



# Onondaga County Planning Board

April 17, 2024

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY  
335 MONTGOMERY STREET, 1st Floor  
SYRACUSE, NEW YORK

J.Ryan McMahon, II  
COUNTY EXECUTIVE

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Don Radke  
David Skeval  
Jim Stelter

### STAFF PRESENT

Megan Costa  
Rachel Woods  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 17, 2024.

## III. MINUTES & OTHER BUSINESS

Minutes from March 27, 2024 were submitted for approval. David Skeval made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-24-12	TSalZBA	No Position	S-24-14	CSyrPB	No Position
Z-24-100	VSkaPB	Modification	Z-24-101	CSyrZBA	No Position With Comment
Z-24-102	TDewPB	No Position With Comment	Z-24-103	VTuIVB	Modification
Z-24-104	VTuIZBA	No Position With Comment	Z-24-105	TSalZBA	Modification
Z-24-106	TSalZBA	No Position With Comment	Z-24-109	TOnoPB	No Position
Z-24-84	TSalZBA	No Position	Z-24-85	TSalZBA	No Position
Z-24-88	TSkaPB	Modification	Z-24-89	VEsyPB	No Position With Comment
Z-24-90	VEsyPB	No Position With Comment	Z-24-91	VEsyPB	Modification
Z-24-92	CSyrZBA	No Position With Comment	Z-24-95	TCamTB	No Position With Comment
Z-24-97	TOnoPB	No Position	Z-24-98	TOnoZBA	No Position
Z-24-99	CSyrPB	No Position With Comment			

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # S-24-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Salina Zoning Board of Appeals at the request of Gingerbread House Preschool and Childcare Center for the property located 3004 Court Street; 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 Court Street (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.6-acre parcel into two new lots, Lot No. 1 (0.888 acres) and Lot No. 2 (1.693 acres), in a Residential (R-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-84) and a special permit referral for Transitional Parking (Z-24-85) as a result of the proposed subdivision; and
- WHEREAS, the site is located in the residential neighborhood south of Court Street, a NYS Route, at the transition between residential and the commercial along Court Street and industrial uses to the north and northeast; and
- WHEREAS, the site is the current location of a church, convent, and school building with the parcel having frontage on Court Street and Roxford Road South; St. Daniels Church is located at the north end of the parcel, along the Court Street frontage with an approximately 14'-wide driveway from Court Street along the west side of the building and direct access from Court Street to a 25-space parking lot on the east side of the church; the western driveway and a driveway from the northern parking lot connect to a 30-space parking lot at the center of the parcel with one driveway to Roxford Road South; the preschool building and playground is located in the southeast corner of the lot with building entrances on the northern and southern sides; St Daniels Convent is located in the southwest corner of the parcel with the main entrance along Roxford Road South; and
- WHEREAS, the applicant is proposing to divide the site into two new lots; proposed Lot No. 2 will be 1.693 acres and will contain the church, both parking lots, the convent building, and an outbuilding along with containing all road access to Court Street and Roxford Road; proposed Lot No. 1 will be 0.888 acres and will contain the school building and playground and will have frontage on Roxford Road; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/4/24, zero acres of the site will be disturbed by the proposed project as no physical work is being done on site; current stormwater management is not detailed in the referral materials; and
- WHEREAS, per the referral, the site is served by public drinking water with no changes to

existing infrastructure or use proposed; 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 Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to existing infrastructure or use proposed; 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; note, no construction activity proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734029, 734057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near a Lustron house, Westchester model, 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 and may consequently be acted on solely by the referring board.

**The motion was made by David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # S-24-14

- 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 City of Syracuse Planning Commission at the request of Dennis Beaudette for the property located at 204 & 210 Sixth North Street and 1101-1105 Wolf Street; 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 Seventh North Street (Route 45), a county highway, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to combine three parcels into one new lot, New Lot 1 (1.37 acres), in a Light Industry and Employment (LI) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-99) to allow the conversion of the site into an Industrial Tire Warehouse; and
- WHEREAS, the Board previously held No Position regarding a project site review referral (Z-14-183) to demolish an existing commercial building, remove blacktop, and plant grass on the lot adjacent to the existing repair garage; and
- WHEREAS, the site is currently used for warehousing and storage along with two adjacent, vacant parcels at the corner of Sixth North and Wolf Streets on the Northside of the City of Syracuse; the site is located at the transition of residential to the commercial and industrial uses; surrounding uses include a parking lot, residential, a distribution company, and window and door supplier; and
- WHEREAS, the site will be the location of Industrial Tire Warehouse and contains two buildings, surrounded by outdoor storage from previous uses of the building; the site is located on the corner of Sixth North Street and Wolf Street with unrestricted access to Sixth North Street; per aerial imagery from May 2021, the City's right-of-way on Sixth North Street is currently used for parking; and
- WHEREAS, the applicant is proposing to renovate the site and expand the operation to incorporate two adjacent, vacant properties, to accommodate Industrial Tire Warehouse and Automobile Tire Retreading; per the local application, the existing building at the front of the site will have 4,000 sf at the rear of the building demolished to allow the construction of a 20,250 sf warehouse/manufacturing building along the Sixth North Street frontage; the rear building will be "converted into a temperature-controlled storage area for tire retreading adhesives"; the existing outdoor storage debris will be removed along with portions of the asphalt right-of-way on Sixth North Street; per the Site Plan dated 4/1/24, the entrance to the site will be constricted to a 24'-wide driveway providing access to a loading dock at the southeast of the proposed building and a 15-space parking lot to be constructed along the Wolf Street side of the building; the Site Plan also shows trees to be planted along road frontages, a landscaping buffer between the parking lot and Wolf Street,

and an evergreen landscape buffer between the northeast corner of the site and adjacent residential properties; and

WHEREAS, per the Map of Proposed Resubdivision on Part of Block No.22 dated 1/5/24, the existing warehouse site and two adjacent, vacant parcels will be combined into a 1.37-acre lot (New Lot 1); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/19/24, 0.83 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be diverted to the “existing City of Syracuse Storm 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, the site is served by public drinking water; the proposed work may create an increase in demand; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and the proposed work may result in an increase in use;  
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;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible 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>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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

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 David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-100

- 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 Skaneateles Planning Board at the request of Ian and Abby Carroll for the property located at 79 East Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Street (Route 41), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing to demolish an existing residence and construct a new single family home on a 1.05-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the site contains a house, barn, and detached garage in a residential neighborhood on the east side of the Village of Skaneateles; and
- WHEREAS, the applicant is proposing the demolition of the existing 2-story single-family home and detached garage to allow the construction of a new 2-story 3,400 sf home with attached two-car garage; per the Site Plan dated 3/13/24, the proposed house and attached garage will be constructed along the road frontage, accessed via a new driveway utilizing existing road access to East Lake Street; the existing 360 sf garage, currently in the northwestern corner of the property, will be demolished and replaced with lawn; the barn, located at the rear of the parcel, will remain;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Street must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) (undated), 0.35 acres of the site will be disturbed by the proposed project; per the local application, "siltsoxx will be installed around the work perimeter for erosion control during demolition"; per the EAF, the proposal will not create additional stormwater discharge; and
- WHEREAS, per the referral notice, the site is served by Village of Skaneateles drinking water and sewer and no changes are proposed; and
- WHEREAS, the site is located within the Skaneateles Lake watershed and the Skaneateles Lake Watershed Overzone (SL-O); Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; per the local application, the site has an existing open space of 96%, the current proposal is estimated to result in 90.3%, and the requirement is to maintain a minimum of 90% open space; 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); the application notes the house to be demolished was constructed in 1880 and the barn, which will remain, in 1888;

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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

**The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-101

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Ed Keplinger for the property located at 100 West Court Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a use variance to relocate loading docks for large truck access in the existing front yard setback on a 3.64-acre parcel, containing Sedgwick Business Interiors, in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the site is in a commercial area adjacent to Interstate 81 in the Inner Harbor area of the City of Syracuse; neighboring businesses include a liquor store, a produce distributor, and a petroleum and propane distributor; large vacant parcels to the south of the site separate this commercial area from Inner Harbor; and
- WHEREAS, the site is an irregular shaped parcel containing an approximately 24,800 sf 1-and-2-story building in the northwestern side of the lot, a 29-space parking lot along the eastern side of the building, and a loading dock along the southern side near the southeastern corner of the building; the site is surrounded by local roads Genant Drive to the north, West Court Street to the east, North Clinton Street to the south, and Clinton Place to the west; the site is also across Genant Drive from Interstate 81; the parking lot has two driveways to West Court Street and access near the existing loading dock to North Clinton Street; and
- WHEREAS, the site is located adjacent to Interstate 81 and is in an area to be significantly altered by the relocation of Interstate 81 and conversion to a Community Grid within the City; and
- WHEREAS, the applicant is proposing a use variance to relocate the loading dock area to the eastern side of the southeastern corner to allow loading/unloading at the building without trucks being parked in a road right-of-way like the existing arrangement; the narrative included in the referrals justifies the relocation of the loading dock to the front of the business by discussing the current safety concerns of trucks parked in the North Clinton Street right-of-way, particularly when North Clinton pedestrian accommodations are improved as part of the Interstate 81 project, the eastern side of the building is the only side with enough space to allow large delivery trucks and tractor trailers, and the complications associated with the parcel being bound on all sides by roadways;
- WHEREAS, per the Site Plan dated 3/13/24, the parking lot will be reconfigured to separate the main lot from the loading area, add 5 parking spaces, and install

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stormwater infrastructure under the southern side of the parking lot; road access to the site will be unchanged, but loading and parked trucks will be positioned along the southern parcel boundary instead of protruding into the City right-of-way; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/13/24, 0.08 acres of the site will be disturbed by the proposed project and stormwater will be managed by “surface drainage to two storm drywell structures”; and

WHEREAS, the site is served by public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant; no changes to existing infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734134, C734136, C734137, C734150, C734143, C734135, C734156) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near the J.M. Wall Machine Co. Building 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

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

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:

Given the site’s location among various roadway and right-of-way changes related to the Interstate 81 reconstruction project, the applicant is advised to coordinate all proposed work with the City Engineer and New York State Department of Transportation.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-102

- 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 Shake Shack for the property located at 3275 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street (Route 290) and Erie Boulevard East (Route 5), both state highways; and
- WHEREAS, the applicant is proposing to convert a former restaurant (Friendly's) into a Shake Shack restaurant on a 0.8-acre parcel in a Business zoning district; and
- WHEREAS, the site is located at the intersection of Bridge Street and Erie Boulevard, both state highways; the site is surrounded by primarily commercial land uses with residential land uses further west; and
- WHEREAS, the site contains a 3,547 sf restaurant in the northern half of the site with a 52-space parking lot extending to the south; the site has access to Erie Boulevard East (NYS Route 5) and to the neighboring shopping plaza along the western parcel boundary; neighboring parcels contain retail uses; and
- WHEREAS, the applicant is proposing to convert 3,343 sf of the existing building into a Shake Shack restaurant along with parking lot improvements; per the Site Plan dated 3/28/24, the building will have a 163 sf vestibule area of the building removed, pavement removed from the rear of the restaurant to move the dumpster area closer to the parking lot, and the facade will be renovated; the parking lot will keep most of the same configuration, but portions of pavement will be removed to allow installation of planting islands in the parking lot and along access to the neighboring parcel; per the Landscape Plan dated 3/28/24, plantings will be installed along the west side of the building, around the parking lot, and in proposed islands in the parking lot; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard East must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/22/24, 0.08 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be conveyed to "storm drain infrastructure in adjacent state highway right-of-way"; and
- WHEREAS, per the Land Survey dated 12/27/21, an Ingress & Egress right-of-way easement occurs on the adjacent parcel providing cross-access via adjacent plaza; a 30'-wide sanitary sewer easement belong to Onondaga County Department of Water Environment Protection exists under the parking lot; per the Demolition & Erosion Control Plan & Details dated 3/28/24, a 15'-wide "Existing Water Easement (Reputed)" occurs under the parking lot, this easement does not belong to OCWA or the Village of East Syracuse and per OCWA, occurs over an abandoned water line; per the Site Plan, the proposed

work, except construction of planting islands, occurs outside of both easements;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; 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 Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; a county trunk sewer and easement runs through the parking lot of the site; 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 site is located adjacent to the Empire State Trail, a 750-mile trail traversing New York State; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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 there are no wooded areas on the site; 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 Empire State Trail adjacent to this site and the site's proximity to other pedestrian and bicycle infrastructure, the applicant is encouraged to install bicycle racks on site.
2. The Board encourages the Town and applicant to install landscaping and other natural screening along the parking lot to lessen the visual impact of the site's prominently placed parking.
3. Town and applicant are further encouraged to coordinate with New York State Department of Transportation regarding placement of additional landscape or hardscape treatment within area at corner of Bridge Street and Erie Boulevard East to improve aesthetics of this highly visible corner location as well as aid in stormwater management. The Board also encourages extension of sidewalk infrastructure along Bridge Street in this area.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-103

- 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 Hix Snedeker Companies, LLC for the property located at 590 NYS Route 11; 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 Routes 11, 11A, 80, 81 and 281, all state highways, and the municipal boundary between the Village of Tully and the Town of Tully; and
- WHEREAS, the applicant is proposing to construct a one-story Tractor Supply store, garden center, sidewalk display area and parking lot on an 8.65-acre parcel in a General Business zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-104) for relief from parking requirements, signage requirements, and side yard setbacks pertaining to this Tractor Supply Store; 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 agricultural parcels with the dense neighborhoods within the Village Center; existing businesses at this corner include a Circle K store and fueling station, a Kinney drugstore, and a Quality Inn; and
- WHEREAS, the site is an irregular-shaped parcel occupying the land behind the fueling station, inn, and drugstore with two connection points with US Route 11; per the Overall Site Plan dated 1/26/24, a portion of the Circle K rear driveway exists on the subject parcel; the site contains variable terrain with the rear of the site steeply sloping uphill, gaining approximately 68' in elevation from the Circle K driveway to the rear of the site (GIS mapping); and
- WHEREAS, the applicant is proposing construction of a 21,930 sf Tractor Supply Co. retail store behind the existing Kinney drugstore; the proposed store has two points of access through neighboring parcels, one to the northern Kinney driveway and one connection to the Circle K rear driveway, both driveways connect to US Route 11, but internal connections through neighboring parcels allow access to NY Route 80; the Kinney driveway will lead to a 59-space parking lot, the proposed building and 20,000 sf fenced outdoor display area, and a driveway circulating to the rear of the store and a proposed loading ramp; per the Grading and Drainage Plan dated 1/26/24, the store area will be re-graded to allow the proposed construction;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 11 must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/18/24, 5.61 acres of the site will be disturbed by the proposed project; per the EAF. "on-site

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stormwater will be collected and piped to a series of stormwater management structures within the property;

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 Environmental Assessment Form (EAF) dated 3/18/24, a new connection to public drinking water provided by the Village of Tully is proposed to serve the site with an anticipated demand of 2,193 gallons per day; per the Utility Plan dated 1/26/24, the site will connect to an existing water main near the site's southern boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/18/24, a new connection to the public sewers is proposed and is located in the Village of Tully Wastewater Treatment Plant service area; per the EAF, the site is expected to generate 2,193 gallons per day; per the Utility Plan dated 1/26/24, sanitary sewer infrastructure will connect to the rear of the store with a proposed sanitary manhole to be located near the southwest corner of the proposed parking lot; and

WHEREAS, per the Landscaping Plan dated 1/26/24, trees will be planted around the perimeter of the site; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate NYS Route 11 and 80 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) 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. The municipality must ensure proper access easements via adjacent parcels are in place prior to, or as a condition of, municipal approval.

**The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-104

- 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 Village of Tully Zoning Board of Appeals at the request of Hix Snedeker Companies, LLC for the property located at 590 NYS Route 11; 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 Routes 11, 11A, 80, 81 and 281, all state highways, and the municipal boundary between the Village of Tully and the Town of Tully; and
- WHEREAS, the applicant is requesting several area variances related to the proposed construction of a one-story Tractor Supply store, garden center, sidewalk display area and parking lot on an 8.65-acre parcel in a General Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-103) to allow construction of this Tractor Supply store; 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 agricultural parcels with the dense neighborhoods within the Village Center; existing businesses at this corner include a Circle K store and fueling station, a Kinney drugstore, and a Quality Inn; and
- WHEREAS, the site is an irregular-shaped parcel occupying the land behind the fueling station, inn, and drugstore with two connection points with US Route 11; per the Overall Site Plan dated 1/26/24, a portion of the Circle K rear driveway exists on the subject parcel; the site contains variable terrain with the rear of the site steeply sloping uphill, gaining approximately 68' in elevation from the Circle K driveway to the rear of the site (GIS mapping); and
- WHEREAS, the applicant is proposing construction of a 21,930 sf Tractor Supply Co. retail store behind the existing Kinney drugstore; the proposed store has two points of access through neighboring parcels, one to the northern Kinney driveway and one connection to the Circle K rear driveway, both driveways connect to US Route 11, but internal connections through neighboring parcels allow access to NY Route 80; the Kinney driveway will lead to a 59-space parking lot, the proposed building and 20,000 sf fenced outdoor display area, and a driveway circulating to the rear of the store and a proposed loading ramp; per the Grading and Drainage Plan dated 1/26/24, the store area will be re-graded to allow the proposed construction;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 11 must meet Department requirements; and
- WHEREAS, the applicant is proposing multiple area variances for the proposed

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E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)



development: to allow 59 parking spaces instead of the required 154 and allow a 4.9' side yard setback instead of the required 10'; two of the proposed variances pertain to signage: to allow two monument signs, one pylon sign, and two wall mounted signs where only one sign would be allowed and relief from the maximum area of 9 sf where the two monument signs would be 75 sf each and the pylon sign would be 108 sf; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/18/24, 5.61 acres of the site will be disturbed by the proposed project; per the EAF. "on-site stormwater will be collected and piped to a series of stormwater management structures within the property;

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 Environmental Assessment Form (EAF) dated 3/18/24, a new connection to public drinking water provided by the Village of Tully is proposed to serve the site with an anticipated demand of 2,193 gallons per day; per the Utility Plan dated 1/26/24, the site will connect to an existing water main near the site's southern boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/18/24, a new connection to the public sewers is proposed and is located in the Village of Tully Wastewater Treatment Plant service area; per the EAF, the site is expected to generate 2,193 gallons per day; per the Utility Plan dated 1/26/24, sanitary sewer infrastructure will connect to the rear of the store with a proposed sanitary manhole to be located near the southwest corner of the proposed parking lot; and

WHEREAS, per the Landscaping Plan dated 1/26/24, trees will be planted around the perimeter of the site; 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:

The Board also offers the following information as it relates to the site plan for the overall project:

The applicant is required to coordinate NYS Route 11 and 80 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) 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.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-105

- 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 Salina Zoning Board of Appeals at the request of Neal Zinsmeyer, Napierala Consulting for the property located at 100 Wrentham Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Vine Street (Route 51), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is proposing construction of a 10,500 sf warehouse on a vacant 1.06-acre parcel in an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-106) to allow a 14' side yard setback where 20' is required; the Board recently advised Modification of a site plan referral (Z-24-65) for the construction of a 100,000 sf warehouse on a nearby parcel, advising the applicant to coordinate Vine Street access plans with Onondaga County Department of Transportation including providing SWPPP and traffic data and to provide SWPPP to the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the site is located in a commercial and industrial area north of the NYS Thruway and east of Oswego Road (county Route 91); surrounding businesses include Scapa North America, B & C Storage, XTO Inc, Lockheed Martin, and Dot Transportation Inc; and
- WHEREAS, the site is a vacant, cleared 1.06-acre parcel at the northwest corner of Vine Street, a county road, and Wrentham Drive, a local road; existing warehousing/commercial uses occur on the adjacent parcel to the west; a wooded area extends from the rear parcel boundary; and
- WHEREAS, per the SK5 plan dated 2/16/24, the applicant is proposing construction of a 10,500 sf warehouse containing 8 tenant spaces, each accessed from the exterior by a door and overhead door; the site will have two driveways to Wrentham Drive, ingress-only and egress-only driveways connect to a 27-space parking lot at the front of the building; swales will be installed along the rear and Vine Street side of the building; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/4/24, 0.8 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be directed to an "existing culvert underneath Vine Street";  
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 and public sewers is proposed to serve the site; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

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 site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Vine Street has public transit service and bus stops are located adjacent to the site; per aerial imagery, there are no sidewalks along Wrentham Drive or Vine Street; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Indiana 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 the aerial imagery it appears that some significant wooded areas on site will be removed; 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  
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. 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.

2. The applicant is required to coordinate Vine Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a drainage study or a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data 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.

The Board offers the following comment:

The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.

**The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-106

- 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 Salina Zoning Board of Appeals at the request of Neal Zinsmeyer, Napierala Consulting for the property located at 100 Wrentham Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Vine Street (Route 51), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 10,500 sf warehouse with a reduced side yard setback on a vacant 1.06-acre parcel in an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-105) to construct a 10,500 sf single-story warehouse; the Board recently advised Modification of a site plan referral (Z-24-65) for the construction of a 100,000 sf warehouse on a nearby parcel, advising the applicant to coordinate Vine Street access plans with Onondaga County Department of Transportation including providing SWPPP and traffic data and to provide SWPPP to the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the site is located in a commercial and industrial area north of the NYS Thruway and east of Oswego Road (county Route 91); surrounding businesses include Scapa North America, B & C Storage, XTO Inc, Lockheed Martin, and Dot Transportation Inc; and
- WHEREAS, the site is a vacant, cleared 1.06-acre parcel at the northwest corner of Vine Street, a county road, and Wrentham Drive, a local road; existing warehousing/commercial uses occur on the adjacent parcel to the west; a wooded area extends from the rear parcel boundary; and
- WHEREAS, per the SK5 plan dated 2/16/24, the applicant is proposing construction of a 10,500 sf warehouse containing 8 tenant spaces, each accessed from the exterior by a door and overhead door; the site will have two driveways to Wrentham Drive, ingress-only and egress-only driveways connect to a 27-space parking lot at the front of the building; swales will be installed along the rear and Vine Street side of the building; and
- WHEREAS, the applicant is proposing an area variance to allow a 14' side yard setback between the building's western side and the western parcel boundary where 20' is required; per aerial imagery from May 2021, the parking lot on the adjacent parcel appears to extend to the parcel boundary and parking occurs along that boundary; per the SK5 Plan, the 14' between the proposed building and boundary would contain lawn; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/4/24, 0.8 acres of the

site will be disturbed by the proposed project; per the EAF, stormwater will be directed to an “existing culvert underneath Vine Street”;

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 and public sewers is proposed to serve the site; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

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 site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Vine Street has public transit service and bus stops are located adjacent to the site; per aerial imagery, there are no sidewalks along Wrentham Drive or Vine Street; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Indiana 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 the aerial imagery it appears that some significant wooded areas on site will be removed; 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: 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 Board has No Position regarding the proposed area variance, but offers the following comments regarding the proposed development:

1. 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.
2. The applicant is required to coordinate Vine Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a drainage study or a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data 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.
3. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahan, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-109

- 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 Onondaga Town Board at the request of Syracuse University for the property located at Skytop 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 Route 481, a state highway, the Onondaga County Resource Recovery Agency (OCRRA), a county-owned facility, and the municipal boundaries between the Town of Onondaga and the Town of DeWitt and the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct an athletic field, realign an existing road, and renovate and expand an existing parking lot on a 151.29-acre parcel in a Light Industrial (LI) zoning district; and
- WHEREAS, the Board has reviewed multiple referrals for this site, consistently offering No Position: a site plan referral (Z-21-283) to construct a 2,000 sf addition on an existing building, a site plan referral (Z-20-103) to construct two pre-fabricated research structures for an "MAE" lab facility on the site, a site plan referral (Z-18-3) to install three pre-constructed mobile modular units, to be used for temporary office, and a site plan referral (Z-15-127) proposing to construct a pre-fabricated 4,000 sf Construction Engineering Lab (CEL) on 0.8 acres of the subject parcel which appears to have been completed in 2016; and
- WHEREAS, the site consists of the portion of Syracuse University's South Campus that is located in the Town of Onondaga, including the college's Outdoor Education Center and Challenge Course, Inn Complete, Skytop Lacrosse/Soccer Field, and Skytop Office Building; access to the parcel comes from Skytop Road, a private road, that intersects with East Colvin Street to the north and extends south through South Campus, ending at a gated entrance onto Jamesville Avenue; and
- WHEREAS, the applicant is proposing the construction of a recreational athletic field and discus/hammer pitch, to be located adjacent to the existing Skytop Track, realignment of a segment of Skytop Road, and renovation of an existing parking lot; the proposal includes installation of lighting at the proposed field and road/parking lot, an irrigation system, and a new sidewalk connecting both the proposed field and existing track to the renovated parking lot; the discus/hammer pitch will be constructed east of the existing track facility; per the Site Utility Plan dated 3/29/24, the proposal includes plumbing and electrical work at the Vielbig Track Restroom Facility to allow the construction of the field irrigation system and field lighting; and
- WHEREAS, per the Layout Plan dated 3/29/24, the proposed changes will require the relocation of a segment of Skytop Road, a private road, to north of the proposed track and renovated parking lot along with reconstruction of a

portion of Skytop Road to provide access to an existing parking lot and the proposed reconstructed parking lot; renovations to the parking lot will include refinishing existing asphalt surfaces and renovating existing gravel surfaces and the expansion of the parking lot boundary which will require the demolition of a circular driveway area and leveling and surfacing of an undeveloped area at the northeast corner of the subject area; the proposed changes will result in an approximately 589-space parking lot; and

WHEREAS, per the “Stormwater Pollution Prevention Plan, Notes, and Details” map dated 3/29/24, existing stormwater infrastructure is located under the athletic field site, asphalt circular driveway, and a portion of the parking lot; from the referral materials, it is unclear which stormwater infrastructure is existing and will be retained and what will be installed as part of this proposal; and

WHEREAS, per the Layout Plan, a 50'-wide easement belonging to Niagara Mohawk Power Company bisects the site north/south; portions of the proposed segment of Skytop Road and proposed parking lot occur within the easement, but the athletic field and discus/hammer pitch do not; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/10/24, 5.5 acres of the site will be disturbed by the proposed project; per the EAF, a “new field under drain system will be connected to the existing stormwater system” which connects to an adjacent existing retention pond; it is also noted the transition to an athletic field from a parking lot results in a 75% reduction in impervious area, a figure retained from a previous version of this project which did not include changes to the parking lot;

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; the plans indicate the new athletic field will have a comprehensive irrigation system possibly creating an increase in use at this location; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/10/24, the site is served by public sewers and existing bathroom facilities will be used by this location; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Restroom Building Electrical Plan dated 3/29/24, plumbing and electrical work is proposed at the Vielbig Track Restroom Facility to accommodate the proposed actions;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is may be required due to a possible 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>; and

WHEREAS, an Illumination Summary dated 2/15/24 was included in the referral materials, but does not depict recent changes to the plans, showing the previously proposed placement of the discus/hammer pitch on the athletic field and previously proposed road alignment; the Illumination Summary does not include any potential parking lot and Skytop Road lighting; per the Site Utility Plan, lighting will be installed along the proposed road segment and

field, ;

ADVISORY NOTE: Per the NYS Department of Transportation, light spillage into the State right-of-way is prohibited; and

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have 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 no trees will be removed as part of the proposed project; 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 David Skeval and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-84

- 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 AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Gingerbread House Preschool and Childcare Center for the property located at 3004 Court Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Court Street (Route 298), a state highway; and
- WHEREAS, the applicant is requesting several area variances related to a proposed subdivision creating two new lots, Lot No. 1 (0.888 acres) and Lot No. 2 (1.693 acres) for St. Daniel's Church and Convent and Gingerbread House Preschool and Childcare Center, in a Residential (R-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral for Transitional Parking (Z-24-85) and a subdivision referral (S-24-12) to split the preschool building from the church complex; and
- WHEREAS, the site is located in the residential neighborhood south of Court Street, a NYS Route, at the transition between residential and the commercial along Court Street and industrial uses to the north and northeast; and
- WHEREAS, the site is the current location of a church, convent, and school building with the parcel having frontage on Court Street and Roxford Road South; St. Daniels Church is located at the north end of the parcel, along the Court Street frontage with an approximately 14'-wide driveway from Court Street along the west side of the building and direct access from Court Street to a 25-space parking lot on the east side of the church; the western driveway and a driveway from the northern parking lot connect to a 30-space parking lot at the center of the parcel with one driveway to Roxford Road South; the preschool building and playground is located in the southeast corner of the lot with building entrances on the northern and southern sides; St Daniels Convent is located in the southwest corner of the parcel with the main entrance along Roxford Road South; and
- WHEREAS, the applicant is proposing four area variances, required as the result of the proposed subdivision to split the Gingerbread House Preschool and Childcare Center, a former school building associated with St Daniels Church and Convent; if approved, the school parcel will require three variances: to allow 71% maximum lot coverage where 40% is allowed and allow 1' side and rear yard setbacks where 5' is required for side yards and 25' is required for rear yards; the proposed church parcel will require relief to allow an 18' front yard setback for the existing church building where 25' is required; there is no proposed work to be done at the site; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/4/24, zero acres of the site will be disturbed by the proposed project as no physical work is being

done on site; current stormwater management is not detailed in the referral materials; and

WHEREAS, per the referral, the site is served by public drinking water with no changes to existing infrastructure or use proposed; 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 Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to existing infrastructure or use proposed; 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; note, no construction activity proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734029, 734057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near a Lustron house, Westchester model, 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 and may consequently be acted on solely by the referring board.

**The motion was made by David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-85

- 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 Salina Zoning Board of Appeals at the request of Gingerbread House Preschool and Childcare Center for the property located 3004 Court Street; 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 Court Street (Route 298), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow transitional parking for Gingerbread Preschool and Childcare center on a proposed subdivided parcel in a Residential (R-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-84) and a subdivision referral (S-24-12) to split the preschool building from the church complex; and
- WHEREAS, the site is located in the residential neighborhood south of Court Street, a NYS Route, at the transition between residential and the commercial along Court Street and industrial uses to the north and northeast; and
- WHEREAS, the site is the current location of a church, convent, and school building with the parcel having frontage on Court Street and Roxford Road South; St. Daniels Church is located at the north end of the parcel, along the Court Street frontage with an approximately 14'-wide driveway from Court Street along the west side of the building and direct access from Court Street to a 25-space parking lot on the east side of the church; the western driveway and a driveway from the northern parking lot connect to a 30-space parking lot at the center of the parcel with one driveway to Roxford Road South; the preschool building and playground is located in the southeast corner of the lot with building entrances on the northern and southern sides; St Daniels Convent is located in the southwest corner of the parcel with the main entrance along Roxford Road South; and
- WHEREAS, the applicant is proposing a special permit for Transitional Parking to utilize the parking lots that will be located on the church-parcel as a result of the proposed subdivision; per an email with Town staff, the school is currently utilizing the church parking lots; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/4/24, zero acres of the site will be disturbed by the proposed project as no physical work is being done on site; current stormwater management is not detailed in the referral materials; and
- WHEREAS, per the referral, the site is served by public drinking water with no changes to existing infrastructure or use proposed; 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 Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to existing infrastructure or use proposed; 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; note, no construction activity proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734029, 734057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near a Lustron house, Westchester model, 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 and may consequently be acted on solely by the referring board.

**The motion was made by David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-88

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Beth Ann Endres for the property located at 1170 Heifer 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 Route 359 (Weeks Road) and Route 38A (Heifer Road), both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow the construction of a two-story dog daycare and boarding facility with a 784 sf one-bedroom accessory apartment on a 1.25-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area along the west side of Skaneateles Lake, at the intersection of Heifer Road and Weeks Road (NYS highways); the site is a vacant, wooded parcel with existing access to Heifer Road, surrounded by active agriculture; and
- WHEREAS, per the New Building Plan dated 2/26/24, the applicant is proposing the construction of a two-story 2,160 building to house a doggy daycare, garage, and grooming area on the first floor with a dog-boarding space and accessory apartment for overnight staff on the second floor; the Site Plan dated 3/20/24 depicts a circular drive with two parking spaces from the existing access on Heifer Road, a NYS road, the 60'x 36' building located in the middle of the Heifer Road frontage, and two fenced exercise yards to be constructed on the eastern side of the lot; the applicant has an existing dog grooming facility in a different location; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/29/24, 0.5 acres of the site will be disturbed by the proposed project; the Grading Plan dated 3/20/24 shows a proposed 3'x 60' bioswale to be constructed between the building and Heifer Road and a 4.5'x 60' bioswale to be constructed between the circular drive and the southern parcel boundary; and
- WHEREAS, per the referral notice, a new individual well is proposed to serve the facility; and
- WHEREAS, per the referral notice, a new individual septic system is proposed to serve the facility; the Site Plan shows a proposed leach field to be constructed on the west side of the lot near Weeks Road; and
- WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 2; the site does not appear to contain active farmland, though the surrounding lands do; 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 special permit request.
2. The Town must document and ensure proper permitted disposal of pet waste for the proposed use, prior to, or as a condition of, plan approval.

**The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-89

- 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 SITE PLAN from the Village of East Syracuse Planning Board at the request of Robert Byrnes for the property located at 221 East Manlius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 290 (Bridge Street / Manlius Street), a state highway, and Hartwell Avenue (Route 77), a county highway; and
- WHEREAS, the applicant is proposing to extend a chain link fence on a 0.44-acre parcel in a Main Street zoning district; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-24-90) to store construction materials outside of the building; and
- WHEREAS, the site is located at the center of the Village of East Syracuse, in a transitional area between the industrial area around the CSX railroad tracks and commercial areas to the south, the “main street” area along West and East Manlius Street, and residential neighborhoods to the north; the site is a commercial building surrounded by a mix of residential, restaurants, a bowling lane, and railroad tracks to the south; and
- WHEREAS, the site contains a commercial building on the east side of the parcel that appears to contain a laundromat and concrete and construction supply business; the western half of the parcel is a parking lot with a dumpster enclosure, storage pods, and outdoor storage at the rear; per aerial imagery from May 2021, the only fencing occurs along the northern parcel boundary; adjacent residential parcels are to the west and north; and
- WHEREAS, the applicant is proposing to fence in a 10'x50' area at the rear of the parking lot, between the existing dumpster enclosure and existing fence on the northern parcel boundary; the applicant states the area would be for outdoor storage for his business to prevent theft of inventory; the proposed use variance would allow outdoor storage of inventory; per the local application, inventory would be stored exclusively within the proposed fenced-in area; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/12/2023, 0.02 acres of the site will be disturbed by the proposed project and notes stormwater runoff will not be generated by this proposal; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; 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 Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to existing infrastructure are proposed; and

WHEREAS, the site may contain the Northern long-eared bat 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); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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

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:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design 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 Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

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J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-90

- 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 USE VARIANCE from the Village of East Syracuse Planning Board at the request of Robert Byrnes for the property located at 221 East Manlius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 290 (Bridge Street / Manlius Street), a state highway, and Hartwell Avenue (Route 77), a county highway; and
- WHEREAS, the applicant is requesting a use variance to allow outdoor storage of construction materials on a 0.44-acre parcel in a Main Street zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-89) to create a fenced storage area at the rear of the property; and
- WHEREAS, the site is located at the center of the Village of East Syracuse, in a transitional area between the industrial area around the CSX railroad tracks and commercial areas to the south, the “main street” area along West and East Manlius Street, and residential neighborhoods to the north; the site is a commercial building surrounded by a mix of residential, restaurants, a bowling lane, and railroad tracks to the south; and
- WHEREAS, the site contains a commercial building on the east side of the parcel that appears to contain a laundromat and concrete and construction supply business; the western half of the parcel is a parking lot with a dumpster enclosure, storage pods, and outdoor storage at the rear; per aerial imagery from May 2021, the only fencing occurs along the northern parcel boundary; adjacent residential parcels are to the west and north; and
- WHEREAS, the applicant is proposing to fence in a 10'x50' area at the rear of the parking lot, between the existing dumpster enclosure and existing fence on the northern parcel boundary; the applicant states the area would be for outdoor storage for his business to prevent theft of inventory; the proposed use variance would allow outdoor storage of inventory; per the local application, inventory would be stored exclusively within the proposed fenced-in area; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/12/2023, 0.02 acres of the site will be disturbed by the proposed project and notes stormwater runoff will not be generated by this proposal; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; 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 Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to existing infrastructure are proposed; and

WHEREAS, the site may contain the Northern long-eared bat 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); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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

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

1. The Board does not endorse use variances as they apply to the parcel in perpetuity rather than to the current owner or proposed use. The municipality may wish to identify an alternative method to meet the applicant's needs. If the municipality does approve the use variance, the referral should be modified as follows: set restrictions on size of area and ensure screening of materials.
2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design 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 Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-91

- 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 SITE PLAN from the Village of East Syracuse Planning Board at the request of Islamic Cultural Center of Bosniaks for the property located at 720 Hartwell 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 Hartwell Avenue and Fly Road (both Route 77), a county highway, and the municipal boundary between the Village of East Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing a parking expansion, sidewalk, soccer field, pavilion and playground on a 23.8-acre parcel containing the Islamic Cultural Center of Bosniaks in a Commercial zoning district; and
- WHEREAS, the Board previously advised Modification of a site plan referral (Z-16-361) for the construction of the Islamic Cultural Center, advising the applicant to verify sewer accommodations, obtain necessary permits for construction within wetlands, provide a Traffic Impact Study and Stormwater Pollution Prevention Plan to Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the northeastern corner of the Village of East Syracuse, between residential to the west, CSX railroad tracks to the south, and wetlands and Interstate 481 to the east; and
- WHEREAS, the site is the location of the Islamic Cultural Center of Bosniaks and contains a three-story mosque set back from the parcel's frontage on Hartwell Avenue, a 1-story building along the road, and parking lot between the buildings with access to Hartwell Avenue; and
- WHEREAS, per the Overall Site Plan dated 2/26/24, the applicant is proposing to expand their parking area from 137 spaces to 195 space which involves expanding the parking lot across the site's frontage (behind the existing storage building) and between the eastern boundary and the existing mosque and adding a second 24'-wide driveway to Hartwell Avenue, a county route, at the northwestern corner of the site; the applicant is also proposing the construction of a playground with adjacent 12.5'x25' pavilion, a soccer field with adjacent 40'x80' pavilion, 2 pickleball courts with basketball hoop, a shed, future picnic area, a monument and a memorial, internal sidewalks, and fencing; per Village Planning Board minutes from 3/11/24, the current proposed site plan is a modification of a previously approved site plan for this site;
- ADVISORY NOTE: The proposed driveways onto Hartwell Avenue require highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/23/24, 6 acres of the site will be disturbed by the proposed project; per the Site Grading, Drainage, and Utilities Plan dated 2/26/24, stormwater infrastructure will be installed

under the parking lot with catch basins along the northern and eastern sides of the mosque, directing stormwater to a basin and wet swale to be constructed along the eastern parcel boundary; there is no stormwater infrastructure to be installed near the proposed playground, pavilion, or soccer field;

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, current FEMA Flood Insurance Rate Maps (FIRM) indicate the eastern portion of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; from aerial imagery, it appears all existing and proposed structures are outside of the floodplain; 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, GIS mapping shows the majority of the site may contain state and federal wetlands, which appears to include part of the mosque along with portions of the soccer field and associated pavilion and the pickleball courts; a wetland boundary is shown on the plan, but the dataset providing this boundary is not provided; the Overall Site Plan shows an area south of the soccer field and pickleball courts, which appears to be within the wetland boundary, labeled "excess spoils area to be regraded to a mowable slope"; ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; there is an easement belonging to OCWA crossing the property north to south; 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, is located within the Metropolitan Wastewater Treatment Plant service area, and no changes to the existing infrastructure are proposed; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible 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>; and

WHEREAS, a Photometric Plan dated 2/26/24 was included with the referral materials; and

WHEREAS, the site may contain the Northern long-eared bat 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); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed 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, 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 Town must ensure applicant has obtained any necessary wetland disturbance permits and no negative impacts to local stormwater drainage conditions from the proposed improvements within wetlands and buffer areas.
2. The applicant must submit the proposed plans to Onondaga County Water Authority (OCWA) for review. The municipality must ensure all easements and any mitigation as may be determined by the Departments are reflected on the project plans prior to, or as a condition of, municipal approval.

The Boards offers the following comments:

1. To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure .
2. Given the wetland areas on site and proximity of the development to a watercourse, the applicant is encouraged to a) retain as much existing tree cover as possible, b) reduce impermeable surfaces, and c) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.

**The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

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J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-92

- 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 USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Fouad Dietz / LeMoyne College for the property located at 1201-1499 Salt Springs 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 the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a use variance to allow a new LeMoyne College parking lot on a 7.54-acre parcel in a Low Density Residential (R2) zoning district; and
- WHEREAS, the Board previously held No Position on an Other Authorization (Z-22-18), sign waiver, to install a new monument sign at LeMoyne College; the Board has reviewed multiple other referrals (Z-21-119, Z-21-120, Z-21-300) for recent improvements to the Le Moyne College campus; and
- WHEREAS, the site is part of Le Moyne College campus on the eastern side of the City; other surrounding land uses include various residential properties; the site has frontage on Salt Springs Road, a city street; and
- WHEREAS, aerial imagery dated May 2021 shows the parcel is a long strip of land running parallel to Salt Springs Road which includes college access roads and parking lots leading to nearby academic buildings; and
- WHEREAS, the applicant is proposing a use variance for a proposed 58-space parking lot to be constructed on a vacant lawn area at the eastern end of the parcel, between two private internal roads; the parking lot will be accessed via 12'-wide driveways to the two internal roads with no access to Salt Springs Road; per the Site Layout and Materials Plan dated 2/23/23, the proposed lot will be along the Salt Springs Road frontage with a 9'-wide concrete sidewalk to the internal sidewalk network; and
- WHEREAS, per the Planting Plan dated 2/23/23, 15 conifers will be planted between the parking lot and Salt Springs Road along with additional plantings around the perimeter of the parking lot; and
- WHEREAS, per the Environmental Assessment Form (EAF) (undated) , 0.74 acres of the site will be disturbed by the proposed project; per the Utility Plan dated 2/23/23, a stormwater collection basin will be installed in the southeast corner of the lot; per the EAF, "stormwater will flow to a vegetated swale, bioretention basin, and discharge to an existing stormwater system"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no

new connections are proposed at this time; and

WHEREAS, the LeMoyne Area Neighborhood Development Strategy (LANDS) developed in 12/2021 investigated “the needs and opportunities present within the neighborhood areas that surround the campus of LeMoyne College” and seeking opportunities to improve “the physical and social relationships between the campus and those neighborhoods”; within the LANDS report, sidewalks, pedestrian safety, and connections between the LeMoyne Campus and the surrounding neighborhoods were identified as important goals; the subject area of Salt Springs Road was identified as one of the areas used most heavily by pedestrians; there are no sidewalks on either side of Salt Springs Road within several blocks of this location, but there are sidewalks and crosswalks crossing Salt Springs Road, connecting sections of the LeMoyne Campus; 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 the Demolition Plan dated 2/23/23, it appears that 12 trees will be removed as part of the proposed project; 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:

Given the identified priority of the surrounding neighborhood to add pedestrian infrastructure to Salt Springs Road and connect the campus with the adjacent neighborhood, the applicant and municipality are encouraged to construct sidewalks along Salt Springs Road and both internal roads in addition to connecting the proposed parking lot with the interior of campus.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024

OCPB Case # Z-24-95

- 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 Camillus Town Board at the request of Town of Camillus for the property located at 532, 534 and 536 Hinsdale 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 Hinsdale Road (Route 209), a county highway, and Route 5, a state highway; and
- WHEREAS, the applicant is proposing a zone change on three parcels totaling approximately 15.1 acres from Limited Business Office (LBO) to Commercial (C-5) to allow for future development; and
- WHEREAS, the site is in the commercial area in the Town of Camillus around NYS Route 5, Hinsdale Road, and Milton Avenue; the site is comprised of three single-family home parcels in the line of residential parcels across Hinsdale Road from Township 5 Plaza; behind the site is a church with multiple parking lots; the three parcels comprising the site currently contain single-family homes which would be demolished; and
- WHEREAS, the applicant is proposing to change the site from Limited Business Office (LBO) to Commercial-5 (C-5) to allow the construction of a restaurant and bar; per the Town zoning code, the "LBO District is designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses" and the Commercial Zoning District is "designed to accommodate a variety of shopping and commercial activities"; per the Town Zoning Map, the Township 5 Plaza is in a Planned Unit Development District, adjacent residential properties, including the church property to the rear of the site, are all in a LBO zoning district; the nearest C-5 parcels are across NYS Route 5 from the site, at the intersection of Hinsdale Road and Milton Avenue; and
- WHEREAS, per the Camillus zoning ordinance, the C-5 district is one of the most permissive commercial districts, allowing for traditional office and service businesses, and also allowing for hotels, fueling stations and car washes, indoor and outdoor storage and warehousing, construction services, light vehicle maintenance; mixed-use and multi-family housing is not permitted in the C-5 district; and
- WHEREAS, per the Pickled Kitchen Site Plan dated 3/16/24, the applicant is proposing to construct a 19,500 sf building on the southern half of the site with a 78-space parking lot; per an email with Town staff, to avoid spot-zoning, parcels zoned LBO on Hinsdale Road, between Warners Road and NYS Route 5, will eventually be rezoned to C-5; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/20/24, 1.14 acres of the site will be disturbed by the proposed project; the Site Plan depicted a

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

stormwater management area between the proposed building and Hinsdale Road;

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 Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water; no changes were included with this proposal; and

WHEREAS, per the referral notice, the site is served by an individual septic system and no changes were proposed in this referral; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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

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 Board offers no position regarding the proposed rezoning of this transitional portion of Hinsdale Road to allow for new commercial uses, the Board encourages the Town to consider a less permissive commercial zoning designation. Commercial-5 (C-5) is the most permissive commercial zoning designation with allowed uses including fueling stations and car washes, indoor and outdoor storage and warehousing, construction services, and light vehicle maintenance. Mixed-use and multifamily housing is not permitted in the C-5 district. The Board encourages the applicant and Town to seek a commercial zoning designation that allows the type of development desired for the future of this corridor. The Town is further encouraged to explore options now, and as part of its comprehensive plan and zoning ordinance update, now underway.

2. Prior to future site plan approval for the proposed project, and for any future zone changes along this portion of Hinsdale Road, the applicant, Town, and Onondaga County Department of Transportation are advised to develop a coordinated safety and access management plan for this segment of Hinsdale Road. Specific elements to consider in this plan include limits on new driveway locations, cross-access easements between parcels to share access points at signalized or formalized intersections, and changes to the Township 5 intersection (currently right-in, right-out) to ensure safety and proper access.

3. For future review of the proposed restaurant related to this rezoning action, the applicant is advised they will be required to coordinate Hinsdale Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant will need to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic study, 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 site plan approval.

4. The Town and applicant, in consultation with the Onondaga County Department of Transportation are encouraged to coordinate and develop a plan for pedestrian access and infrastructure along Hinsdale Road as new commercial and potentially residential uses are introduced on this corridor.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - abstain; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-97

- 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 Onondaga Planning Board at the request of Sean James for the property located at 4005 Split Rock 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 Split Rock Road (Route 39), a county highway; and
- WHEREAS, the applicant is proposing construction of a 120' X 60' pole barn to store landscaping equipment on a 2.58-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-98) to modify the existing special permit to allow construction of this pole barn; and
- WHEREAS, the site is located along Split Rock Road, in an area characterized by low-density residential, interspersed with commercial; adjacent to the site are single-family homes, a church, and a park; Split Rock Quarry is located to the rear of the site; and
- WHEREAS, the site contains a commercial landscaping business on a panhandle-shaped parcel with a barn located along the road frontage; a gravel driveway with unrestricted access from Split Rock Road, a county route, extends to a rear gravel lot; per aerial imagery from May 2021, the lot is used for storage of trucks, equipment, and trailers;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Split Rock Road must meet Department requirements; and
- WHEREAS, the applicant is proposing construction of a 120'x60' pole barn to house trucks, trailers, and construction equipment; per the Site Plan dated 2/6/24, the barn will be placed at the rear of the parcel, accessed via the existing driveway; per the Elevations dated 1/18/24, the building will be 1-story with three overhead doors; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/9/24, 0.22 acres of the site will be disturbed by the proposed project; the referral materials do not include any information regarding stormwater mitigation; and
- WHEREAS, per the referral notice, the site is served by public drinking water with no proposed changes; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the following natural communities: Calcareous Talus Slope Woodland (per EAF Mapper); 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 David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

DRAFT



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-98

- 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 Onondaga Zoning Board of Appeals at the request of Sean James for the property located at 4005 Split Rock 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 Split Rock Road (Route 39), a county highway; and
- WHEREAS, the applicant is requesting to modify an existing special permit to allow construction of a 120' X 60' pole barn to store landscaping equipment on a 2.58-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-97) to construct a pole barn for storage of equipment; and
- WHEREAS, the site is located along Split Rock Road, in an area characterized by low-density residential, interspersed with commercial; adjacent to the site are single-family homes, a church, and a park; Split Rock Quarry is located to the rear of the site; and
- WHEREAS, the site contains a commercial landscaping business on a panhandle-shaped parcel with a barn located along the road frontage; a gravel driveway with unrestricted access from Split Rock Road, a county route, extends to a rear gravel lot; per aerial imagery from May 2021, the lot is used for storage of trucks, equipment, and trailers;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Split Rock Road must meet Department requirements; and
- WHEREAS, the applicant is proposing construction of a 120'x60' pole barn to house trucks, trailers, and construction equipment; per the Site Plan dated 2/6/24, the barn will be placed at the rear of the parcel, accessed via the existing driveway; per the Elevations dated 1/18/24, the building will be 1-story with three overhead doors; the applicant must modify the existing special permit to allow construction of the barn; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/9/24, 0.22 acres of the site will be disturbed by the proposed project; the referral materials do not include any information regarding stormwater mitigation; and
- WHEREAS, per the referral notice, the site is served by public drinking water with no proposed changes; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the following natural communities: Calcareous Talus

Slope Woodland (per EAF Mapper); 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 David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

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J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 17, 2024  
OCPB Case # Z-24-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Dennis Beaudette for the property located at 204 & 210 Sixth North Street and 1101-1105 Wolf Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Seventh North Street (Route 45), a county highway, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to construct a 20,250 sf manufacturing and storage warehouse addition and create a parking area on 1.37 acres in a Light Industry and Employment (LI) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-14) to combine the auto repair property with two neighboring parcels to allow for the currently proposed expansion; and
- WHEREAS, the Board previously held No Position regarding a project site review referral (Z-14-183) to demolish an existing commercial building, remove blacktop, and plant grass on the lot adjacent to the existing repair garage; and
- WHEREAS, the site is currently used for warehousing and storage along with two adjacent, vacant parcels at the corner of Sixth North and Wolf Streets on the Northside of the City of Syracuse; the site is located at the transition of residential to the commercial and industrial uses; surrounding uses include a parking lot, residential, a distribution company, and window and door supplier; and
- WHEREAS, the site will be the location of Industrial Tire Warehouse and contains two buildings, surrounded by outdoor storage from previous uses of the building; the site is located on the corner of Sixth North Street and Wolf Street with unrestricted access to Sixth North Street; per aerial imagery from May 2021, the City's right-of-way on Sixth North Street is currently used for parking; and
- WHEREAS, the applicant is proposing to renovate the site and expand the operation to incorporate two adjacent, vacant properties, to accommodate Industrial Tire Warehouse and Automobile Tire Retreading; per the local application, the existing building at the front of the site will have 4,000 sf at the rear of the building demolished to allow the construction of a 20,250 sf warehouse/manufacturing building along the Sixth North Street frontage; the rear building will be "converted into a temperature-controlled storage area for tire retreading adhesives"; the existing outdoor storage debris will be removed along with portions of the asphalt right-of-way on Sixth North Street; per the Site Plan dated 4/1/24, the entrance to the site will be constricted to a 24'-wide driveway providing access to a loading dock at the southeast of the proposed building and a 15-space parking lot to be constructed along the Wolf

Street side of the building; the Site Plan also shows trees to be planted along road frontages, a landscaping buffer between the parking lot and Wolf Street, and an evergreen landscape buffer between the northeast corner of the site and adjacent residential properties; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/19/24, 0.83 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be diverted to the “existing City of Syracuse Storm 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, the site is served by public drinking water; the proposed work may create an increase in demand; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and the proposed work may result in an increase in use;

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;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible 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>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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:

The applicant is encouraged to retain and add trees and opaque screening to

the extent practicable, particularly adjacent to residences.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

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# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don Jordan Jr.  
Acting Director

**TO:** Members, Town of Camillus Planning Board  
**FROM:** Don Jordan Jr, Acting Director *DJ*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 4/10/2024  
**RE:** Administrative Review – Bennetts Corners Subdivision  
**RECOMMENDATION:** No Position with Comment

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

### Project Summary:

The applicant is proposing a lot line adjustment between two parcels located adjacent to Bennetts Corners in the Town of Camillus. Recently, the Board offered No Position With Comment on a zone change referral (Z-24-62) to change these parcels to a Commercial-5 (C-5) zoning designation to allow for the reconstruction and expansion of an existing Mirabito fueling station located at the intersection of NYS Route 5 and Bennetts Corners Road. The Board noted agency requirements for future phases of the redevelopment of the site.

The applicant is now proposing to move the boundary between the subject parcels to the south, creating proposed Lot 1.1 (1.996 acres) which has frontage on NYS Route 5 and shares its western boundary with the fueling station. Proposed Lot 3 will be 2.835 acres, has frontage on Bennetts Corners Road, and will not be included in the redevelopment of the fueling station. Per Town staff, there are no current proposals to combine Proposed Lot 1.1 with the fueling station parcel.

**CASE NUMBER:** S-24-13  
**REFERRING BOARD:** Town of Camillus Planning Board  
**DATE RECEIVED:** 4/1/2024  
**TYPE OF ACTION:** Subdivision  
**APPLICANT:** John Szczech and Karen & William Pinchak  
**LOCATION:** 2052 West Genesee Turnpike  
**WITHIN 500' OF:** West Genesee Turnpike (NYS Route 5), Bennetts Corners Road (County Route 321), and a farm operation in a NYS Agricultural District  
**TAX ID(s):** 023.-02-11.0, 023.-02-09.1  
**RELATED CASES:** Z-24-62

**Recommendation:** No Position with Comment

Comments:

Onondaga County Department of Planning has no position regarding the proposed subdivision, but provides the following information regarding requirements for future review phases for the proposed development of the fueling station:

1. The applicant must continue to coordinate NYS Route 5 access plans with the New York State Department of Transportation. 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. The applicant is required to coordinate Bennetts Corners Road access plans with the Onondaga County Department of Transportation. 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 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.

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# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don Jordan Jr.  
Acting Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Don Jordan Jr, Acting Director *DJ*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 4/10/2024  
**RE:** Administrative Review – Nettleton Commons  
**RECOMMENDATION:** No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

**CASE NUMBER:** Z-24-86  
**REFERRING BOARD:** Syracuse City Planning Board  
**DATE RECEIVED:** 3/21/2024  
**TYPE OF ACTION:** Site Plan  
**APPLICANT:** James Knittel  
**LOCATION:** 31-319 North State Street  
**WITHIN 500' OF:** Interstates 81 and 690 (state highways)  
**TAX ID(s):** 017.-14-01.1

### Project Summary:

The applicant is proposing to convert office space to 22 dwelling units on the second floor of the Nettleton Commons building on the north side of the City of Syracuse. The Nettleton Commons building is a five-story building with commercial spaces on the ground, first, and second floors and residential on the third and fourth floors, located in the North Salina Street Historic District. The applicant is proposing to convert the existing office space on the second floor to 22 studio, 1-bedroom, and 2-bedroom apartments. No exterior changes are proposed to the building and site, but it is noted a bike rack will be installed near the parking lot.

### Advisory Note(s):

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to a possible 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>

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

**Recommendation:** No Position

DRAFT

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



**TO:** Members, City of Syracuse Zoning Board of Appeals  
**FROM:** Don Jordan Jr, Acting Director *DJ*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 4/10/2024  
**RE:** Administrative Review – CODA sign waiver  
**RECOMMENDATION:** No Position with Comment

J. Ryan McMahan, II  
County Executive

Don Jordan Jr.  
Acting Director

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

**CASE NUMBER:** Z-24-87  
**REFERRING BOARD:** City of Syracuse Zoning Board of Appeals  
**DATE RECEIVED:** 4/17/2024  
**TYPE OF ACTION:** Area Variance  
**APPLICANT:** TLSP CODA, LLC  
**LOCATION:** 301 South Crouse Ave  
**WITHIN 500' OF:** SUNY Upstate Medical Center (NYS owned)  
**TAX ID(s):** 048.-05-04.3  
**PRIOR CASES:** Z-22-265 Site Plan  
Z-22-266 Area Variance

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

### Project Summary:

The applicant is requesting nine area variances for three signs proposed for the new CODA building located on the east side of the City of Syracuse in an Urban Core (MX-4) zoning district near both Syracuse University and downtown. The building contains 305 dwelling units on six stories and has frontage on East Genesee Street, South Crouse Avenue, and East Fayette Street.

The applicant is proposing a wall sign on the East Fayette Street face of the building and projecting signs for the East Genesee and South Crouse Avenue sides of the building, all internally lit. The applicant states the placement of the building along three street frontages along with the size and scale of the building necessitates the scale, type, and location of the proposed signs. Part of the nature of variances is due to vertical orientation with total signage still within maximum wall sign area standards. The applicant further notes the name was changed from "the CODA" to "CODA" to reduce the requested relief from City Code.

Sign	Facing	Allowed	Variance requested
23'7"x4'10" Wall Vertical	E Fayette St	10' max height	23'7" max height
21'x4'8" Projecting Vertical	S Crouse Ave	4' max height 10 sf max area 3' projection beyond building face Projecting signs not allowed above 2 <sup>nd</sup> floor	21' max height 196 sf max area 5'4" projection Projecting sign above 2 <sup>nd</sup> floor
21'x4'8" Projecting Vertical	E Genesee St	4' max height 10 sf max area 3' projection beyond building face Projecting signs not allowed above 2 <sup>nd</sup> floor	21' max height 196 sf max area 5'4" projection Projecting sign above 2 <sup>nd</sup> floor

**Recommendation:** No Position with Comment

**Comment:**

The Board generally discourages allowances for such substantial signage variances, which can dominate the façade of the building and detract from desired community character.

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# ONONDAGA COUNTY DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don Jordan Jr.  
Acting Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Don Jordan Jr, Acting Director *JA*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 4/10/2024  
**RE:** Administrative Review – East Fayette Convenience Store  
**RECOMMENDATION:** No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

## Project Summary:

The applicant is proposing to install a grocery store (classified as a convenience store) in an empty tenant space on the first floor of the Sylvester Building located at 900-16 East Fayette Street in the City of Syracuse in an Urban Core (MX-4) zoning district. The Sylvester Building has been recently combined with new construction to create a 7-story mixed use building containing 244 apartments with frontage on East Genesee Street, Irving Avenue, and East Fayette Street. Commercial businesses on the first floor include former Buried Acorn taproom and Strong Hearts restaurant. The applicant is seeking site plan and special use permit approval for the grocery store, to be placed on the East Fayette Street side of the building. No exterior changes to the building are proposed.

**CASE NUMBER:** Z-24-93  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 4/17/2024  
**TYPE OF ACTION:** Site Plan  
**APPLICANT:** Christopher Geiger  
**LOCATION:** 900-916 East Fayette Street  
**WITHIN 500' OF:** SUNY Upstate Biotech Accelerator  
**TAX ID(s):** 048.-04-01.1  
**RELATED CASES:** Z-24-94  
**PRIOR CASES:** S-16-86, Z-16-409, Z-19-62, Z-22-5

**Advisory Note:**

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

**Recommendation:** No Position

DRAFT



# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don Jordan Jr.  
Acting Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Don Jordan Jr, Acting Director *JA*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 4/10/2024  
**RE:** Administrative Review – East Fayette Convenience Store  
**RECOMMENDATION:** No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

### Project Summary:

The applicant is proposing to install a grocery store (classified as a convenience store) in an empty tenant space on the first floor of the Sylvester Building located at 900-16 East Fayette Street in the City of Syracuse in an Urban Core (MX-4) zoning district. The Sylvester Building has been recently combined with new construction to create a 7-story mixed use building containing 244 apartments with frontage on East Genesee Street, Irving Avenue, and East Fayette Street. Commercial businesses on the first floor include former Buried Acorn taproom and Strong Hearts restaurant. The applicant is seeking site plan and special use permit approval for the grocery store, to be placed on the East Fayette Street side of the building. No exterior changes to the building are proposed.

**CASE NUMBER:** Z-24-94  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 4/17/2024  
**TYPE OF ACTION:** Special Permit  
**APPLICANT:** Christopher Geiger  
**LOCATION:** 900-916 East Fayette Street  
**WITHIN 500' OF:** SUNY Upstate Biotech Accelerator  
**TAX ID(s):** 048.-04-01.1  
**RELATED CASES:** Z-24-93  
**PRIOR CASES:** S-16-86, Z-16-409, Z-19-62, Z-22-5

**Advisory Note:**

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

**Recommendation:** No Position

DRAFT

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don Jordan Jr.  
Acting Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Don Jordan Jr, Acting Director *JA*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 4/10/2024  
**RE:** Administrative Review – Crowne Plaza Conversion  
**RECOMMENDATION:** Modification

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

**CASE NUMBER:** Z-24-96  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 3/29/2024  
**TYPE OF ACTION:** Site Plan  
**APPLICANT:** Terence J. McCarthy  
**LOCATION:** 701-705 East Genesee Street  
**WITHIN 500' OF:** Interstate 81  
**TAX ID(s):** 048.-01-11.0

### Project Summary:

The Crowne Plaza hotel is located on East Genesee Street with frontage on East Genesee, Almond, and East Fayette Streets, and adjacent to Interstate 81. The site is located near Syracuse University and downtown Syracuse. The applicant is proposing to convert the hotel constructed in 1969 into 287 fully-furnished studio apartments, a fitness center, co-working spaces, a communal kitchen, and recreation area. The proposed work includes façade updates to the central tower and the street level portions of the building. No other site work or changes to the on-site parking garage are proposed.

This site is adjacent to an elevated section of Interstate 81 which will be converted to a Community Grid.

### Advisory Note:

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to a possible 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>

**Recommendation:** Modification

Modification:

Applicant must coordinate all right-of-way improvements and driveway access with New York State Department of Transportation (NYSDOT), prior to city plan approval. NYSDOT will require the applicant to provide final design plans for any sidewalks along Almond and East Genesee Streets in order to coordinate work with the NYSDOT I-81 Community Grid project's proposed sidewalk work and installation of bicycle paths along Almond Street and East Genesee Street. NYSDOT further advises when work on this section of Interstate 81 commences, access to the site will be available, but material and equipment delivery may be hindered.

Comment:

With the changes and improvements to be made to the area with the construction of the Community Grid, the applicant is encourage to incorporate high quality urban design elements which consider and compliment the planned pedestrian, bicycle, and transit environment. Incorporation of green infrastructure and landscape elements where possible is also encouraged.

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