouraging the College to add pedestrian infrastructure to Salt Springs Road, connecting the campus with the adjacent neighborhood; and
- WHEREAS, the parcel contains a significant portion of the LeMoyne College campus; the college campus is located both in the Town of DeWitt and on the eastern side of the City with the subject parcel located exclusively within the Town of DeWitt; other surrounding land uses include various residential properties; the subject area is the Dablon Quad and McGill Terrace, located on the western side of the campus, surrounded by buildings, but with proximity to Springfield Road and Salt Springs Road; and
- WHEREAS, per the referral materials, the College is proposing renovations to the Dablon Quad including replacement of existing walkways, a new plaza area with a 20'x36' wooden pavilion to contain an outdoor gas fireplace and seating, new lighting, landscape improvements, and utility work including a new natural gas line, relocating an existing steam line, and new stormwater infrastructure; per the Layout and Materials Plan dated 2/27/25, new walkways are shown connecting a large parking lot with the Dablon Quad and new paved area to contain the proposed pavilion and fireplace; the area will also contain a tiered seating area and decorative brick retaining wall; and
- WHEREAS, per the Planting Plan dated 2/27/25, new shrubs, trees, and plantings will be installed along the walkway, library pavilion, and around the new unit paved area; and
- WHEREAS, a Lighting Photometric Calculations Plan dated 2/27/25 was included with the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/27/25, 0.71 acres of the site will be disturbed by the proposed project; per the Erosion and

Sediment Control Plan dated 2/27/25, new stormwater infrastructure will be installed around walkways and between the proposed pavilion and the library building;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service and no changes to the current infrastructure are proposed; and

WHEREAS, a portion of the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and per the referral, more plantings and trees will be installed as part of this 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 or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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

**The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes.**