



# Onondaga County Planning Board

May 08, 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

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 08, 2024.

## III. MINUTES & OTHER BUSINESS

Minutes from April 17, 2024 were submitted for approval. Don Radke made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; James Stelter - yes; David Skeval - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-24-15	CSyrPB	No Position With Comment	S-24-17	CSyrPB	No Position With Comment
S-24-18	TClaPB	No Position	Z-24-108	TManPB	Modification
Z-24-110	TClaZBA	No Position With Comment	Z-24-111	TClaTB	Modification
Z-24-112	CSyrPB	Modification	Z-24-113	CSyrPB	Modification
Z-24-114	CSyrZA	No Position With Comment	Z-24-115	TDewPB	No Position
Z-24-116	TClaTB	Informal Review	Z-24-117	TClaTB	No Position With Comment
Z-24-118	TClaPB	No Position With Comment	Z-24-119	CSyrPB	Modification
Z-24-120	TManPB	Modification	Z-24-122	TCicPB	Modification
Z-24-123	TCicPB	No Position	Z-24-125	TCicPB	No Position With Comment
Z-24-128	CSyrPB	No Position	Z-24-129	TClaPB	No Position

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # S-24-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Cuse Car Care for the property located at 1601 LeMoyne Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of LeMoyne Avenue (Route 219), a county highway within the Town of Salina, 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 parcel, New Lot 4A (0.57 acres), in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals (Z-24-112 and Z-24-113) to open a light-duty auto repair shop and construct a 2,920 sf addition onto an existing building; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Cuse Cars, LLC Subdivision Plan dated 3/22/23, the applicant is proposing to combine the three City of Syracuse parcels into one new 0.57-acre lot; no changes were proposed to the two Town of Salina parcels, but the Site Plans depict some of the proposed work to occur within the Town; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an increase in use; 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 no changes 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, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 has No Position regarding the proposed subdivision, but offers the following requirement and comments regarding the proposed development of the site:

1. The applicant is required to coordinate with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with commercial driveway standards. 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 and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.

3. The applicant and municipality are encouraged to improve appearance of

the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.

**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: May 08, 2024

OCPB Case # S-24-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Cuse Car Care for the property located at 1601 LeMoyne Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of LeMoyne Avenue (Route 219), a county highway within the Town of Salina, 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 parcel, New Lot 4A (0.57 acres), in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals (Z-24-112 and Z-24-113) to open a light-duty auto repair shop and construct a 2,920 sf addition onto an existing building; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Cuse Cars, LLC Subdivision Plan dated 3/22/23, the applicant is proposing to combine the three City of Syracuse parcels into one new 0.57-acre lot; no changes were proposed to the two Town of Salina parcels, but the Site Plans depict some of the proposed work to occur within the Town; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an increase in use; 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 no changes 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, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 has No Position regarding the proposed subdivision, but offers the following requirement and comments regarding the proposed development of the site:

1. The applicant is required to coordinate with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with commercial driveway standards. 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 and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.

3. The applicant and municipality are encouraged to improve appearance of

the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.

**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: May 08, 2024

OCPB Case # S-24-17

- 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 GW Syracuse, LLC (Chris Geiger) for the property located at 701-705 East Fayette 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 Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to combine six parcels into one new lot, New Lot 100 (2.01 acres), in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-119) to construct a 7-story mixed use building containing 291 residential units; and
- WHEREAS, the site is on the eastern edge of the City of Syracuse, adjacent to Interstate 81; the site is an irregularly shaped area, comprised primarily of parking lots along with a vacant building, a car wash, and an office building, all to be demolished; and
- WHEREAS, the applicant is proposing to combine six parcels into one New Lot 100 to allow construction of the concurrently proposed mixed-use building; the new lot is comprised of 2.01 acres and has frontage on Almond, East Fayette, and East Washington Streets; and
- WHEREAS, the applicant is proposing a 7-story mixed use building containing 291 residential units and 5,715 sf retail/commercial space; per the Site Layout Plan dated 3/29/24, the U-shaped building will be constructed to the site's boundaries on East Fayette, Almond, and East Washington Streets; sidewalks lead to multiple entrances along the three sides for the individual retail spaces, bicycle storage, lobby, and two amenity spaces; the site will have 300 parking spaces in an underground garage with an entrance on East Fayette Street;
- WHEREAS, two parcels on this block not included in this project area are the AME Zion Church, a City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and will be reviewed by Syracuse Landmark Preservation Board due to its proximity; and
- WHEREAS, per the referral, the proposed building will connect to public drinking water and anticipates a demand of 61,290 gallons of water per day; and
- WHEREAS, per the referral, the proposed building will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plan service area; per the EAF, the proposed building is anticipated to generate 61,290 gallons of liquid waste per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County



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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 2.0 acres of the site will be disturbed by the proposed project; per the EAF stormwater will be connected to the "storm sewer";

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, this site is adjacent to an elevated portion of Interstate 81 and Almond Street which will be reconstructed into a street-level boulevard/Community Grid; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

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 subdivision, but offers the following requirements for the proposed development of the site:

1. The applicant must coordinate all right-of-way improvements and driveway access with the 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 Street 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. 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.

2. Due to a City of Syracuse Protected Site located adjacent to the proposed project, the City should ensure this project is reviewed by the Syracuse Landmark Preservation Board with careful consideration of impacts to the protected site by the proposed development.

**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: May 08, 2024

OCPB Case # S-24-17

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- 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 Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to combine six parcels into one new lot, New Lot 100 (2.01 acres), in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-119) to construct a 7-story mixed use building containing 291 residential units; and
- WHEREAS, the site is on the eastern edge of the City of Syracuse, adjacent to Interstate 81; the site is an irregularly shaped area, comprised primarily of parking lots along with a vacant building, a car wash, and an office building, all to be demolished; and
- WHEREAS, the applicant is proposing to combine six parcels into one New Lot 100 to allow construction of the concurrently proposed mixed-use building; the new lot is comprised of 2.01 acres and has frontage on Almond, East Fayette, and East Washington Streets; and
- WHEREAS, the applicant is proposing a 7-story mixed use building containing 291 residential units and 5,715 sf retail/commercial space; per the Site Layout Plan dated 3/29/24, the U-shaped building will be constructed to the site's boundaries on East Fayette, Almond, and East Washington Streets; sidewalks lead to multiple entrances along the three sides for the individual retail spaces, bicycle storage, lobby, and two amenity spaces; the site will have 300 parking spaces in an underground garage with an entrance on East Fayette Street;
- WHEREAS, two parcels on this block not included in this project area are the AME Zion Church, a City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and will be reviewed by Syracuse Landmark Preservation Board due to its proximity; and
- WHEREAS, per the referral, the proposed building will connect to public drinking water and anticipates a demand of 61,290 gallons of water per day; and
- WHEREAS, per the referral, the proposed building will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plan service area; per the EAF, the proposed building is anticipated to generate 61,290 gallons of liquid waste per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County

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

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WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 2.0 acres of the site will be disturbed by the proposed project; per the EAF stormwater will be connected to the "storm sewer";

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, this site is adjacent to an elevated portion of Interstate 81 and Almond Street which will be reconstructed into a street-level boulevard/Community Grid; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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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 subdivision, but offers the following requirements for the proposed development of the site:

1. The applicant must coordinate all right-of-way improvements and driveway access with the 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 Street 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. 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.

2. Due to a City of Syracuse Protected Site located adjacent to the proposed project, the City should ensure this project is reviewed by the Syracuse Landmark Preservation Board with careful consideration of impacts to the protected site by the proposed development.

**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: May 08, 2024  
OCPB Case # S-24-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Buck Subdivision First Amended / Train Hard Fitness for the property located at 8180 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.21-acre parcel into two new lots, Lot 1A (1.90 acres) and Lot 1B (0.29 acres), in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-24-129) to change proposed Lot 1B to a Single Family Residential District (R-7.5); and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-18-133) to construct a 14,000 sf fitness center, advising the applicant to coordinate access and provide traffic data, SWPPP or a drainage report, and a lighting plan to the Onondaga County Department of Transportation with comments regarding ensuring proper easements are in place and encouraging cross-connections to Oswego Road at the rear of the parcel; in 2013, the Board offered No Position with Comment for a zone change referral (Z-13-76) that ultimately rezoned the parcel to its current NC-1 zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, with additional frontage on Capricorn Drive, a local road serving an adjacent residential neighborhood; Oswego Road is a heavily traveled corridor containing suburban retail buildings, offices, and varied residential land uses; and
- WHEREAS, the site contains an approximately 10,000 sf metal building for Train Hard Fitness in the southern portion of the parcel with a parking lot on three sides and road access to Oswego Road; the rear of the parcel is lightly wooded (per aerial imagery from 5/2021); and
- WHEREAS, per the Buck Subdivision Plan dated 4/1/24, the applicant is proposing to divide the parcel into two new lots: proposed Lot 1A (1.90 acres) which contains the existing building and road access to Oswego Road, and vacant proposed Lot 1B (0.29 acres) with frontage on Capricorn Drive; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/12/24, <0.29 acres of the site will be disturbed by the proposed project; per the Subdivision Plan, drainage swales occur along the northwestern and northeastern sides of the parking lot; and
- WHEREAS, per the referral materials, it appears Lot 1B is intended as a new residential building lot, requiring new water service;

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 materials, it appears Lot 1B is intended as a new residential building lot, requiring new wastewater service; the submitted project is located within the Wetzal Road Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # S-24-18

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- 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.21-acre parcel into two new lots, Lot 1A (1.90 acres) and Lot 1B (0.29 acres), in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-24-129) to change proposed Lot 1B to a Single Family Residential District (R-7.5); and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-18-133) to construct a 14,000 sf fitness center, advising the applicant to coordinate access and provide traffic data, SWPPP or a drainage report, and a lighting plan to the Onondaga County Department of Transportation with comments regarding ensuring proper easements are in place and encouraging cross-connections to Oswego Road at the rear of the parcel; in 2013, the Board offered No Position with Comment for a zone change referral (Z-13-76) that ultimately rezoned the parcel to its current NC-1 zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, with additional frontage on Capricorn Drive, a local road serving an adjacent residential neighborhood; Oswego Road is a heavily traveled corridor containing suburban retail buildings, offices, and varied residential land uses; and
- WHEREAS, the site contains an approximately 10,000 sf metal building for Train Hard Fitness in the southern portion of the parcel with a parking lot on three sides and road access to Oswego Road; the rear of the parcel is lightly wooded (per aerial imagery from 5/2021); and
- WHEREAS, per the Buck Subdivision Plan dated 4/1/24, the applicant is proposing to divide the parcel into two new lots: proposed Lot 1A (1.90 acres) which contains the existing building and road access to Oswego Road, and vacant proposed Lot 1B (0.29 acres) with frontage on Capricorn Drive; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/12/24, <0.29 acres of the site will be disturbed by the proposed project; per the Subdivision Plan, drainage swales occur along the northwestern and northeastern sides of the parking lot; and
- WHEREAS, per the referral materials, it appears Lot 1B is intended as a new residential building lot, requiring new water service;

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 materials, it appears Lot 1B is intended as a new residential building lot, requiring new wastewater service; the submitted project is located within the Wetzal Road Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # Z-24-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Twin Ponds HB, LLC for the property located at 5440 North Burdick 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 North Burdick Street (Route 94), a county highway, North Manlius Road (Route 257), a state highway, Old Erie Canal State Park and Green Lakes State Park, state-owned facilities, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing the development of a residential community with apartment units, commercial tenants, and recreational areas on a 54-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-23-228) to change the site to a Planned Unit Development zoning district, providing comments regarding the project site as a whole: the Town and applicant are to coordinate with Onondaga County Department of Water Environment Protection (OCDWEP) regarding wastewater service to the site and OCDWEP infrastructure, concerns regarding stormwater generated by the site and the impact to neighboring parcels and adjacent floodplain and floodway areas, impacts to federal and NYS wetlands on site, encouraging the preservation of open space on site from future development, advising the applicant to continue to coordinate site access with Onondaga County Department of Transportation (OCDOT), and strongly advocating for the site to have public connections to nearby trail systems and work with OCDOT and CENTRO to include sidewalks and bus stop facilities along the North Burdick frontage; the Board has also reviewed numerous referrals regarding the potential development of this site including a subdivision referral (S-22-66) creating the subject parcel, two zone change referrals in 2022 (Z-22-6 and Z-22-217), in 2018, the Board reviewed concurrent zone change (Z-18-8), site plan (Z-18-9), and subdivision (S-18-3) referrals, and conducted a Coordinated Review Meeting in January 2018 as part of a proposed project to allow for a subdivision and residential development to include 17 single-family lots, 3 lots for apartments and related facilities, and 1 lot with remaining lands, which was ultimately withdrawn by the former applicant; the Board has also reviewed several prior referrals regarding the site, for various development proposals in 2007-2009, and minor changes to one of the ponds in 2016; and
- WHEREAS, the site is located in a largely commercial portion of North Burdick Street, just outside the Village of Fayetteville; nearby land uses include Northeast Medical Center, senior living and townhouses, car dealerships, and Fayetteville Towne Center; the Erie Canal and Pools Brook, a tributary to Limestone Creek occur to the north and east; and



WHEREAS, the 54-acre, recently subdivided parcel is mostly vacant, and contains wooded areas surrounding two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to Limestone Creek; water features 899-222 and 899-224.3 are Class C protected waterbodies (EAF Mapper); the lot contains most of the south pond and a portion of the lands around the north pond; two vacant houses are along Burdick Street, which would presumably be removed; lands containing Pools Brook and a majority of the floodplain/floodway and wetlands associated with adjacent waterways at the rear of the site has been subdivided onto a separate parcel; and

ADVISORY NOTE: Streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; the municipality is advised to ensure all necessary permits and approvals are obtained from the DEC prior to municipal approval; and

WHEREAS, the applicant is proposing construction of a residential development consisting of 309 residential dwelling units, commercial/mixed use tenants, a clubhouse, amenity areas, construction of access roads, and 569 parking spaces (per EAF) across multiple lots; per the Overall Layout Plan dated 3/26/24, the main entrance to the development will be off North Burdick Street at its intersection with Medical Center Drive; the access road will be routed between the ponds with a 3,000 sf mixed-use building containing 5 dwelling units and parking lot located near the entrance; the access road continues to the northeast side of South Pond and provides access to three, 5-story apartment buildings totaling 304 dwelling units and associated parking garages and parking lots to the north of the road; a clubhouse, parking lot, and "outdoor amenity spaces and sports courts" are proposed between the access road and the northern perimeter of South Pond; an amenity area, pavilion, and walking trail are proposed for the eastern bank of South Pond; a 20'-wide emergency vehicle access gravel driveway circulates clockwise around South Pond, accessing North Burdick Street to the south; the gravel emergency access road is shown on a 30'-wide access easement where it traverses the adjacent parcel to the south; it is not clear from the plans how much space will be occupied by commercial tenants or how many commercial tenant spaces will be constructed;

ADVISORY NOTE: The proposed road onto North Burdick Street must meet the requirements of the Onondaga County Department of Transportation, and no direct access for any proposed development shall occur directly from North Burdick Street; and

WHEREAS, per GIS mapping, the boundaries of the site appear to be largely outside significant FEMA Floodplain and Floodway areas with some possible encroachment into the Floodplain in the northeast corner where the apartment buildings and parking lots are located; GIS mapping shows large areas of the site may contain state and federal wetlands, which appear to include the ponds, Pools Brook, and adjacent areas; the Overall Layout Plan dated 3/26/24 depicts a "Floodway area in AE Zone, Map Number 36067C0242F" dated 11/4/2016, showing the floodway for Limestone Creek (Pools Brook) and the development will occur outside of the floodway, but a portion of the emergency access road does encroach into the floodway; delineated wetlands and the 100' buffer are not detailed on the Overall Layout Plan and their presence relative to the proposed development cannot be confirmed, but it appears the apartment buildings and parking lots may partially occur on federal wetlands; and

ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/25/24, 16.7 acres of the site will be disturbed by the proposed project; per the Overall Utility Plan dated 3/26/24, stormwater infrastructure is proposed under the perimeter of the main development, a large swale will be constructed in the central parking lot, and multiple culverts installed under the access road; stormwater appears to ultimately drain directly into the South Pond;

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

WHEREAS, per the referral notice, the site is served by public drinking water and an extension of the public water main to the development is proposed; per the EAF, 68,000 gallons per day is the projected use for the development;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; the EAF indicates a public sewer extension from the adjacent Meadowbrook-Limestone trunk sewer is proposed; just beyond the rear parcel line is a County-owned Meadowbrook-Limestone intercepting sewer and easement to Onondaga County; this sewer line is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse and eastern towns; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the adjacent parcel; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area;

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;

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health;

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 2 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 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 some significant wooded areas on-site;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, a Traffic Impact Assessment by GTS Consulting dated 1/24/24 was included with the referral materials; recommendations are included for the intersection of the access road with North Burdick Street and Medical Center Drive: construct the access driveway with one lane entering the development and one lane exiting, restripe a "150' southbound left turn lane on North Burdick Street" at the intersection, and "convert the eastbound left turn lane exiting Medical Center Drive to a shared left/through lane"; these recommended changes are not shown on the Site Plan; and

WHEREAS, a letter included in a prior referral, from the applicant dated October 13, 2022, responded to the Board's previous comments from the August 17, 2022 referral, noting: the applicant has been in contact with WEP regarding capacity and connection details for tying into the existing trunk sewer system that traverses the site; a floodplain analysis has been conducted relative to development of 9 acres of the site and provisions for floodplain mitigation (offsets) have been incorporated so there will be no net increase in flood elevations from the commercial project; the applicant proposes to interconnect the existing Limestone Creek floodplain corridor with the southern quarry pond to provide additional surface water storage capacity for storms in excess of the 10-year, 24-hour storm event; a floodplain development permit application will be provided to the Town; the letter also notes: a wetland study was completed and has been submitted to the NYS DEC and US Army Corps of Engineers (ACOE); in 2018 a Jurisdictional Determination was issued by ACOE indicating that no permits were required for work within the two large quarry ponds or four smaller isolated wetlands, but applications for permits for work within any other designated federal wetland will be made to ACOE; a site visit was conducted with ACOE in September 2022 and additional information from ACOE is pending; no state-designated wetlands exist within the limits of the proposed commercial development; a draft Stormwater Pollution Prevention Plan (SWPPP) has been prepared and submitted to the Town; the applicant has been in communication with representatives of State Parks; 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. Wastewater Services - The Town should ensure that the applicant continues to coordinate with the Onondaga County Department of Water Environment Protection (WEP) to ensure that any future development is sensitive to the location of the existing regional wastewater easements and infrastructure on and near the site, and obtains approval from WEP for capacity assurance and plan review prior to Town approval. The applicant shall not place fill within the trunk sewer right-of-way.
2. Stormwater Impacts - Neighboring parcels are significantly encumbered by floodplain and floodway areas associated with on- and off-site water courses. The Town should ensure that site plan approval is contingent on approval of stormwater impact mitigation and management for full build-out of the overall development. A Stormwater Pollution Prevention Plan (SWPPP) will be required by the Onondaga County Department of Transportation as part of the Department's review for any future development of the site.
3. Wetlands - The Site Plan should show the boundaries of environmental features that may limit development, including wetlands, floodplains, and valued woodlands. The Town should ensure that the current wetland study and delineations are confirmed by the DEC and ACE and the applicant obtains any necessary permits prior to approving any proposed development. Further, the Town must ensure compliance with Floodplain regulations.
4. Traffic / Roadway Access - The applicant is advised to continue to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding any required traffic and lighting data for full build-out. 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.
5. Open Space - The Town must ensure an appropriate entity is identified to be responsible for maintenance and stewardship of remaining open lands, ponds, and amenity areas. The Town and applicant are encouraged to explore options to dedicate these lands to the Town or a land trust to ensure that the sensitive environmental areas are maintained as open space and protected from future development.

The Board offers the following comment:

Community Mobility - The Board advocates for this project to include meaningful public connections to trail systems that connect community assets and provide mobility options. Per the recommendations from the Onondaga County Empire State Trail Local Economic Opportunities Plan, the Town and applicant are encouraged to work with OCDOT and CENTRO to include sidewalks and bus stop facilities along the North Burdick Street

frontage, including pedestrian push buttons and crosswalks at intersections and bicycle racks where appropriate.

**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: May 08, 2024

OCPB Case # Z-24-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Twin Ponds HB, LLC for the property located at 5440 North Burdick 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 North Burdick Street (Route 94), a county highway, North Manlius Road (Route 257), a state highway, Old Erie Canal State Park and Green Lakes State Park, state-owned facilities, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing the development of a residential community with apartment units, commercial tenants, and recreational areas on a 54-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-23-228) to change the site to a Planned Unit Development zoning district, providing comments regarding the project site as a whole: the Town and applicant are to coordinate with Onondaga County Department of Water Environment Protection (OCDWEP) regarding wastewater service to the site and OCDWEP infrastructure, concerns regarding stormwater generated by the site and the impact to neighboring parcels and adjacent floodplain and floodway areas, impacts to federal and NYS wetlands on site, encouraging the preservation of open space on site from future development, advising the applicant to continue to coordinate site access with Onondaga County Department of Transportation (OCDOT), and strongly advocating for the site to have public connections to nearby trail systems and work with OCDOT and CENTRO to include sidewalks and bus stop facilities along the North Burdick frontage; the Board has also reviewed numerous referrals regarding the potential development of this site including a subdivision referral (S-22-66) creating the subject parcel, two zone change referrals in 2022 (Z-22-6 and Z-22-217), in 2018, the Board reviewed concurrent zone change (Z-18-8), site plan (Z-18-9), and subdivision (S-18-3) referrals, and conducted a Coordinated Review Meeting in January 2018 as part of a proposed project to allow for a subdivision and residential development to include 17 single-family lots, 3 lots for apartments and related facilities, and 1 lot with remaining lands, which was ultimately withdrawn by the former applicant; the Board has also reviewed several prior referrals regarding the site, for various development proposals in 2007-2009, and minor changes to one of the ponds in 2016; and
- WHEREAS, the site is located in a largely commercial portion of North Burdick Street, just outside the Village of Fayetteville; nearby land uses include Northeast Medical Center, senior living and townhouses, car dealerships, and Fayetteville Towne Center; the Erie Canal and Pools Brook, a tributary to Limestone Creek occur to the north and east; and

WHEREAS, the 54-acre, recently subdivided parcel is mostly vacant, and contains wooded areas surrounding two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to Limestone Creek; water features 899-222 and 899-224.3 are Class C protected waterbodies (EAF Mapper); the lot contains most of the south pond and a portion of the lands around the north pond; two vacant houses are along Burdick Street, which would presumably be removed; lands containing Pools Brook and a majority of the floodplain/floodway and wetlands associated with adjacent waterways at the rear of the site has been subdivided onto a separate parcel; and

ADVISORY NOTE: Streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; the municipality is advised to ensure all necessary permits and approvals are obtained from the DEC prior to municipal approval; and

WHEREAS, the applicant is proposing construction of a residential development consisting of 309 residential dwelling units, commercial/mixed use tenants, a clubhouse, amenity areas, construction of access roads, and 569 parking spaces (per EAF) across multiple lots; per the Overall Layout Plan dated 3/26/24, the main entrance to the development will be off North Burdick Street at its intersection with Medical Center Drive; the access road will be routed between the ponds with a 3,000 sf mixed-use building containing 5 dwelling units and parking lot located near the entrance; the access road continues to the northeast side of South Pond and provides access to three, 5-story apartment buildings totaling 304 dwelling units and associated parking garages and parking lots to the north of the road; a clubhouse, parking lot, and "outdoor amenity spaces and sports courts" are proposed between the access road and the northern perimeter of South Pond; an amenity area, pavilion, and walking trail are proposed for the eastern bank of South Pond; a 20'-wide emergency vehicle access gravel driveway circulates clockwise around South Pond, accessing North Burdick Street to the south; the gravel emergency access road is shown on a 30'-wide access easement where it traverses the adjacent parcel to the south; it is not clear from the plans how much space will be occupied by commercial tenants or how many commercial tenant spaces will be constructed;

ADVISORY NOTE: The proposed road onto North Burdick Street must meet the requirements of the Onondaga County Department of Transportation, and no direct access for any proposed development shall occur directly from North Burdick Street; and

WHEREAS, per GIS mapping, the boundaries of the site appear to be largely outside significant FEMA Floodplain and Floodway areas with some possible encroachment into the Floodplain in the northeast corner where the apartment buildings and parking lots are located; GIS mapping shows large areas of the site may contain state and federal wetlands, which appear to include the ponds, Pools Brook, and adjacent areas; the Overall Layout Plan dated 3/26/24 depicts a "Floodway area in AE Zone, Map Number 36067C0242F" dated 11/4/2016, showing the floodway for Limestone Creek (Pools Brook) and the development will occur outside of the floodway, but a portion of the emergency access road does encroach into the floodway; delineated wetlands and the 100' buffer are not detailed on the Overall Layout Plan and their presence relative to the proposed development cannot be confirmed, but it appears the apartment buildings and parking lots may partially occur on federal wetlands; and

ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/25/24, 16.7 acres of the site will be disturbed by the proposed project; per the Overall Utility Plan dated 3/26/24, stormwater infrastructure is proposed under the perimeter of the main development, a large swale will be constructed in the central parking lot, and multiple culverts installed under the access road; stormwater appears to ultimately drain directly into the South Pond;

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

WHEREAS, per the referral notice, the site is served by public drinking water and an extension of the public water main to the development is proposed; per the EAF, 68,000 gallons per day is the projected use for the development;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; the EAF indicates a public sewer extension from the adjacent Meadowbrook-Limestone trunk sewer is proposed; just beyond the rear parcel line is a County-owned Meadowbrook-Limestone intercepting sewer and easement to Onondaga County; this sewer line is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse and eastern towns; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the adjacent parcel; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area;

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;

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health;

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 2 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 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 some significant wooded areas on-site;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, a Traffic Impact Assessment by GTS Consulting dated 1/24/24 was included with the referral materials; recommendations are included for the intersection of the access road with North Burdick Street and Medical Center Drive: construct the access driveway with one lane entering the development and one lane exiting, restripe a "150' southbound left turn lane on North Burdick Street" at the intersection, and "convert the eastbound left turn lane exiting Medical Center Drive to a shared left/through lane"; these recommended changes are not shown on the Site Plan; and

WHEREAS, a letter included in a prior referral, from the applicant dated October 13, 2022, responded to the Board's previous comments from the August 17, 2022 referral, noting: the applicant has been in contact with WEP regarding capacity and connection details for tying into the existing trunk sewer system that traverses the site; a floodplain analysis has been conducted relative to development of 9 acres of the site and provisions for floodplain mitigation (offsets) have been incorporated so there will be no net increase in flood elevations from the commercial project; the applicant proposes to interconnect the existing Limestone Creek floodplain corridor with the southern quarry pond to provide additional surface water storage capacity for storms in excess of the 10-year, 24-hour storm event; a floodplain development permit application will be provided to the Town; the letter also notes: a wetland study was completed and has been submitted to the NYS DEC and US Army Corps of Engineers (ACOE); in 2018 a Jurisdictional Determination was issued by ACOE indicating that no permits were required for work within the two large quarry ponds or four smaller isolated wetlands, but applications for permits for work within any other designated federal wetland will be made to ACOE; a site visit was conducted with ACOE in September 2022 and additional information from ACOE is pending; no state-designated wetlands exist within the limits of the proposed commercial development; a draft Stormwater Pollution Prevention Plan (SWPPP) has been prepared and submitted to the Town; the applicant has been in communication with representatives of State Parks; 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. Wastewater Services - The Town should ensure that the applicant continues to coordinate with the Onondaga County Department of Water Environment Protection (WEP) to ensure that any future development is sensitive to the location of the existing regional wastewater easements and infrastructure on and near the site, and obtains approval from WEP for capacity assurance and plan review prior to Town approval. The applicant shall not place fill within the trunk sewer right-of-way.
2. Stormwater Impacts - Neighboring parcels are significantly encumbered by floodplain and floodway areas associated with on- and off-site water courses. The Town should ensure that site plan approval is contingent on approval of stormwater impact mitigation and management for full build-out of the overall development. A Stormwater Pollution Prevention Plan (SWPPP) will be required by the Onondaga County Department of Transportation as part of the Department's review for any future development of the site.
3. Wetlands - The Site Plan should show the boundaries of environmental features that may limit development, including wetlands, floodplains, and valued woodlands. The Town should ensure that the current wetland study and delineations are confirmed by the DEC and ACE and the applicant obtains any necessary permits prior to approving any proposed development. Further, the Town must ensure compliance with Floodplain regulations.
4. Traffic / Roadway Access - The applicant is advised to continue to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding any required traffic and lighting data for full build-out. 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.
5. Open Space - The Town must ensure an appropriate entity is identified to be responsible for maintenance and stewardship of remaining open lands, ponds, and amenity areas. The Town and applicant are encouraged to explore options to dedicate these lands to the Town or a land trust to ensure that the sensitive environmental areas are maintained as open space and protected from future development.

The Board offers the following comment:

Community Mobility - The Board advocates for this project to include meaningful public connections to trail systems that connect community assets and provide mobility options. Per the recommendations from the Onondaga County Empire State Trail Local Economic Opportunities Plan, the Town and applicant are encouraged to work with OCDOT and CENTRO to include sidewalks and bus stop facilities along the North Burdick Street

frontage, including pedestrian push buttons and crosswalks at intersections and bicycle racks where appropriate.

**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: May 08, 2024  
OCPB Case # Z-24-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Brew Team NY, LLC for the property located at 3906 & 3908 Brewerton 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 Brewerton Road (Route 11), a state highway, South Bay Road (Route 208) and Taft Road (Routes 48 and 19), both county highways, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting several area variances related to setbacks and signage for a new coffee shop (7 Brew) on two parcels totaling 2.12 acres in Limited Use / Gasoline Sservice (LuC-1) and Highway Commercial (HC-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-111) to allow a restaurant and drive-thru on site; and
- WHEREAS, the Board has previously reviewed multiple referrals regarding this site, most recently recommending Modification of an area variance referral (Z-23-78) to reduce the parking requirement, advising the applicant to coordinate Brewerton Road and South Bay Road access plans with the New York State and Onondaga County Departments of Transportation and encouraging the applicant and Town to consider opportunities of cross connections between adjacent parcels and to utilize green infrastructure; previously reviewed were a site plan referral (Z-22-253) to establish an auto parts facility, a three-mile limit referral (Z-11-155) to combine two existing tax parcels into one proposed Lot 1, a zone change referral (Z-10-388), and a site plan referral (Z-11-30) to establish a used item retail store and drop-off site; and
- WHEREAS, the site contains an existing building, housing an auto part store in the southern half with the northern half currently vacant, and a small parking lot parcel to the north; the site is bound to the west by Brewerton Road, a state highway, and to the east by South Bay Road, a county highway; commercial land uses extend north and south of the site, residential to the west, and New York State Department of Transportation facilities are east of the site; the site has three full-access driveways to Brewerton Road and one to South Bay Road; and
- WHEREAS, per the Site Plan dated 3/19/24, the applicant is proposing to demolish the northern half of the building to construct a standalone drive-thru coffee restaurant consisting of a 510 sf building, 280 sf remote cooler, two parking spaces, and dumpster enclosure with double drive-thru lanes circulating the building counter clockwise to an order pickup window on the northern side of

the building; the application states all business will be conducted via drive-thru; employee parking will be located on the adjacent parcel to the north; the southern half of the site will remain unchanged; the site will retain the access to South Bay Road, a county route, and two existing access points to Brewerton Road, a state route, but will remove the driveway on the northern, parking lot parcel while keeping the cross-access to the adjacent site to the north;

ADVISORY NOTE: Per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways on Brewerton Road and South Bay Road, respectively, must meet Department requirements; and

WHEREAS, the applicant is seeking multiple area variances for the proposed coffee shop site: to allow a 32.8' side yard setback where 50' is required and two variances to allow a 10' perimeter landscape strip along South Bay Road where 20' is required; multiple sign variances are also proposed: two variances to allow 2 freestanding signs where 1 is allowed (1 proposed along each road frontage), allow the freestanding signs to be setback 22.2' where 25' is required, and to allow the second freestanding sign to be 51' sf and to allow 3 wall signs where 2 are allowed and to allow the third sign to be 31.66 sf; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/28/24, 0.95 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be "directed into public storm drains";  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the coffee shop;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the coffee shop; the submitted project is located within 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;

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

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

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

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

WHEREAS, a Traffic Impact Study by GTS Consulting dated 4/3/24 was included in the referral materials; the conclusion noted in the study was “the additional traffic generated by the proposed Seven Brew development will have no notable or significant impact on traffic operations in the area. There are sufficient gaps in traffic to accommodate turning movements into and out of the redevelopment, good sight lines and no capacity concerns”; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2021, there are no sidewalks along Brewerton or South Bay Roads at the site, but there are sidewalks along Brewerton Road north of the site; and

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

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 variances but offers the following comments regarding the proposed coffee shop:

1. The applicant is required to coordinate Brewerton Road access plans with the New York State Department of Transportation and South Bay Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

3. The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.

4. The applicant and Town are encouraged to work with the New York State

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

Department of Transportation to include sidewalks along the Route 11 frontage.

5. The municipality is encouraged to improve the overall appearance of the site and reduce the visual impact of the proposed drive-thru by requiring plantings and landscaping along all road frontages and parcel boundaries.

**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: May 08, 2024  
OCPB Case # Z-24-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Brew Team NY, LLC for the property located at 3906 & 3908 Brewerton 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 Brewerton Road (Route 11), a state highway, South Bay Road (Route 208) and Taft Road (Routes 48 and 19), both county highways, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting several area variances related to setbacks and signage for a new coffee shop (7 Brew) on two parcels totaling 2.12 acres in Limited Use / Gasoline Sservice (LuC-1) and Highway Commercial (HC-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-111) to allow a restaurant and drive-thru on site; and
- WHEREAS, the Board has previously reviewed multiple referrals regarding this site, most recently recommending Modification of an area variance referral (Z-23-78) to reduce the parking requirement, advising the applicant to coordinate Brewerton Road and South Bay Road access plans with the New York State and Onondaga County Departments of Transportation and encouraging the applicant and Town to consider opportunities of cross connections between adjacent parcels and to utilize green infrastructure; previously reviewed were a site plan referral (Z-22-253) to establish an auto parts facility, a three-mile limit referral (Z-11-155) to combine two existing tax parcels into one proposed Lot 1, a zone change referral (Z-10-388), and a site plan referral (Z-11-30) to establish a used item retail store and drop-off site; and
- WHEREAS, the site contains an existing building, housing an auto part store in the southern half with the northern half currently vacant, and a small parking lot parcel to the north; the site is bound to the west by Brewerton Road, a state highway, and to the east by South Bay Road, a county highway; commercial land uses extend north and south of the site, residential to the west, and New York State Department of Transportation facilities are east of the site; the site has three full-access driveways to Brewerton Road and one to South Bay Road; and
- WHEREAS, per the Site Plan dated 3/19/24, the applicant is proposing to demolish the northern half of the building to construct a standalone drive-thru coffee restaurant consisting of a 510 sf building, 280 sf remote cooler, two parking spaces, and dumpster enclosure with double drive-thru lanes circulating the building counter clockwise to an order pickup window on the northern side of



the building; the application states all business will be conducted via drive-thru; employee parking will be located on the adjacent parcel to the north; the southern half of the site will remain unchanged; the site will retain the access to South Bay Road, a county route, and two existing access points to Brewerton Road, a state route, but will remove the driveway on the northern, parking lot parcel while keeping the cross-access to the adjacent site to the north;

ADVISORY NOTE: Per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways on Brewerton Road and South Bay Road, respectively, must meet Department requirements; and

WHEREAS, the applicant is seeking multiple area variances for the proposed coffee shop site: to allow a 32.8' side yard setback where 50' is required and two variances to allow a 10' perimeter landscape strip along South Bay Road where 20' is required; multiple sign variances are also proposed: two variances to allow 2 freestanding signs where 1 is allowed (1 proposed along each road frontage), allow the freestanding signs to be setback 22.2' where 25' is required, and to allow the second freestanding sign to be 51' sf and to allow 3 wall signs where 2 are allowed and to allow the third sign to be 31.66 sf; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/28/24, 0.95 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be "directed into public storm drains";  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the coffee shop;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the coffee shop; the submitted project is located within 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;

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

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

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

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

WHEREAS, a Traffic Impact Study by GTS Consulting dated 4/3/24 was included in the referral materials; the conclusion noted in the study was “the additional traffic generated by the proposed Seven Brew development will have no notable or significant impact on traffic operations in the area. There are sufficient gaps in traffic to accommodate turning movements into and out of the redevelopment, good sight lines and no capacity concerns”; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2021, there are no sidewalks along Brewerton or South Bay Roads at the site, but there are sidewalks along Brewerton Road north of the site; and

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

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 variances but offers the following comments regarding the proposed coffee shop:

1. The applicant is required to coordinate Brewerton Road access plans with the New York State Department of Transportation and South Bay Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

3. The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.

4. The applicant and Town are encouraged to work with the New York State

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Department of Transportation to include sidewalks along the Route 11 frontage.

5. The municipality is encouraged to improve the overall appearance of the site and reduce the visual impact of the proposed drive-thru by requiring plantings and landscaping along all road frontages and parcel boundaries.

**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: May 08, 2024

OCPB Case # Z-24-111

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Brew Team NY, LLC for the property located at 3906 and 3908 Brewerton 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 Brewerton Road (Route 11), a state highway, South Bay Road (Route 208) and Taft Road (Routes 48 and 19), both county highways, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting a special permit to establish a new drive-thru coffee shop (7 Brew) on two parcels totaling 2.12 acres in Limited Use / Gasoline Service (LuC-1) and Highway Commercial (HC-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-110) to reduce the required side yard setback, reduce the required perimeter landscape strip along South Bay Road and multiple variances to legalize the quantity and placement of the proposed signage; and
- WHEREAS, the Board has previously reviewed multiple referrals regarding this site, most recently recommending Modification of an area variance referral (Z-23-78) to reduce the parking requirement, advising the applicant to coordinate Brewerton Road and South Bay Road access plans with the New York State and Onondaga County Departments of Transportation and encouraging the applicant and Town to consider opportunities of cross connections between adjacent parcels and to utilize green infrastructure; previously reviewed were a site plan referral (Z-22-253) to establish an auto parts facility, a three-mile limit referral (Z-11-155) to combine two existing tax parcels into one proposed Lot 1, a zone change referral (Z-10-388), and a site plan referral (Z-11-30) to establish a used item retail store and drop-off site; and
- WHEREAS, the site contains an existing building, housing an auto part store in the southern half with the northern half currently vacant, and a small parking lot parcel to the north; the site is bound to the west by Brewerton Road, a state highway, and to the east by South Bay Road, a county highway; commercial land uses extend north and south of the site, residential to the west, and New York State Department of Transportation facilities are east of the site; the site has three full-access driveways to Brewerton Road and one to South Bay Road; and
- WHEREAS, per the Site Plan dated 3/19/24, the applicant is proposing to demolish the northern half of the building to construct a standalone drive-thru coffee restaurant consisting of a 510 sf building, 280 sf remote cooler, two parking spaces, and dumpster enclosure with double drive-thru lanes circulating the building counter clockwise to an order pickup window on the northern side of the building; the application states all business will be conducted via drive-

thru; employee parking will be located on the adjacent parcel to the north; the southern half of the site will remain unchanged; the site will retain the access to South Bay Road, a county route, and two existing access points to Brewerton Road, a state route, but will remove the driveway on the northern, parking lot parcel while keeping the cross-access to the adjacent site to the north;

ADVISORY NOTE: Per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways on Brewerton Road and South Bay Road, respectively, must meet Department requirements; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/28/24, 0.95 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be “directed into public storm drains”;

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

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

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the coffee shop; the submitted project is located within 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;

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

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

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

WHEREAS, a Traffic Impact Study by GTS Consulting dated 4/3/24 was included in the referral materials; the conclusion noted in the study was “the additional traffic generated by the proposed Seven Brew development will have no notable or significant impact on traffic operations in the area. There are sufficient gaps in traffic to accommodate turning movements into and out of the redevelopment, good sight lines and no capacity concerns”; and

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

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2021, there are no sidewalks along Brewerton or South Bay Roads at the site, but there are sidewalks along Brewerton Road north of the site; 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 Brewerton Road access plans with the New York State Department of Transportation and South Bay Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.
2. The applicant and Town are encouraged to work with the New York State Department of Transportation to include sidewalks along the Route 11 frontage.
3. The municipality is encouraged to increase the overall appearance of the site and reduce the visual impact of the proposed drive-thru by requiring plantings and landscaping along all road frontages and parcel boundaries.

**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: May 08, 2024

OCPB Case # Z-24-111

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Brew Team NY, LLC for the property located at 3906 and 3908 Brewerton 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 Brewerton Road (Route 11), a state highway, South Bay Road (Route 208) and Taft Road (Routes 48 and 19), both county highways, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting a special permit to establish a new drive-thru coffee shop (7 Brew) on two parcels totaling 2.12 acres in Limited Use / Gasoline Service (LuC-1) and Highway Commercial (HC-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-110) to reduce the required side yard setback, reduce the required perimeter landscape strip along South Bay Road and multiple variances to legalize the quantity and placement of the proposed signage; and
- WHEREAS, the Board has previously reviewed multiple referrals regarding this site, most recently recommending Modification of an area variance referral (Z-23-78) to reduce the parking requirement, advising the applicant to coordinate Brewerton Road and South Bay Road access plans with the New York State and Onondaga County Departments of Transportation and encouraging the applicant and Town to consider opportunities of cross connections between adjacent parcels and to utilize green infrastructure; previously reviewed were a site plan referral (Z-22-253) to establish an auto parts facility, a three-mile limit referral (Z-11-155) to combine two existing tax parcels into one proposed Lot 1, a zone change referral (Z-10-388), and a site plan referral (Z-11-30) to establish a used item retail store and drop-off site; and
- WHEREAS, the site contains an existing building, housing an auto part store in the southern half with the northern half currently vacant, and a small parking lot parcel to the north; the site is bound to the west by Brewerton Road, a state highway, and to the east by South Bay Road, a county highway; commercial land uses extend north and south of the site, residential to the west, and New York State Department of Transportation facilities are east of the site; the site has three full-access driveways to Brewerton Road and one to South Bay Road; and
- WHEREAS, per the Site Plan dated 3/19/24, the applicant is proposing to demolish the northern half of the building to construct a standalone drive-thru coffee restaurant consisting of a 510 sf building, 280 sf remote cooler, two parking spaces, and dumpster enclosure with double drive-thru lanes circulating the building counter clockwise to an order pickup window on the northern side of the building; the application states all business will be conducted via drive-

thru; employee parking will be located on the adjacent parcel to the north; the southern half of the site will remain unchanged; the site will retain the access to South Bay Road, a county route, and two existing access points to Brewerton Road, a state route, but will remove the driveway on the northern, parking lot parcel while keeping the cross-access to the adjacent site to the north;

ADVISORY NOTE: Per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways on Brewerton Road and South Bay Road, respectively, must meet Department requirements; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/28/24, 0.95 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be “directed into public storm drains”;

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

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

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the coffee shop; the submitted project is located within 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;

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:

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

WHEREAS, a Traffic Impact Study by GTS Consulting dated 4/3/24 was included in the referral materials; the conclusion noted in the study was “the additional traffic generated by the proposed Seven Brew development will have no notable or significant impact on traffic operations in the area. There are sufficient gaps in traffic to accommodate turning movements into and out of the redevelopment, good sight lines and no capacity concerns”; and

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



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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2021, there are no sidewalks along Brewerton or South Bay Roads at the site, but there are sidewalks along Brewerton Road north of the site; 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 Brewerton Road access plans with the New York State Department of Transportation and South Bay Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.
2. The applicant and Town are encouraged to work with the New York State Department of Transportation to include sidewalks along the Route 11 frontage.
3. The municipality is encouraged to increase the overall appearance of the site and reduce the visual impact of the proposed drive-thru by requiring plantings and landscaping along all road frontages and parcel boundaries.

**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: May 08, 2024

OCPB Case # Z-24-112

- 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 Cuse Car Care for the property located at 1601 LeMoyne 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 LeMoyne Avenue (Route 219), a county highway within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to construct an addition to an existing heavy duty auto repair shop in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-113) to open a light-duty auto repair shop and subdivision referral (S-24-15) regarding the combination of three parcels to increase the size of the site; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an

increase in use; 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 no changes 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, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyné Avenue in conformance with commercial driveway standards. 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 and City must coordinate a multi-municipal review of the proposed Site Plan with the Town of Salina.

The Board offers the following comment:

The applicant and municipality are encouraged to improve appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.

**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: May 08, 2024

OCPB Case # Z-24-112

- 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 Cuse Car Care for the property located at 1601 LeMoyne 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 LeMoyne Avenue (Route 219), a county highway within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to construct an addition to an existing heavy duty auto repair shop in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-113) to open a light-duty auto repair shop and subdivision referral (S-24-15) regarding the combination of three parcels to increase the size of the site; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an

increase in use; 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 no changes 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, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyné Avenue in conformance with commercial driveway standards. 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 and City must coordinate a multi-municipal review of the proposed Site Plan with the Town of Salina.

The Board offers the following comment:

The applicant and municipality are encouraged to improve appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.

**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: May 08, 2024  
OCPB Case # Z-24-113

- 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 City of Syracuse Planning Commission at the request of Cuse Car Care for the property located at 1601 LeMoyne Avenue; 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 LeMoyne Avenue (Route 219), a county highway within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to convert an existing heavy duty auto repair shop to a light duty auto repair shop in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-112) to open a light-duty auto repair shop and a subdivision referral (S-24-15) regarding the combination of three parcels to increase the size of the site; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an increase in use; 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 no changes 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, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with commercial driveway standards. 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 and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.

The Board offers the following comment:

The applicant and municipality are encouraged to improve appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.

**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: May 08, 2024

OCPB Case # Z-24-113

- 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 City of Syracuse Planning Commission at the request of Cuse Car Care for the property located at 1601 LeMoyne Avenue; 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 LeMoyne Avenue (Route 219), a county highway within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to convert an existing heavy duty auto repair shop to a light duty auto repair shop in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-112) to open a light-duty auto repair shop and a subdivision referral (S-24-15) regarding the combination of three parcels to increase the size of the site; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an increase in use; 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 no changes 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, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with commercial driveway standards. 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 and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.

The Board offers the following comment:

The applicant and municipality are encouraged to improve appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.

**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: May 08, 2024

OCPB Case # Z-24-114

- 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 Zoning Administration at the request of Theodore Chagnon for the property located at 2721 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to remove and backfill 28,600 sf of an existing asphalt parking lot to mitigate flooding on a 1.41-acre parcel in a Commercial (CM) zoning district; and
- WHEREAS, the Board previously held No Position with Comment on a site plan referral (Z-23-9) to alter an existing parking lot with fencing and installation of guard booths and a bus shelter to convert the site to a remote parking lot for Upstate Medical University, encouraging the municipality to ensure all access agreements are in place for the site and encouraging landscaping and green infrastructure to the extent practicable; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments and some industrial uses in the more immediate area; the New York State Department of Transportation (NYSDOT) recently installed bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail in this area; and
- WHEREAS, the site currently contains a portion of a larger parking lot shared with an adjacent parcel, originally constructed for a former Sam's Club store; the adjacent parcel now contains a self-storage business and approximately 300 parking spaces; the subject parcel contains a large expanse of parking, a concrete pad area, and National Grid infrastructure and easements along the rear undeveloped portion of the site; this parking is set back behind a row of frontage parcels and has limited visibility from Erie Boulevard; and
- WHEREAS, the applicant is proposing to mitigate flooding issues by removing asphalt and fill from a 28,600 sf portion of an existing asphalt parking lot and replacing it with a coarse aggregate and reinstalling the pavement and curbing; per the Site Preparation Plan dated 2/8/24, a portion of the existing lot along the northern parcel boundary appears to be habitually under water and asphalt will be removed from that section and the area around it; the applicant also proposes modifying an existing catch basin, located along the northern parcel boundary, adjacent to the affected area, by raising the rim to a new grade; per aerial imagery from May 2021, elongated areas of surface water are adjacent to the site's northern boundary and standing water is visible in the subject area; and
- WHEREAS, driveway access for this and the adjacent parcel occurs on a shared driveway

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onto Erie Boulevard East, a city street; the property line cuts across the access drive; and

WHEREAS, the site does not have existing drinking water or wastewater infrastructure, nor is any proposed; and

WHEREAS, GIS mapping shows a portion of the site may contain a state wetland; ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the project is also within 2,000 feet of a site (ID: C734103) 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 no wooded areas will be impacted by the 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:

The New York State Department of Transportation has determined that the applicant must contact the Department regarding an outdated signal maintenance agreement. 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 reiterates recommendations from prior referrals:

Given the expanse of parking and impervious surface on the site, proximity of wetlands, and history of flooding, the applicant is encouraged to consider landscaping and green infrastructure options to the extent practicable as part of site modifications.

**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: May 08, 2024

OCPB Case # Z-24-114

- 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 Zoning Administration at the request of Theodore Chagnon for the property located at 2721 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to remove and backfill 28,600 sf of an existing asphalt parking lot to mitigate flooding on a 1.41-acre parcel in a Commercial (CM) zoning district; and
- WHEREAS, the Board previously held No Position with Comment on a site plan referral (Z-23-9) to alter an existing parking lot with fencing and installation of guard booths and a bus shelter to convert the site to a remote parking lot for Upstate Medical University, encouraging the municipality to ensure all access agreements are in place for the site and encouraging landscaping and green infrastructure to the extent practicable; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments and some industrial uses in the more immediate area; the New York State Department of Transportation (NYSDOT) recently installed bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail in this area; and
- WHEREAS, the site currently contains a portion of a larger parking lot shared with an adjacent parcel, originally constructed for a former Sam's Club store; the adjacent parcel now contains a self-storage business and approximately 300 parking spaces; the subject parcel contains a large expanse of parking, a concrete pad area, and National Grid infrastructure and easements along the rear undeveloped portion of the site; this parking is set back behind a row of frontage parcels and has limited visibility from Erie Boulevard; and
- WHEREAS, the applicant is proposing to mitigate flooding issues by removing asphalt and fill from a 28,600 sf portion of an existing asphalt parking lot and replacing it with a coarse aggregate and reinstalling the pavement and curbing; per the Site Preparation Plan dated 2/8/24, a portion of the existing lot along the northern parcel boundary appears to be habitually under water and asphalt will be removed from that section and the area around it; the applicant also proposes modifying an existing catch basin, located along the northern parcel boundary, adjacent to the affected area, by raising the rim to a new grade; per aerial imagery from May 2021, elongated areas of surface water are adjacent to the site's northern boundary and standing water is visible in the subject area; and
- WHEREAS, driveway access for this and the adjacent parcel occurs on a shared driveway

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onto Erie Boulevard East, a city street; the property line cuts across the access drive; and

WHEREAS, the site does not have existing drinking water or wastewater infrastructure, nor is any proposed; and

WHEREAS, GIS mapping shows a portion of the site may contain a state wetland; ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the project is also within 2,000 feet of a site (ID: C734103) 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 no wooded areas will be impacted by the 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:

The New York State Department of Transportation has determined that the applicant must contact the Department regarding an outdated signal maintenance agreement. 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 reiterates recommendations from prior referrals:

Given the expanse of parking and impervious surface on the site, proximity of wetlands, and history of flooding, the applicant is encouraged to consider landscaping and green infrastructure options to the extent practicable as part of site modifications.

**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: May 08, 2024

OCPB Case # Z-24-115

- 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 McDonald's USA, LLC for the property located at 6481 Thompson 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 Thompson Road (Route 635) and Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, tdew
- WHEREAS, the Board previously held No Position regarding a site plan referral (Z-19-23) to renovate the existing McDonald's Restaurant; previous referrals included constructing adjacent hotels, adjusting parcel boundaries to allow better access to the hotels, and allow construction of the adjacent Verizon Store; and
- WHEREAS, the site is south of Carrier Circle and has frontage on Thompson Road, a state road; the site is across Thompson Road from the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the applicant is proposing the addition of a second ordering lane along with the resultant reconfiguration of the drive-thru and relocation of a dumpster enclosure; the existing drive-thru ordering area is located at the rear of the restaurant, behind the existing dumpster enclosure; per the Site Plan dated 4/11/24, the proposed changes include creating two drive-thru entrances at the northwest corner of the restaurant, leading to a two-lane ordering area at the rear of the building; the lanes merge into a single lane along the southern side of the restaurant for order-pickup; the dumpster enclosure will be removed to make way for the ordering area and reconstructed in the northwest corner of the parcel; the proposed changes will result in the removal of 21 parking spaces along the northern side of the store and northwestern corner of the parking lot; and
- WHEREAS, the applicant also proposes to remove curbing, landscaping, and asphalt along the rear of the shared driveway to McDonald's and the Comfort Inn to allow a 24'-wide driveway connection to the Taco Bell access road on the adjacent parcel to the south; and
- WHEREAS, the southern boundary of the site has an access easement, providing access to the adjacent hotel, a 20'-wide water main easement along the southern boundary, and a 20'-wide sanitary sewer easement along the western boundary; and
- WHEREAS, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the submitted project is located within



the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; and

WHEREAS, GIS mapping shows state and federal wetlands adjacent to the site, a riverine federal wetland north of the site and a state wetland on neighboring parcels to the south and west, including the adjacent hotel parcel; the 100' buffer is not depicted on the property survey; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Jim Stelter 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: May 08, 2024

OCPB Case # Z-24-115

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- 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 Thompson Road (Route 635) and Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, tdew
- WHEREAS, the Board previously held No Position regarding a site plan referral (Z-19-23) to renovate the existing McDonald's Restaurant; previous referrals included constructing adjacent hotels, adjusting parcel boundaries to allow better access to the hotels, and allow construction of the adjacent Verizon Store; and
- WHEREAS, the site is south of Carrier Circle and has frontage on Thompson Road, a state road; the site is across Thompson Road from the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the applicant is proposing the addition of a second ordering lane along with the resultant reconfiguration of the drive-thru and relocation of a dumpster enclosure; the existing drive-thru ordering area is located at the rear of the restaurant, behind the existing dumpster enclosure; per the Site Plan dated 4/11/24, the proposed changes include creating two drive-thru entrances at the northwest corner of the restaurant, leading to a two-lane ordering area at the rear of the building; the lanes merge into a single lane along the southern side of the restaurant for order-pickup; the dumpster enclosure will be removed to make way for the ordering area and reconstructed in the northwest corner of the parcel; the proposed changes will result in the removal of 21 parking spaces along the northern side of the store and northwestern corner of the parking lot; and
- WHEREAS, the applicant also proposes to remove curbing, landscaping, and asphalt along the rear of the shared driveway to McDonald's and the Comfort Inn to allow a 24'-wide driveway connection to the Taco Bell access road on the adjacent parcel to the south; and
- WHEREAS, the southern boundary of the site has an access easement, providing access to the adjacent hotel, a 20'-wide water main easement along the southern boundary, and a 20'-wide sanitary sewer easement along the western boundary; and
- WHEREAS, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the submitted project is located within

the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; and

WHEREAS, GIS mapping shows state and federal wetlands adjacent to the site, a riverine federal wetland north of the site and a state wetland on neighboring parcels to the south and west, including the adjacent hotel parcel; the 100' buffer is not depicted on the property survey; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Jim Stelter 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: May 08, 2024

OCPB Case # Z-24-116

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Great Northern Mall Redevelopment for the property located at 4155 NYS Route 31; 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 Route 481 and Route 31, both state highways, and Morgan Road (Route 46) and VerPlank Road (Route 141), both county highways; and
- WHEREAS, WHEREAS, the applicant is requesting zone changes to 24 parcels totaling 213.09 acres from Residential /Agricultural (RA-100) and Regional Commercial (RC-1) to Planned Development (PDD) in order to redevelop the Great Northern Mall site and several surrounding parcels; and
- WHEREAS, the Board has reviewed numerous referrals regarding the Great Northern Mall property, most recently providing No Position with Comment on a subdivision referral (S-21-64) divide the parcel into two new lots, encouraging the Town to proactively explore planning and zoning options for the site to redevelop the traditional shopping mall for modern use; previous referrals were largely concerning tenants for mall spaces and subdividing the property, offering similar comments regarding proactively preparing the property for redevelopment; and
- WHEREAS, the site consists of 24 parcels, including the former Great Northern Mall with associated large parking lots, surrounding outparcels and multiple neighboring parcels under varied ownership, which have frontage on NYS Route 31 and Ver Plank and Morgan Roads, both county-owned roads; two portions of the former mall contain existing tenant spaces, one a storage facility, and a multi-tenant commercial space in the former Sears wing of the mall; surrounding the mall lands, smaller parcels along NYS Route 31 and Morgan Road contain small commercial businesses and approximately 10 single-family homes, which are also proposed as part of the rezoning and buildout plans; and
- WHEREAS, neighboring land uses are Route 481, commercial development along Route 31, and agricultural lands and low-density housing along Ver Plank and Morgan Roads; zoning of these neighboring lands reflects existing conditions; the proposed Micron Semiconductor manufacturing facility site is approximately 3 miles to the east; the Town of Clay is currently undertaking a land use study, which is expected to be completed in 2024; and
- WHEREAS, the applicant is proposing a zone change from Regional Commercial (RC-1) and Residential – Agriculture (RA) zoning on the 24 parcels to Planned Development District (PDD) in order to redevelop the site as a mix of residential, medical, hotel, commercial, and recreational uses, and community

center; per the Project Plan Narrative dated 3/12/24, 1,436 market-rate dwelling units, 200 units of senior housing with universal accessibility design, and 10,876 parking spaces are noted; building heights range from 1-6 stories throughout the site; architecture “will reflect the contemporary characteristics of the area, but with a richer variety of materials”; and

WHEREAS, per the Concept Plan dated 3/12/24, the mall area will be converted to multi-story, mixed-use, residential, and commercial buildings, surrounding two central 5-story parking garages, and featuring three blocks of Town Center-style streets at its core; a common lawn area space and recreational amenity area with pool and courts for the residents and visitors are located within this core area; and

WHEREAS, the mall’s ring road is shown to remain, providing access to the interior Town Center development and peripheral parking lots, as well as to multiple clusters of development at the periphery of the site; at the western portion of the site, the concept plan shows the existing BJ’s Wholesale Club to remain, an outdoor golf driving range facility, three hotels, a community center and small commercial standalone buildings; along the northern portion of the site, closest to Ver Plank Road, multiple medical buildings (3-4 story, per narrative) and ambulatory care facility with helipad (2-story), each with their own parking, are shown, along with two hotels and a large commercial building; at the corner of Route 31 and Morgan Road, eight buildings are shown to house a mix of hotels, commercial and senior housing; and

WHEREAS, the Concept Plan shows three existing driveways to the mall will remain, two to NYS Route 31 and one to Morgan Road, and three additional driveways to Morgan Road and five to Ver Plank Road; the Concept Plan also appears to show direct highway access from the site to NYS Route 481 with a new interchange ramp system proposed at Ver Plank Road; ownership of new roads has not yet been identified; the New York State Department of Transportation has advised the applicant that the direct highway access from the site will not be permitted; and

WHEREAS, sidewalks are shown within the core area of the development, and along certain building frontages throughout the district; while the concept plan does not show paths or pedestrian connections between the different development nodes the narrative notes “this community will supply sidewalk connections to existing roadways”, including a bike/pedestrian path along Route 31; the Project Plan Narrative notes formal greenspace adjacent to the clubhouse and a central commons area will be available for passive recreation for residents and visitors, and other “greenspace adjacent to the commercial/buildings and surrounding the site will primarily serve as an aesthetic buffer”; and

WHEREAS, per the referral notice, the site is served by public drinking water and sanitary sewer and the proposed development will require multiple new connections, with an anticipated total water usage of 407,582 gallons per day, per the EAF; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Euclid and Henry Clay Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; the Onondaga County Department of Water Environment Protection that coordination will be required to expand sanitary sewer capabilities to appropriately serve this proposal; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/13/24, 196.72 acres of the site will be disturbed by the proposed project; per the narrative, “storm sewer service will utilize and modify the existing network and outfalls, and

stormwater will be contained, treated, and released within the site.”; per aerial imagery, there are existing stormwater management ponds between the NYS Route 31 driveways and along the northern and eastern sides of the mall ring road; the narrative notes planned use of sustainable practices such as permeable walkways, vegetated swales, and US Green Building Council LEED criteria for construction; and

WHEREAS, a number of easements cross the site, including a 300’ wide Power Authority of the State of New York right-of-way on lands containing overhead utility lines, a 99’ OCWA easement and 20’ Town of Clay sanitary sewer easement crossing existing and proposed parking areas; the Concept Plan does not indicate any buildings to be placed within these easement areas; 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 per the EAF, 28.86 acres of forest will be removed from the site; and 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 offers the following comments regarding the said referral submitted informally by the municipality:

The Board wishes to express its support for the Great Northern Mall redevelopment into a mixed-use, regionally-significant center, as identified in Plan Onondaga. This site has several inherent characteristics which make it a prime candidate for adaptive reuse within our urbanized area, including the presence of existing infrastructure, its location along a mobility corridor and in a location with the potential to support the housing and services demands of the Micron facility and related development.

Within Plan Onondaga, the site is identified more specifically as a Town Growth Center, defined as “strategic investment areas targeted for large-scale mixed-use growth. They incorporate transit-oriented development, multiple community intersections, and integrated greenways and are intended to serve surrounding neighborhood areas.”

The Board similarly endorses the use of the Planned Development District (PDD) zoning strategy being proposed to facilitate the project, as creative use of the PDD will allow integration of the general Strong Centers characteristics defined in Plan Onondaga. These elements include a mix of uses and building types, housing options, commercial uses integrated within neighborhoods, gathering spaces and unique features that create a community identity, and mobility options that cater to pedestrians as well as cars.

This informal review, as requested by the Town of Clay, is intended to give early feedback on conceptual plans for the site, to be refined in coming months in consultation with the Town and related agencies and stakeholders. The applicant is advised to contact infrastructure providers and permitting agencies early in the process to coordinate regulatory requirements for this complex project. The following comments reflect initial feedback the Board, presented in the context of the above-noted elements of Strong Centers:

### Mixed Use and Building Types

The plan shows a strong mix of uses within its overall plan, including apartments, hotels, large and small-scale commercial, medical offices and other facilities, and formal gathering spaces. The building types, density and configuration at the center of the site, in particular, are supportive of the goals for a Town Growth Center. Parking garages are encouraged, however, siting at the periphery of the central activity area is preferred, rather than at the most central point of the pedestrian-oriented environment.

### Housing Options

The Board recognizes and appreciates the inclusion of high-density apartments as part of a mixed-use center, and attention to senior-housing demand. To more fully respond to community housing goals, the developer may also wish to offer a broader mix of housing types throughout the district, including for-sale and below-market rate options as well as market rate rentals.

The Board also encourages integration of the senior housing development within neighborhood amenity areas and walkable portions of the development, and placement of community center facilities within easy walking distance to senior housing, and to all housing. Pedestrian access between housing and medical facilities may also be a benefit to residents.

### Integrated Commercial Uses

Commercial uses at varying scales are included within the Concept Plan. The medical facilities, however, are separated from the Town Center area as a single-use campus at the rear of the district. The Board suggests stronger integration of the medical buildings with other land uses and the transportation network to be established on site. Optimally, medical facilities and offices would be integrated more seamlessly into mixed-use buildings as part of the core development pattern. At minimum, all development nodes within the community should be accessible to each other by sidewalks or pathways.

### Unique Gathering Spaces

The site includes a vibrant Main Street node at the center of the site with a high-quality pedestrian atmosphere, a formal lawn gathering space, and an active recreational activity center for use by residents. A community center is included in the concept plan, but secluded from the main activity areas of the district.

Green spaces represent over 30% of the site, which is significant for a dense, mixed-use community. As shown, they are mainly functioning as setback lawn areas and stormwater management ponds. The developer is encouraged to explore opportunities to strategically plan for and transform undeveloped lands into assets for the community, to serve a wider variety of greenway functions. Greenway areas can serve as pathways, play spaces, habitat corridors, tree canopy, and green infrastructure opportunities.

### Mobility Options

The Concept Plan shows a high-quality pedestrian environment at the center of the site, including sidewalks, on-street parking and parking garages, minimal setback of buildings from the right-of-way. However, beyond this

core area, pedestrian, bicycle and transit-oriented development is greatly reduced.

The Board encourages the developer to reconsider its retention of the existing ring road around the existing mall facility in future plans. Coordinating agencies note that the ring road is in poor condition, and underground utilities will likely need to be replaced or relocated, thereby minimizing the benefits of retention. Instead, an expanded network of local streets is encouraged. With this change, the developer can provide more direct and pedestrian-friendly connections between the different areas of the district, and allow for the denser community core environment to evolve more seamlessly with infill over time.

This Planned Development District should be designed in such a way as to encourage and facilitate the use of public transit (CENTRO buses or other options to be explored) to the extent practicable. CENTRO advises it would be unable to navigate through this development as currently designed, and lengthy walking distances may impact the viability of transit for this district overall. CENTRO encourages the developer and Town to consult with them regarding plans for the site, and recommends strong pedestrian infrastructure both to and within the site, and consideration of a grid-patterned local road network to facilitate service options within the site.

The Syracuse Metropolitan Transportation Council (SMTTC) has recently completed a research effort entitled "Financing Local Mobility" which explores innovative financing mechanisms for transportation and other infrastructure improvements related to large-scale projects involving multiple stakeholders, such as this project. The Town and applicant are encouraged to review these materials at <https://smtcempo.org/financinglocalmobility/>. The County or SMTTC may be able to assist the Town in formulating a program or process for implementing these mechanisms.

The County and its Planning Board offer its resources to assist in navigating the development process wherever applicable, and the Board looks forward to coordination regarding future formal referral of the zone change application.

**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: May 08, 2024

OCPB Case # Z-24-116

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Great Northern Mall Redevelopment for the property located at 4155 NYS Route 31; 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 Route 481 and Route 31, both state highways, and Morgan Road (Route 46) and VerPlank Road (Route 141), both county highways; and
- WHEREAS, WHEREAS, the applicant is requesting zone changes to 24 parcels totaling 213.09 acres from Residential /Agricultural (RA-100) and Regional Commercial (RC-1) to Planned Development (PDD) in order to redevelop the Great Northern Mall site and several surrounding parcels; and
- WHEREAS, the Board has reviewed numerous referrals regarding the Great Northern Mall property, most recently providing No Position with Comment on a subdivision referral (S-21-64) divide the parcel into two new lots, encouraging the Town to proactively explore planning and zoning options for the site to redevelop the traditional shopping mall for modern use; previous referrals were largely concerning tenants for mall spaces and subdividing the property, offering similar comments regarding proactively preparing the property for redevelopment; and
- WHEREAS, the site consists of 24 parcels, including the former Great Northern Mall with associated large parking lots, surrounding outparcels and multiple neighboring parcels under varied ownership, which have frontage on NYS Route 31 and Ver Plank and Morgan Roads, both county-owned roads; two portions of the former mall contain existing tenant spaces, one a storage facility, and a multi-tenant commercial space in the former Sears wing of the mall; surrounding the mall lands, smaller parcels along NYS Route 31 and Morgan Road contain small commercial businesses and approximately 10 single-family homes, which are also proposed as part of the rezoning and buildout plans; and
- WHEREAS, neighboring land uses are Route 481, commercial development along Route 31, and agricultural lands and low-density housing along Ver Plank and Morgan Roads; zoning of these neighboring lands reflects existing conditions; the proposed Micron Semiconductor manufacturing facility site is approximately 3 miles to the east; the Town of Clay is currently undertaking a land use study, which is expected to be completed in 2024; and
- WHEREAS, the applicant is proposing a zone change from Regional Commercial (RC-1) and Residential – Agriculture (RA) zoning on the 24 parcels to Planned Development District (PDD) in order to redevelop the site as a mix of residential, medical, hotel, commercial, and recreational uses, and community

center; per the Project Plan Narrative dated 3/12/24, 1,436 market-rate dwelling units, 200 units of senior housing with universal accessibility design, and 10,876 parking spaces are noted; building heights range from 1-6 stories throughout the site; architecture “will reflect the contemporary characteristics of the area, but with a richer variety of materials”; and

WHEREAS, per the Concept Plan dated 3/12/24, the mall area will be converted to multi-story, mixed-use, residential, and commercial buildings, surrounding two central 5-story parking garages, and featuring three blocks of Town Center-style streets at its core; a common lawn area space and recreational amenity area with pool and courts for the residents and visitors are located within this core area; and

WHEREAS, the mall’s ring road is shown to remain, providing access to the interior Town Center development and peripheral parking lots, as well as to multiple clusters of development at the periphery of the site; at the western portion of the site, the concept plan shows the existing BJ’s Wholesale Club to remain, an outdoor golf driving range facility, three hotels, a community center and small commercial standalone buildings; along the northern portion of the site, closest to Ver Plank Road, multiple medical buildings (3-4 story, per narrative) and ambulatory care facility with helipad (2-story), each with their own parking, are shown, along with two hotels and a large commercial building; at the corner of Route 31 and Morgan Road, eight buildings are shown to house a mix of hotels, commercial and senior housing; and

WHEREAS, the Concept Plan shows three existing driveways to the mall will remain, two to NYS Route 31 and one to Morgan Road, and three additional driveways to Morgan Road and five to Ver Plank Road; the Concept Plan also appears to show direct highway access from the site to NYS Route 481 with a new interchange ramp system proposed at Ver Plank Road; ownership of new roads has not yet been identified; the New York State Department of Transportation has advised the applicant that the direct highway access from the site will not be permitted; and

WHEREAS, sidewalks are shown within the core area of the development, and along certain building frontages throughout the district; while the concept plan does not show paths or pedestrian connections between the different development nodes the narrative notes “this community will supply sidewalk connections to existing roadways”, including a bike/pedestrian path along Route 31; the Project Plan Narrative notes formal greenspace adjacent to the clubhouse and a central commons area will be available for passive recreation for residents and visitors, and other “greenspace adjacent to the commercial/buildings and surrounding the site will primarily serve as an aesthetic buffer”; and

WHEREAS, per the referral notice, the site is served by public drinking water and sanitary sewer and the proposed development will require multiple new connections, with an anticipated total water usage of 407,582 gallons per day, per the EAF; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Euclid and Henry Clay Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; the Onondaga County Department of Water Environment Protection that coordination will be required to expand sanitary sewer capabilities to appropriately serve this proposal; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/13/24, 196.72 acres of the site will be disturbed by the proposed project; per the narrative, “storm sewer service will utilize and modify the existing network and outfalls, and

stormwater will be contained, treated, and released within the site.”; per aerial imagery, there are existing stormwater management ponds between the NYS Route 31 driveways and along the northern and eastern sides of the mall ring road; the narrative notes planned use of sustainable practices such as permeable walkways, vegetated swales, and US Green Building Council LEED criteria for construction; and

WHEREAS, a number of easements cross the site, including a 300’ wide Power Authority of the State of New York right-of-way on lands containing overhead utility lines, a 99’ OCWA easement and 20’ Town of Clay sanitary sewer easement crossing existing and proposed parking areas; the Concept Plan does not indicate any buildings to be placed within these easement areas; 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 per the EAF, 28.86 acres of forest will be removed from the site; and 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 offers the following comments regarding the said referral submitted informally by the municipality:

The Board wishes to express its support for the Great Northern Mall redevelopment into a mixed-use, regionally-significant center, as identified in Plan Onondaga. This site has several inherent characteristics which make it a prime candidate for adaptive reuse within our urbanized area, including the presence of existing infrastructure, its location along a mobility corridor and in a location with the potential to support the housing and services demands of the Micron facility and related development.

Within Plan Onondaga, the site is identified more specifically as a Town Growth Center, defined as “strategic investment areas targeted for large-scale mixed-use growth. They incorporate transit-oriented development, multiple community intersections, and integrated greenways and are intended to serve surrounding neighborhood areas.”

The Board similarly endorses the use of the Planned Development District (PDD) zoning strategy being proposed to facilitate the project, as creative use of the PDD will allow integration of the general Strong Centers characteristics defined in Plan Onondaga. These elements include a mix of uses and building types, housing options, commercial uses integrated within neighborhoods, gathering spaces and unique features that create a community identity, and mobility options that cater to pedestrians as well as cars.

This informal review, as requested by the Town of Clay, is intended to give early feedback on conceptual plans for the site, to be refined in coming months in consultation with the Town and related agencies and stakeholders. The applicant is advised to contact infrastructure providers and permitting agencies early in the process to coordinate regulatory requirements for this complex project. The following comments reflect initial feedback the Board, presented in the context of the above-noted elements of Strong Centers:

### Mixed Use and Building Types

The plan shows a strong mix of uses within its overall plan, including apartments, hotels, large and small-scale commercial, medical offices and other facilities, and formal gathering spaces. The building types, density and configuration at the center of the site, in particular, are supportive of the goals for a Town Growth Center. Parking garages are encouraged, however, siting at the periphery of the central activity area is preferred, rather than at the most central point of the pedestrian-oriented environment.

### Housing Options

The Board recognizes and appreciates the inclusion of high-density apartments as part of a mixed-use center, and attention to senior-housing demand. To more fully respond to community housing goals, the developer may also wish to offer a broader mix of housing types throughout the district, including for-sale and below-market rate options as well as market rate rentals.

The Board also encourages integration of the senior housing development within neighborhood amenity areas and walkable portions of the development, and placement of community center facilities within easy walking distance to senior housing, and to all housing. Pedestrian access between housing and medical facilities may also be a benefit to residents.

### Integrated Commercial Uses

Commercial uses at varying scales are included within the Concept Plan. The medical facilities, however, are separated from the Town Center area as a single-use campus at the rear of the district. The Board suggests stronger integration of the medical buildings with other land uses and the transportation network to be established on site. Optimally, medical facilities and offices would be integrated more seamlessly into mixed-use buildings as part of the core development pattern. At minimum, all development nodes within the community should be accessible to each other by sidewalks or pathways.

### Unique Gathering Spaces

The site includes a vibrant Main Street node at the center of the site with a high-quality pedestrian atmosphere, a formal lawn gathering space, and an active recreational activity center for use by residents. A community center is included in the concept plan, but secluded from the main activity areas of the district.

Green spaces represent over 30% of the site, which is significant for a dense, mixed-use community. As shown, they are mainly functioning as setback lawn areas and stormwater management ponds. The developer is encouraged to explore opportunities to strategically plan for and transform undeveloped lands into assets for the community, to serve a wider variety of greenway functions. Greenway areas can serve as pathways, play spaces, habitat corridors, tree canopy, and green infrastructure opportunities.

### Mobility Options

The Concept Plan shows a high-quality pedestrian environment at the center of the site, including sidewalks, on-street parking and parking garages, minimal setback of buildings from the right-of-way. However, beyond this

core area, pedestrian, bicycle and transit-oriented development is greatly reduced.

The Board encourages the developer to reconsider its retention of the existing ring road around the existing mall facility in future plans. Coordinating agencies note that the ring road is in poor condition, and underground utilities will likely need to be replaced or relocated, thereby minimizing the benefits of retention. Instead, an expanded network of local streets is encouraged. With this change, the developer can provide more direct and pedestrian-friendly connections between the different areas of the district, and allow for the denser community core environment to evolve more seamlessly with infill over time.

This Planned Development District should be designed in such a way as to encourage and facilitate the use of public transit (CENTRO buses or other options to be explored) to the extent practicable. CENTRO advises it would be unable to navigate through this development as currently designed, and lengthy walking distances may impact the viability of transit for this district overall. CENTRO encourages the developer and Town to consult with them regarding plans for the site, and recommends strong pedestrian infrastructure both to and within the site, and consideration of a grid-patterned local road network to facilitate service options within the site.

The Syracuse Metropolitan Transportation Council (SMTTC) has recently completed a research effort entitled "Financing Local Mobility" which explores innovative financing mechanisms for transportation and other infrastructure improvements related to large-scale projects involving multiple stakeholders, such as this project. The Town and applicant are encouraged to review these materials at <https://smtcempo.org/financinglocalmobility/>. The County or SMTTC may be able to assist the Town in formulating a program or process for implementing these mechanisms.

The County and its Planning Board offer its resources to assist in navigating the development process wherever applicable, and the Board looks forward to coordination regarding future formal referral of the zone change application.

**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: May 08, 2024

OCPB Case # Z-24-117

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Laurel Springs Zone Change for the property located at West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51) and Bear Road (Route 191), both county highways; and
- WHEREAS, the applicant is requesting a zone change from Highway Commercial (HC-1) to Senior Residence (R-SR) on a 4.75-acre parcel in order to allow a senior housing development; and
- WHEREAS, the Board has previously reviewed multiple referrals regarding this project: advising No Position with Comment on an area variance referral (Z-18-81) and recommending Modification of site plan and special permit referrals (Z-17-451, Z-17-452), encouraging the applicant to provide appropriate landscaping and screening along site boundaries, encouraging CENTRO and pedestrian access from West Taft Road, and requiring the applicant to coordinate with Onondaga County Department of Transportation and Onondaga County Health Department regarding this project as a whole; and
- WHEREAS, the site is located along West Taft Road, a county road, near the intersection with Bear Road, a county road, in the Town of Clay; the site abuts single-family residential properties to the east and north, as well as a residential frontage lot along West Taft Road; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; aerial imagery shows the site is mostly covered by overgrown vegetation; and
- WHEREAS, per a letter dated 4/9/24 included in the referral materials, the current project to construct age-restricted senior living apartments, had been started in 2017 as an assisted living facility and ultimately placed on hold; the applicant is currently proposing to change the zoning designation of the site from Highway Commercial-1 (HC-1) to Senior Residence (R-SR) to allow construction of age-restricted senior apartments which are not allowed under HC-1; and
- WHEREAS, per the Town of Clay zoning code, the Senior Residence District (R-SR) is intended to accommodate the “particular living needs” of residents over age 55 such as “allowing mixed land uses; small office and retail support services; handicapped, social, recreational and medical facilities orientated to this age group and specialized parking requirements”; and
- WHEREAS, per the Previously Approved Site Layout Plan dated 9/12/18, the proposed complex will be accessed by a driveway from West Taft Road, leading to a series of connected buildings with the driveway and parking circulating

around the development; stormwater management areas will be located in the southwest corner and along the rear, northern site boundary; it is not clear what changes will be made to this plan to accommodate the proposed senior apartment complex; it does not appear that accommodations mentioned in zoning regulations as part of the Senior Residence District are part of the proposed project;

ADVISORY NOTE: The proposed driveway onto West Taft Road requires highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/8/24, 4.5 acres of the site will be disturbed by the proposed project; per the Previously Approved Site Layout Plan, stormwater management areas are proposed for the southwest corner of the site, along the West Taft Road frontage and along the rear boundary of the site;

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, the applicant is proposing new connections to public drinking water and wastewater; the submitted project is located within the Wetzel Road Wastewater Treatment Plant service area;

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;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) will be 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, GIS mapping shows the site may contain federal wetlands, which appears to coincide with the rear parcel boundary; per the Previously Approved Site Layout Plan dated 9/12/18, no construction will occur in the area, but a stormwater management area may encroach on the wetland;

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734125) in the NYS Department of

Environmental Conservation Environmental Site Remediation database (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. The Town is advised to ensure the proposed project will include amenities and/or accommodations which cater to the particular needs and be a clear benefit to the senior population as defined in the Senior Residence Zoning District.

The Board also reiterates the following comments about this proposed development for future site plan review:

2. The applicant must coordinate the proposed access to West Taft Road with the Onondaga County Department of Transportation to ensure that the driveway meets the Department's commercial driveway standards and complete any appropriate mitigation as may be determined by the Department.

3. The municipality must also submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

4. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

5. The applicant is encouraged to provide an additional landscape buffer area or appropriate screening along the shared boundaries with the adjacent residential lots, particularly at the rear of the parcel and around the residential lot at the front of the site.

6. The municipality is encouraged to consider providing a connection between this site and the adjacent Elderwood site to facilitate vehicle and pedestrian circulation between the sites and a possible connection for transit service.

7. The Board encourages the municipality and applicant to consider opportunities for enhanced transit accommodations to the site to meet residents' potentially limited mobility and related transit needs, and provide additional options for employee access. The applicant is advised to coordinate with the Central New York Regional Transportation Authority (CENTRO) regarding transit opportunities and explore a revised site design that facilitates pedestrian access from West Taft Road and throughout the site.



8. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

**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: May 08, 2024

OCPB Case # Z-24-117

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Laurel Springs Zone Change for the property located at West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51) and Bear Road (Route 191), both county highways; and
- WHEREAS, the applicant is requesting a zone change from Highway Commercial (HC-1) to Senior Residence (R-SR) on a 4.75-acre parcel in order to allow a senior housing development; and
- WHEREAS, the Board has previously reviewed multiple referrals regarding this project: advising No Position with Comment on an area variance referral (Z-18-81) and recommending Modification of site plan and special permit referrals (Z-17-451, Z-17-452), encouraging the applicant to provide appropriate landscaping and screening along site boundaries, encouraging CENTRO and pedestrian access from West Taft Road, and requiring the applicant to coordinate with Onondaga County Department of Transportation and Onondaga County Health Department regarding this project as a whole; and
- WHEREAS, the site is located along West Taft Road, a county road, near the intersection with Bear Road, a county road, in the Town of Clay; the site abuts single-family residential properties to the east and north, as well as a residential frontage lot along West Taft Road; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; aerial imagery shows the site is mostly covered by overgrown vegetation; and
- WHEREAS, per a letter dated 4/9/24 included in the referral materials, the current project to construct age-restricted senior living apartments, had been started in 2017 as an assisted living facility and ultimately placed on hold; the applicant is currently proposing to change the zoning designation of the site from Highway Commercial-1 (HC-1) to Senior Residence (R-SR) to allow construction of age-restricted senior apartments which are not allowed under HC-1; and
- WHEREAS, per the Town of Clay zoning code, the Senior Residence District (R-SR) is intended to accommodate the “particular living needs” of residents over age 55 such as “allowing mixed land uses; small office and retail support services; handicapped, social, recreational and medical facilities orientated to this age group and specialized parking requirements”; and
- WHEREAS, per the Previously Approved Site Layout Plan dated 9/12/18, the proposed complex will be accessed by a driveway from West Taft Road, leading to a series of connected buildings with the driveway and parking circulating

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around the development; stormwater management areas will be located in the southwest corner and along the rear, northern site boundary; it is not clear what changes will be made to this plan to accommodate the proposed senior apartment complex; it does not appear that accommodations mentioned in zoning regulations as part of the Senior Residence District are part of the proposed project;

ADVISORY NOTE: The proposed driveway onto West Taft Road requires highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/8/24, 4.5 acres of the site will be disturbed by the proposed project; per the Previously Approved Site Layout Plan, stormwater management areas are proposed for the southwest corner of the site, along the West Taft Road frontage and along the rear boundary of the site;

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, the applicant is proposing new connections to public drinking water and wastewater; the submitted project is located within the Wetzel Road Wastewater Treatment Plant service area;

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;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) will be 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, GIS mapping shows the site may contain federal wetlands, which appears to coincide with the rear parcel boundary; per the Previously Approved Site Layout Plan dated 9/12/18, no construction will occur in the area, but a stormwater management area may encroach on the wetland;

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734125) in the NYS Department of

Environmental Conservation Environmental Site Remediation database (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. The Town is advised to ensure the proposed project will include amenities and/or accommodations which cater to the particular needs and be a clear benefit to the senior population as defined in the Senior Residence Zoning District.

The Board also reiterates the following comments about this proposed development for future site plan review:

2. The applicant must coordinate the proposed access to West Taft Road with the Onondaga County Department of Transportation to ensure that the driveway meets the Department's commercial driveway standards and complete any appropriate mitigation as may be determined by the Department.

3. The municipality must also submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

4. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

5. The applicant is encouraged to provide an additional landscape buffer area or appropriate screening along the shared boundaries with the adjacent residential lots, particularly at the rear of the parcel and around the residential lot at the front of the site.

6. The municipality is encouraged to consider providing a connection between this site and the adjacent Elderwood site to facilitate vehicle and pedestrian circulation between the sites and a possible connection for transit service.

7. The Board encourages the municipality and applicant to consider opportunities for enhanced transit accommodations to the site to meet residents' potentially limited mobility and related transit needs, and provide additional options for employee access. The applicant is advised to coordinate with the Central New York Regional Transportation Authority (CENTRO) regarding transit opportunities and explore a revised site design that facilitates pedestrian access from West Taft Road and throughout the site.

8. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

**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: May 08, 2024

OCPB Case # Z-24-118

- 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 Clay Planning Board at the request of Sharon Chevrolet Dealership Expansion for the property located at 3687 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is proposing a 5,170 sf building addition and a 56,000 sf parking lot expansion on an 8.94-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board previously had No Position on a zone change referral (Z-24-22) for a 1.87-acre portion of the adjacent parcel to Highway Commercial (HC-1) to be added to the current site; previously, the Board Disapproved a special permit referral (Z-16-158) for the construction of a 16,000 sf automobile sales and service facility on the neighboring parcel citing access to NYS Route 31 concerns; minutes from the Town of Clay showed the applicant resolved the reasons for the OCPB disapproval; and
- WHEREAS, the site is located adjacent to busy Moyers Corners, the intersection of Oswego Road and NYS Route 31; commercial uses line both roads around the site; vacant and wooded parcels extend north and west; and
- WHEREAS, the site is the location of an automobile dealership which is comprised of a central dealership building surrounded by an expansive 304-space asphalt parking lot; the site has a 24'-wide driveway to the site's NYS Route 31 frontage; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/17/24, the applicant is proposing a 5,170 sf addition to the rear of the existing dealership building and expanding the parking lot into recently acquired land with approximately 56,000 sf of asphalt and 119 parking spaces along with increasing on-site stormwater mitigation; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/17/24, 2.07 acres of the site will be disturbed by the proposed project; per the Paving, Grading & Drainage Plan dated 4/17/24, subsurface detention structures will be installed under the new parking lot, along the connection to existing asphalt, and a dry swale and bioretention filter will be constructed along the western site boundary; stormwater detention areas already exist along the NYS Route 31 frontage and northern and eastern site boundaries;
- 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

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approval; and

WHEREAS, per the EAF, the site is served by public drinking water and changes to the existing infrastructure are proposed; per the EAF, the proposed work is expected to result in an increase of 160 gallons of public drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, Sharon Chevrolet is currently served by a septic system and per the Onondaga County Health Department, any future onsite construction will require a connection to public sewer; the submitted project is located within the Oak Orchard Wastewater Treatment Plant service area;

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

WHEREAS, GIS mapping shows the site may contain riverine federal wetlands traversing the northeast corner of the site; per aerial imagery from May 2021, it appears the proposed work will not occur in or near the federal wetland;

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

WHEREAS, the site may contain the Indiana bat and Northern long-eared 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); 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:

Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

**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: May 08, 2024

OCPB Case # Z-24-118

- 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 Clay Planning Board at the request of Sharon Chevrolet Dealership Expansion for the property located at 3687 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is proposing a 5,170 sf building addition and a 56,000 sf parking lot expansion on an 8.94-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board previously had No Position on a zone change referral (Z-24-22) for a 1.87-acre portion of the adjacent parcel to Highway Commercial (HC-1) to be added to the current site; previously, the Board Disapproved a special permit referral (Z-16-158) for the construction of a 16,000 sf automobile sales and service facility on the neighboring parcel citing access to NYS Route 31 concerns; minutes from the Town of Clay showed the applicant resolved the reasons for the OCPB disapproval; and
- WHEREAS, the site is located adjacent to busy Moyers Corners, the intersection of Oswego Road and NYS Route 31; commercial uses line both roads around the site; vacant and wooded parcels extend north and west; and
- WHEREAS, the site is the location of an automobile dealership which is comprised of a central dealership building surrounded by an expansive 304-space asphalt parking lot; the site has a 24'-wide driveway to the site's NYS Route 31 frontage; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/17/24, the applicant is proposing a 5,170 sf addition to the rear of the existing dealership building and expanding the parking lot into recently acquired land with approximately 56,000 sf of asphalt and 119 parking spaces along with increasing on-site stormwater mitigation; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/17/24, 2.07 acres of the site will be disturbed by the proposed project; per the Paving, Grading & Drainage Plan dated 4/17/24, subsurface detention structures will be installed under the new parking lot, along the connection to existing asphalt, and a dry swale and bioretention filter will be constructed along the western site boundary; stormwater detention areas already exist along the NYS Route 31 frontage and northern and eastern site boundaries;
- 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 EAF, the site is served by public drinking water and changes to the existing infrastructure are proposed; per the EAF, the proposed work is expected to result in an increase of 160 gallons of public drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, Sharon Chevrolet is currently served by a septic system and per the Onondaga County Health Department, any future onsite construction will require a connection to public sewer; the submitted project is located within the Oak Orchard Wastewater Treatment Plant service area;

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

WHEREAS, GIS mapping shows the site may contain riverine federal wetlands traversing the northeast corner of the site; per aerial imagery from May 2021, it appears the proposed work will not occur in or near the federal wetland;

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

WHEREAS, the site may contain the Indiana bat and Northern long-eared 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); 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:

Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

**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: May 08, 2024

OCPB Case # Z-24-119

- 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 GW Syracuse, LLC (Chris Geiger) for the property located at 701-705 East Fayette 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 Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to demolish several existing structures and construct a seven-story mixed-use building with 291 dwelling units and a two-story parking structure on 2.01 acres in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-17) to combine the six parcels comprising the site into one new lot; and
- WHEREAS, the site is on the eastern edge of the City of Syracuse, adjacent to Interstate 81; the site is an irregularly shaped area, comprised primarily of parking lots along with a vacant building, a car wash, and an office building, all to be demolished; and
- WHEREAS, the applicant is proposing a 7-story mixed use building containing 291 residential units and 5,715 sf retail/commercial space; per the Site Layout Plan dated 3/29/24, the U-shaped building will be constructed to the site's boundaries on East Fayette, Almond, and East Washington Streets; sidewalks lead to multiple entrances along the three sides for the individual retail spaces, bicycle storage, lobby, and two amenity spaces; the site will have 300 parking spaces in an underground garage with an entrance on East Fayette Street;
- WHEREAS, two parcels on this block not included in this project area are the AME Zion Church, a City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and will be reviewed by Syracuse Landmark Preservation Board due to its proximity; and
- WHEREAS, per the referral, the proposed building will connect to public drinking water and anticipates a demand of 61,290 gallons of water per day; and
- WHEREAS, per the referral, the proposed building will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plan service area; per the EAF, the proposed building is anticipated to generate 61,290 gallons of liquid waste per day;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control

Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 2.0 acres of the site will be disturbed by the proposed project; per the EAF stormwater will be connected to the “storm sewer”;

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, this site is adjacent to an elevated portion of Interstate 81 and Almond Street which will be reconstructed into a street-level boulevard/community grid; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant must coordinate all right-of-way improvements and driveway access with the 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 Street 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. 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.

The Board offers the following comment:

Due to a City of Syracuse Protected Site located adjacent to the proposed project, the City should ensure this project is reviewed by the Syracuse Landmark Preservation Board with careful consideration of impacts to the protected site by the proposed development.

**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: May 08, 2024

OCPB Case # Z-24-119

- 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 GW Syracuse, LLC (Chris Geiger) for the property located at 701-705 East Fayette 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 Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to demolish several existing structures and construct a seven-story mixed-use building with 291 dwelling units and a two-story parking structure on 2.01 acres in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-17) to combine the six parcels comprising the site into one new lot; and
- WHEREAS, the site is on the eastern edge of the City of Syracuse, adjacent to Interstate 81; the site is an irregularly shaped area, comprised primarily of parking lots along with a vacant building, a car wash, and an office building, all to be demolished; and
- WHEREAS, the applicant is proposing a 7-story mixed use building containing 291 residential units and 5,715 sf retail/commercial space; per the Site Layout Plan dated 3/29/24, the U-shaped building will be constructed to the site's boundaries on East Fayette, Almond, and East Washington Streets; sidewalks lead to multiple entrances along the three sides for the individual retail spaces, bicycle storage, lobby, and two amenity spaces; the site will have 300 parking spaces in an underground garage with an entrance on East Fayette Street;
- WHEREAS, two parcels on this block not included in this project area are the AME Zion Church, a City of Syracuse Protected Site, and a restaurant; the proposed building will surround these two parcels on three sides and will be reviewed by Syracuse Landmark Preservation Board due to its proximity; and
- WHEREAS, per the referral, the proposed building will connect to public drinking water and anticipates a demand of 61,290 gallons of water per day; and
- WHEREAS, per the referral, the proposed building will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plan service area; per the EAF, the proposed building is anticipated to generate 61,290 gallons of liquid waste per day;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control

Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 2.0 acres of the site will be disturbed by the proposed project; per the EAF stormwater will be connected to the “storm sewer”;

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, this site is adjacent to an elevated portion of Interstate 81 and Almond Street which will be reconstructed into a street-level boulevard/community grid; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant must coordinate all right-of-way improvements and driveway access with the 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 Street 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. 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.

The Board offers the following comment:

Due to a City of Syracuse Protected Site located adjacent to the proposed project, the City should ensure this project is reviewed by the Syracuse Landmark Preservation Board with careful consideration of impacts to the protected site by the proposed development.

**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: May 08, 2024

OCPB Case # Z-24-120

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Len Montreal for the property located at Medical Center 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 North Burdick Street (Route 94), a county highway; and

WHEREAS, the applicant is proposing to construct a 26,000 sf medical office / personal services building on a vacant 4.03-acre parcel in a Neighborhood Shopping (NS) zoning district; and

WHEREAS, the Board previously advised Modification on a site plan referral (Z-22-311) to construct a 40,000 sf medical office/personal services center, advising the applicant to work with the Onondaga County Department of Transportation and provide a Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Department; the Board also reviewed zone change and site plan referrals (Z-22-70, Z-22-156), expressing concerns regarding traffic and screening; and

WHEREAS, the subject parcel is located along Medical Center Drive in the Town of Manlius, which contains Medical Center East, the Towne Center Retirement Community, Starview Homes townhouse development, and a proposed memory care facility, and other commercial uses; the site is also adjacent to the Fayetteville Towne Center retail development; per aerial imagery dated May 2021, the site is vacant land that is mostly cleared; a paved walking path along Medical Center Drive appears to connect the Towne Center Retirement Community to the housing development to the north (to remain); and

WHEREAS, the applicant is proposing construction of a 26,000 sf medical office and personal services building; per the Site Plan dated 4/10/24, the proposed building is located along the Medical Center Drive frontage with an 84-space parking lot behind, and a 24'-wide driveway to Avriel Drive; a 15'-wide driveway also extends along the eastern side of the building to a courtyard and 5-space parking area; per aerial imagery, the access driveway and parking lot are located along the northern property boundary which abuts residential housing; per the Landscaping Plan dated 4/10/24, a border of existing conifers will remain and additional shrubbery will be added; trees and plantings will be added along parcel boundaries; and

WHEREAS, the current proposal is for construction of one 26,000 sf building as opposed to two buildings (28,484 sf and 11,332 sf) constructed in two phases as previously reviewed, a reduction from 108 parking spaces to 84, and increased green space on the current submittal; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/8/24, 3.71 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater



will be discharged to existing storm sewers located within the Medical Center Drive right-of-way”; per the Grading & Drainage Systems Plan dated 4/10/24, stormwater management areas will be constructed in the northeast corner of the site and along the western side of the parking lot; stormwater infrastructure will be installed under the parking lot and driveway; a draft copy of a Stormwater Pollution Prevention (SWPPP) dated 4/10/24 and prepared by TDK Engineering Associates, PC was included in the referral materials;

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

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

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

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the complex which is in the Meadowbrook-Limestone Wastewater Treatment Service Area, 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 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Site Plan, there are multiple easements on the property: a Town-owned 10'-wide sidewalk easement along both Avriel Drive and Medical Center Drive, National Grid also owns a 10'-wide easement along the northern parcel boundary; 10'-wide easements along both road frontages, and 10'x10' and 25'x25' areas adjacent to the intersection of Avriel Drive and Medical Center Drive and east of the southeastern parcel boundary; OCWA owns a 30'-wide easement on the western side of Avriel Drive; and

WHEREAS, a Photometric Lighting Plan dated 4/10/24 completed by TDK Engineering Associates, PC was included in the referral materials; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Medical Center Drive has public transit service and bus stops are located adjacent to the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial;

this site is located adjacent to a priority zone which includes Fayetteville Towne Center and the commercial area along East Genesee Street leading to the Village of Fayetteville; 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 plans it appears that few trees will be removed as part of the proposed project; and

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

The applicant is required to coordinate North Burdick Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 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: May 08, 2024

OCPB Case # Z-24-120

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Len Montreal for the property located at Medical Center 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 North Burdick Street (Route 94), a county highway; and

WHEREAS, the applicant is proposing to construct a 26,000 sf medical office / personal services building on a vacant 4.03-acre parcel in a Neighborhood Shopping (NS) zoning district; and

WHEREAS, the Board previously advised Modification on a site plan referral (Z-22-311) to construct a 40,000 sf medical office/personal services center, advising the applicant to work with the Onondaga County Department of Transportation and provide a Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Department; the Board also reviewed zone change and site plan referrals (Z-22-70, Z-22-156), expressing concerns regarding traffic and screening; and

WHEREAS, the subject parcel is located along Medical Center Drive in the Town of Manlius, which contains Medical Center East, the Towne Center Retirement Community, Starview Homes townhouse development, and a proposed memory care facility, and other commercial uses; the site is also adjacent to the Fayetteville Towne Center retail development; per aerial imagery dated May 2021, the site is vacant land that is mostly cleared; a paved walking path along Medical Center Drive appears to connect the Towne Center Retirement Community to the housing development to the north (to remain); and

WHEREAS, the applicant is proposing construction of a 26,000 sf medical office and personal services building; per the Site Plan dated 4/10/24, the proposed building is located along the Medical Center Drive frontage with an 84-space parking lot behind, and a 24'-wide driveway to Avriel Drive; a 15'-wide driveway also extends along the eastern side of the building to a courtyard and 5-space parking area; per aerial imagery, the access driveway and parking lot are located along the northern property boundary which abuts residential housing; per the Landscaping Plan dated 4/10/24, a border of existing conifers will remain and additional shrubbery will be added; trees and plantings will be added along parcel boundaries; and

WHEREAS, the current proposal is for construction of one 26,000 sf building as opposed to two buildings (28,484 sf and 11,332 sf) constructed in two phases as previously reviewed, a reduction from 108 parking spaces to 84, and increased green space on the current submittal; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/8/24, 3.71 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater

will be discharged to existing storm sewers located within the Medical Center Drive right-of-way”; per the Grading & Drainage Systems Plan dated 4/10/24, stormwater management areas will be constructed in the northeast corner of the site and along the western side of the parking lot; stormwater infrastructure will be installed under the parking lot and driveway; a draft copy of a Stormwater Pollution Prevention (SWPPP) dated 4/10/24 and prepared by TDK Engineering Associates, PC was included in the referral materials;

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

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

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

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the complex which is in the Meadowbrook-Limestone Wastewater Treatment Service Area, 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 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Site Plan, there are multiple easements on the property: a Town-owned 10'-wide sidewalk easement along both Avriel Drive and Medical Center Drive, National Grid also owns a 10'-wide easement along the northern parcel boundary; 10'-wide easements along both road frontages, and 10'x10' and 25'x25' areas adjacent to the intersection of Avriel Drive and Medical Center Drive and east of the southeastern parcel boundary; OCWA owns a 30'-wide easement on the western side of Avriel Drive; and

WHEREAS, a Photometric Lighting Plan dated 4/10/24 completed by TDK Engineering Associates, PC was included in the referral materials; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Medical Center Drive has public transit service and bus stops are located adjacent to the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial;

this site is located adjacent to a priority zone which includes Fayetteville Towne Center and the commercial area along East Genesee Street leading to the Village of Fayetteville; 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 plans it appears that few trees will be removed as part of the proposed project; and

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

The applicant is required to coordinate North Burdick Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 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: May 08, 2024

OCPB Case # Z-24-122

- 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 Cicero Planning Board at the request of Susan Ren for the property located at 8354, 8358, 5360-8362 & 8364 Brewerton 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 Brewerton Road (Route 11) and Route 31, both state highways; and
- WHEREAS, the applicant is proposing to establish a sushi restaurant in an existing building on five parcels totaling 0.619 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located at the southeast corner of NYS Route 31 and US Route 11, west of Interstate 81; the site is in a commercial area with surrounding businesses including a Byrne Dairy and Deli, gas station, a shoe repair shop, Kim's Family Diner, and a credit union; and
- WHEREAS, the site is comprised of five parcels, four of which contain only asphalt parking lots, the fifth containing a former restaurant building; the site is located at the corner of Route 31 and Brewerton Road with access to both roads; the building is located along the Brewerton Road frontage; the site is continuous asphalt to parcel boundaries and has further connectivity to parcels to the east and south, allowing road access onto Crabtree Lane; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Routes 31 and 11 must meet Department requirements; and
- WHEREAS, the applicant is proposing to open a Chinese food and sushi restaurant in the existing building and utilize neighboring parcels for parking; per the Site Plan – Proposed Features dated 2/22/24, the applicant will be replacing some asphalt along the Brewerton Road frontage, in front of the building, and along the shared boundary with the Bryne Dairy parcel with lawn, mulch, and/or and landscaping; the applicant will also construct an 8'x25' dumpster enclosure on the adjacent parcel to the east, install ADA parking signs, and install a 23 sf internally lit sign on the building; the site plan notes a "reciprocal easement will be drafted to handle ingress/egress and parking across the 5 tax parcels and access to Crabtree Lane over the adjoining parcel"; 40 spaces will be provided across the site; and
- WHEREAS, per the Site Plan, an 11'-wide "Right-of-Way Easement for Driveway" occurs on the middle parcel (unknown owner); and
- WHEREAS, the site is located at an important and highly-congested intersection in the Town of Cicero, which has been and continues to be, the subject of potential roadway changes; with the Micron manufacturing facility, and related development, being constructed within close proximity, the applicant should be aware that this planning is occurring and changes to area roadways may

impact parcels in this sensitive area; and

WHEREAS, included in the referral materials were comments dated 4/19/24 regarding the Site Plan in reference to Town Code requirements, with concerns including the need to provide cross-access/parking agreement(s) and/or easement(s), the applicant should consider combining the parcels comprising the site to reduce the need for cross-access/parking agreements, Town design standards require the installation of planting islands, and additional green area/landscaping should be installed on site; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/20/24, 0.07 acres of the site will be disturbed by the proposed project and stormwater will be collected in existing catch basins; and

WHEREAS, per the referral, the site has existing connections to public drinking water and wastewater service with no changes proposed; the site is located in the Oak Orchard Wastewater Treatment and Davis Road Pump Station service area, 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) may be required if the proposal results in an 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, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located adjacent to the site; 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. Given the highly-visible location of the large parking lot at the corner of Routes 31 and 11, the applicant must adhere to Town-adopted design standards, including signage, landscaping and screening requirements.
2. The Town and applicant must ensure access agreements in place for any encroachments or use of adjacent properties, prior to or as a condition of site plan approval.
3. The applicant is required to coordinate NYS Routes 11 and 31 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.

The Board offers the following comment:

The applicant and Town are encouraged to continue to plan and coordinate improvements to parcels in this vicinity, within the context of potential roadway modifications and other changes in the area, given anticipated

development activity. In addition to potential right-of-way impacts, it is important to consider a coordinated approach to access management among multiple parcels on this block, in particular, given traffic congestion. Additionally, provisions for safe and appealing bicycle/pedestrian accommodations and local roadway planning should be considered. As a prominent location within the community, attention to architecture, site planning and aesthetics is an important element of plan review in this area.

**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: May 08, 2024

OCPB Case # Z-24-122

- 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 Cicero Planning Board at the request of Susan Ren for the property located at 8354, 8358, 5360-8362 & 8364 Brewerton 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 Brewerton Road (Route 11) and Route 31, both state highways; and
- WHEREAS, the applicant is proposing to establish a sushi restaurant in an existing building on five parcels totaling 0.619 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located at the southeast corner of NYS Route 31 and US Route 11, west of Interstate 81; the site is in a commercial area with surrounding businesses including a Byrne Dairy and Deli, gas station, a shoe repair shop, Kim's Family Diner, and a credit union; and
- WHEREAS, the site is comprised of five parcels, four of which contain only asphalt parking lots, the fifth containing a former restaurant building; the site is located at the corner of Route 31 and Brewerton Road with access to both roads; the building is located along the Brewerton Road frontage; the site is continuous asphalt to parcel boundaries and has further connectivity to parcels to the east and south, allowing road access onto Crabtree Lane; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Routes 31 and 11 must meet Department requirements; and
- WHEREAS, the applicant is proposing to open a Chinese food and sushi restaurant in the existing building and utilize neighboring parcels for parking; per the Site Plan – Proposed Features dated 2/22/24, the applicant will be replacing some asphalt along the Brewerton Road frontage, in front of the building, and along the shared boundary with the Bryne Dairy parcel with lawn, mulch, and/or and landscaping; the applicant will also construct an 8'x25' dumpster enclosure on the adjacent parcel to the east, install ADA parking signs, and install a 23 sf internally lit sign on the building; the site plan notes a "reciprocal easement will be drafted to handle ingress/egress and parking across the 5 tax parcels and access to Crabtree Lane over the adjoining parcel"; 40 spaces will be provided across the site; and
- WHEREAS, per the Site Plan, an 11'-wide "Right-of-Way Easement for Driveway" occurs on the middle parcel (unknown owner); and
- WHEREAS, the site is located at an important and highly-congested intersection in the Town of Cicero, which has been and continues to be, the subject of potential roadway changes; with the Micron manufacturing facility, and related development, being constructed within close proximity, the applicant should be aware that this planning is occurring and changes to area roadways may

impact parcels in this sensitive area; and

WHEREAS, included in the referral materials were comments dated 4/19/24 regarding the Site Plan in reference to Town Code requirements, with concerns including the need to provide cross-access/parking agreement(s) and/or easement(s), the applicant should consider combining the parcels comprising the site to reduce the need for cross-access/parking agreements, Town design standards require the installation of planting islands, and additional green area/landscaping should be installed on site; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/20/24, 0.07 acres of the site will be disturbed by the proposed project and stormwater will be collected in existing catch basins; and

WHEREAS, per the referral, the site has existing connections to public drinking water and wastewater service with no changes proposed; the site is located in the Oak Orchard Wastewater Treatment and Davis Road Pump Station service area, 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) may be required if the proposal results in an 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, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located adjacent to the site; 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. Given the highly-visible location of the large parking lot at the corner of Routes 31 and 11, the applicant must adhere to Town-adopted design standards, including signage, landscaping and screening requirements.
2. The Town and applicant must ensure access agreements in place for any encroachments or use of adjacent properties, prior to or as a condition of site plan approval.
3. The applicant is required to coordinate NYS Routes 11 and 31 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.

The Board offers the following comment:

The applicant and Town are encouraged to continue to plan and coordinate improvements to parcels in this vicinity, within the context of potential roadway modifications and other changes in the area, given anticipated

development activity. In addition to potential right-of-way impacts, it is important to consider a coordinated approach to access management among multiple parcels on this block, in particular, given traffic congestion. Additionally, provisions for safe and appealing bicycle/pedestrian accommodations and local roadway planning should be considered. As a prominent location within the community, attention to architecture, site planning and aesthetics is an important element of plan review in this area.

**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: May 08, 2024

OCPB Case # Z-24-123

- 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 Cicero Planning Board at the request of McCarthy Tire Service Co., of NY for the property located at 7255 Northern Boulevard; 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 Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing construction of a 10,023 sf warehouse addition and replacement of a gravel paved area on a 4.0-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located on the west side of Northern Boulevard, south of its intersection with East Taft Road; the area is characterized by the shipping and distribution centers located near Hancock International Airport; nearby businesses include Affordable Truck and Trailer Solutions, Safelite AutoGlass, and Birnie Bus Service, Inc; and
- WHEREAS, the site is located along a private access road with two access points to Northern Boulevard, a county route; the site contains an 18,960 sf building with parking along the front of the building, a 3,960 sf garage is located adjacent to the main building, along the southern parcel boundary, and a rear concrete/asphalt storage area; per aerial imagery from May 2021, multiple trailers and piles of tires are stored behind the building; and
- WHEREAS, per the Layout Plan dated 3/18/24, the applicant is proposing a 10,023 sf addition to the rear of the building with a canopy to connect the building to the existing garage; a 65'x80' concrete pad will be installed on the north side of the addition and 8 parking spaces will be added to the north side of the existing building; the proposal also includes removal of areas of pavement and gravel, to be replaced with new gravel; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/22/24, 0.92 acres of the site will be disturbed by the proposed project; stormwater mitigation details are not provided in the referral materials; and
- WHEREAS, per the Layout Plan, a 20'-wide sanitary sewer easement is proposed along the rear property boundary; the Layout Plan shows a 25'-wide No Building Limit, also labeled a Central New York Power Corporation Power Line Right-of-Way and Easement, exists between the proposed sewer easement and the gravel area at the rear of the site; a 30'-wide Ingress/Egress Easement is shown over the access road to the site; and
- WHEREAS, per the referral notice, the site is served by public drinking water and an increase in demand is anticipated;

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 an individual septic system and no changes are proposed; and

WHEREAS, GIS mapping shows state wetlands near the property; the Layout Plan shows the delineated 100' buffer encroaching on the adjacent parcel to the south, but not on the site; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 Jim Stelter 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: May 08, 2024

OCPB Case # Z-24-123

- 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 Cicero Planning Board at the request of McCarthy Tire Service Co., of NY for the property located at 7255 Northern Boulevard; 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 Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing construction of a 10,023 sf warehouse addition and replacement of a gravel paved area on a 4.0-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located on the west side of Northern Boulevard, south of its intersection with East Taft Road; the area is characterized by the shipping and distribution centers located near Hancock International Airport; nearby businesses include Affordable Truck and Trailer Solutions, Safelite AutoGlass, and Birnie Bus Service, Inc; and
- WHEREAS, the site is located along a private access road with two access points to Northern Boulevard, a county route; the site contains an 18,960 sf building with parking along the front of the building, a 3,960 sf garage is located adjacent to the main building, along the southern parcel boundary, and a rear concrete/asphalt storage area; per aerial imagery from May 2021, multiple trailers and piles of tires are stored behind the building; and
- WHEREAS, per the Layout Plan dated 3/18/24, the applicant is proposing a 10,023 sf addition to the rear of the building with a canopy to connect the building to the existing garage; a 65'x80' concrete pad will be installed on the north side of the addition and 8 parking spaces will be added to the north side of the existing building; the proposal also includes removal of areas of pavement and gravel, to be replaced with new gravel; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/22/24, 0.92 acres of the site will be disturbed by the proposed project; stormwater mitigation details are not provided in the referral materials; and
- WHEREAS, per the Layout Plan, a 20'-wide sanitary sewer easement is proposed along the rear property boundary; the Layout Plan shows a 25'-wide No Building Limit, also labeled a Central New York Power Corporation Power Line Right-of-Way and Easement, exists between the proposed sewer easement and the gravel area at the rear of the site; a 30'-wide Ingress/Egress Easement is shown over the access road to the site; and
- WHEREAS, per the referral notice, the site is served by public drinking water and an increase in demand is anticipated;

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 an individual septic system and no changes are proposed; and

WHEREAS, GIS mapping shows state wetlands near the property; the Layout Plan shows the delineated 100' buffer encroaching on the adjacent parcel to the south, but not on the site; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 Jim Stelter 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # Z-24-125

- 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 Cicero Planning Board at the request of Carrol's, LLC for the property located at 7831 Brewerton 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 Brewerton Road (Route 11) and Route 481, both state highways, and a state-owned portion of East Circle Drive; and
- WHEREAS, the applicant is proposing to renovate an existing 3,266 sf Burger King restaurant and drive-thru on a 1.01-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located in a commercial area of Brewerton Road, adjacent to NYS 481; the residential neighborhood of Circle Drive West is located to the rear of the site, but all other surrounding uses are commercial including Best Way Pro Beauty Supplies, Tully's Good Times, WellNow Urgent Care, and the large commercial plazas along Circle Drive East; and
- WHEREAS, the site is the location of an existing Burger King restaurant; the site has two driveways to Brewerton Road, parking along the building, and a drive-thru entrance at the rear of the building; the adjacent parcel to the north is a parking lot, owned by the applicant, with access to West Circle Drive; residential uses are adjacent to the dumpster enclosure located at the rear of the site; and
- WHEREAS, per the Sketch Plan dated 4/2024, the drive-thru will be modified to allow two ordering lanes at the rear of the store, merging to one pick-up lane and adjacent bypass lanes along the southern side of the building; also included in the proposal is extending an accessible path from the front sidewalk to the sidewalk along Brewerton Road, a new canopy over the drive-thru pickup window, a canopy and trellis near the front entrance, replacement of existing directional signage, and façade updates; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/11/24, 0.17 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be conveyed to existing on-site storm inlets; and
- WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to existing infrastructure are expected; the site is located in the Oak Orchard Wastewater Treatment Plant Service Area; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located adjacent to the site, at the corner of Circle Drive West and Brewerton Road; there are sidewalks located along Brewerton Road; and



WHEREAS, the site may contain the Least Bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (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:

The applicant is encouraged to add landscaping along parking lot boundaries, particularly along the western boundary to screen neighboring residential uses.

**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: May 08, 2024

OCPB Case # Z-24-125

- 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 Cicero Planning Board at the request of Carrol's, LLC for the property located at 7831 Brewerton 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 Brewerton Road (Route 11) and Route 481, both state highways, and a state-owned portion of East Circle Drive; and
- WHEREAS, the applicant is proposing to renovate an existing 3,266 sf Burger King restaurant and drive-thru on a 1.01-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located in a commercial area of Brewerton Road, adjacent to NYS 481; the residential neighborhood of Circle Drive West is located to the rear of the site, but all other surrounding uses are commercial including Best Way Pro Beauty Supplies, Tully's Good Times, WellNow Urgent Care, and the large commercial plazas along Circle Drive East; and
- WHEREAS, the site is the location of an existing Burger King restaurant; the site has two driveways to Brewerton Road, parking along the building, and a drive-thru entrance at the rear of the building; the adjacent parcel to the north is a parking lot, owned by the applicant, with access to West Circle Drive; residential uses are adjacent to the dumpster enclosure located at the rear of the site; and
- WHEREAS, per the Sketch Plan dated 4/2024, the drive-thru will be modified to allow two ordering lanes at the rear of the store, merging to one pick-up lane and adjacent bypass lanes along the southern side of the building; also included in the proposal is extending an accessible path from the front sidewalk to the sidewalk along Brewerton Road, a new canopy over the drive-thru pickup window, a canopy and trellis near the front entrance, replacement of existing directional signage, and façade updates; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/11/24, 0.17 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be conveyed to existing on-site storm inlets; and
- WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to existing infrastructure are expected; the site is located in the Oak Orchard Wastewater Treatment Plant Service Area; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located adjacent to the site, at the corner of Circle Drive West and Brewerton Road; there are sidewalks located along Brewerton Road; and

WHEREAS, the site may contain the Least Bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (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:

The applicant is encouraged to add landscaping along parking lot boundaries, particularly along the western boundary to screen neighboring residential uses.

**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: May 08, 2024

OCPB Case # Z-24-128

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the City of Syracuse Planning Commission at the request of City of Syracuse for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing amendments to the ReZone Syracuse Zoning Ordinance to correct typographical errors and omissions, adopt regulations for Residential-Commercial Living, clarify regulations regarding accessory uses, adopt new regulations for the types of projects that require site plan review, add a number of definitions, and adopt new regulations concerning affordable housing; and
- WHEREAS, in Spring 2023, the Board Approved the referred citywide zoning regulations and zoning map (Z-23-71), known as ReZone Syracuse, commending the City for the comprehensive, well-considered update to the City's zoning ordinance, map, and procedures; and
- WHEREAS, the referred revisions to the City of Syracuse Zoning Ordinance are predominantly changes in text to correct vagueness or clarify text throughout the document; for example, clarifying Zoning to Zone Districts, adding "Dimensional" to the "Dimensional Standards" heading under each Zone District, and correcting "Standards" to "Regulations"; and
- WHEREAS, changes to Article 1: General Provisions include corrections to grammatical errors and omissions and inserts the date of ReZone adoption; nonconforming properties are clarified to "legally establish and continuously maintained nonconforming..."; establishes grandfathering of 2-story single unit-homes previously used as two-unit homes if established prior to 7/1/23 and meets other requirements; clarifies language regarding continuation of nonconforming signs; and
- WHEREAS, changes to Article 2: Zone Districts include clarifying the "Dimensional Standards" tables throughout: changing "impervious coverage" to "lot coverage" and updating lot coverage standards within the Zone Districts; clarifying and correcting the number of buildings allowed per lot, setback requirements, and adding setback regulations for corner lots; requirements for Lot Coverage are revised to distinguish between types of impervious coverage and the Lot Coverage Maximums is refined; and
- WHEREAS, changes to Article 3: Use Regulations include language refining "land uses" to "use types" along with subsequent explanation of use classifications, use categories, and use types as detailed in the code; language concerning new or "not specifically listed" uses and refining how that is applied; the Table of Allowed Uses is revised to include the "Residential -Commercial Living" category for most multi-family dwelling types along with the use types

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contained therein; the use category “Group Living” was revised to include “Congregate Living” and its allowed uses; establishes new use type and use specific regulations for Single-Unit and Two-Unit Dwelling Conversion requiring specific parking and common area requirements; regulations for Accessory Dwelling Units were added and revised; Section 3.6 Use Definitions was added; and

WHEREAS, within Article 3, “Use-Specific Regulations” were modified to include the use type “Mixed Income Developments” under “Dwelling, Multi Unit Use Type” along with associated regulations; in all Zone Districts, projects with 20 or more Dwelling Units “must include a Mixed Income component” with specific regulations for quantity of affordable housing required based on Zone District and number of proposed Dwelling Units; Affordable Dwelling Units must be certified by the City’s Department of Neighborhood and Business Development; a “practical hardship” clause provides relief to these requirements, allowing a reduction of up to one quarter of the required Affordable Dwelling Units by payment to the City’s Affordable Housing Trust Fund; and

WHEREAS, changes to Article 5: Administration and Procedures include clarifying applicability of Site Plan Review and exemptions and makes the necessary revisions to Site Plan Review Thresholds; eliminates references to the Syracuse-Onondaga County Planning Agency; and

WHEREAS, changes to Article 7: Rules of Construction and Definitions deletes section on Use Categories (moved to new section 3.6, Use Definitions) and deletes and moves use definitions to section 3.6; existing definitions are added or clarified; and

WHEREAS, Article 7 includes the deletion of the definition of housekeeping unit and household and calculation thereof; regulations concerning individually rented rooms or rental of the entire Dwelling Unit by a person or group of people for the purpose of residential occupancy are to be found under the Residential-Commercial Use category in 3.6; and

WHEREAS, no significant changes were made to Article 4: Development Standards or Article 6: Historic Preservation; 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 Jim Stelter 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # Z-24-128

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the City of Syracuse Planning Commission at the request of City of Syracuse for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing amendments to the ReZone Syracuse Zoning Ordinance to correct typographical errors and omissions, adopt regulations for Residential-Commercial Living, clarify regulations regarding accessory uses, adopt new regulations for the types of projects that require site plan review, add a number of definitions, and adopt new regulations concerning affordable housing; and
- WHEREAS, in Spring 2023, the Board Approved the referred citywide zoning regulations and zoning map (Z-23-71), known as ReZone Syracuse, commending the City for the comprehensive, well-considered update to the City's zoning ordinance, map, and procedures; and
- WHEREAS, the referred revisions to the City of Syracuse Zoning Ordinance are predominantly changes in text to correct vagueness or clarify text throughout the document; for example, clarifying Zoning to Zone Districts, adding "Dimensional" to the "Dimensional Standards" heading under each Zone District, and correcting "Standards" to "Regulations"; and
- WHEREAS, changes to Article 1: General Provisions include corrections to grammatical errors and omissions and inserts the date of ReZone adoption; nonconforming properties are clarified to "legally establish and continuously maintained nonconforming..."; establishes grandfathering of 2-story single unit-homes previously used as two-unit homes if established prior to 7/1/23 and meets other requirements; clarifies language regarding continuation of nonconforming signs; and
- WHEREAS, changes to Article 2: Zone Districts include clarifying the "Dimensional Standards" tables throughout: changing "impervious coverage" to "lot coverage" and updating lot coverage standards within the Zone Districts; clarifying and correcting the number of buildings allowed per lot, setback requirements, and adding setback regulations for corner lots; requirements for Lot Coverage are revised to distinguish between types of impervious coverage and the Lot Coverage Maximums is refined; and
- WHEREAS, changes to Article 3: Use Regulations include language refining "land uses" to "use types" along with subsequent explanation of use classifications, use categories, and use types as detailed in the code; language concerning new or "not specifically listed" uses and refining how that is applied; the Table of Allowed Uses is revised to include the "Residential -Commercial Living" category for most multi-family dwelling types along with the use types

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contained therein; the use category “Group Living” was revised to include “Congregate Living” and its allowed uses; establishes new use type and use specific regulations for Single-Unit and Two-Unit Dwelling Conversion requiring specific parking and common area requirements; regulations for Accessory Dwelling Units were added and revised; Section 3.6 Use Definitions was added; and

WHEREAS, within Article 3, “Use-Specific Regulations” were modified to include the use type “Mixed Income Developments” under “Dwelling, Multi Unit Use Type” along with associated regulations; in all Zone Districts, projects with 20 or more Dwelling Units “must include a Mixed Income component” with specific regulations for quantity of affordable housing required based on Zone District and number of proposed Dwelling Units; Affordable Dwelling Units must be certified by the City’s Department of Neighborhood and Business Development; a “practical hardship” clause provides relief to these requirements, allowing a reduction of up to one quarter of the required Affordable Dwelling Units by payment to the City’s Affordable Housing Trust Fund; and

WHEREAS, changes to Article 5: Administration and Procedures include clarifying applicability of Site Plan Review and exemptions and makes the necessary revisions to Site Plan Review Thresholds; eliminates references to the Syracuse-Onondaga County Planning Agency; and

WHEREAS, changes to Article 7: Rules of Construction and Definitions deletes section on Use Categories (moved to new section 3.6, Use Definitions) and deletes and moves use definitions to section 3.6; existing definitions are added or clarified; and

WHEREAS, Article 7 includes the deletion of the definition of housekeeping unit and household and calculation thereof; regulations concerning individually rented rooms or rental of the entire Dwelling Unit by a person or group of people for the purpose of residential occupancy are to be found under the Residential-Commercial Use category in 3.6; and

WHEREAS, no significant changes were made to Article 4: Development Standards or Article 6: Historic Preservation; 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 Jim Stelter 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.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # Z-24-129

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of Buck Subdivision First Amended / Train Hard Fitness for the property located at 8180 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting a zone change on a proposed 0.29-acre parcel from Neighborhood Commercial (NC-1) to Single Family Residential (R-7.5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-18) to divide the site into two new lots; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-18-133) to construct a 14,000 sf fitness center, advising the applicant to coordinate access and provide traffic data, SWPPP or a drainage report, and a lighting plan to the Onondaga County Department of Transportation with comments regarding ensuring proper easements are in place and encouraging cross-connections to Oswego Road at the rear of the parcel; in 2013, the Board offered No Position with Comment for a zone change referral (Z-13-76) that ultimately rezoned the parcel to its current NC-1 zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, with additional frontage on Capricorn Drive, a local road serving an adjacent residential neighborhood; Oswego Road is a heavily traveled corridor containing suburban retail buildings, offices, and varied residential land uses; and
- WHEREAS, the site contains an approximately 10,000 sf metal building for Train Hard Fitness in the southern portion of the parcel with a parking lot on three sides and road access to Oswego Road; the rear of the parcel is lightly wooded (per aerial imagery from 5/2021); and
- WHEREAS, per the Buck Subdivision Plan dated 4/1/24, the applicant is proposing to divide the parcel into two new lots: proposed Lot 1A (1.90 acres) which contains the existing building and road access to Oswego Road, and vacant proposed Lot 1B (0.29 acres) with frontage on Capricorn Drive; and
- WHEREAS, per the Subdivision Plan, the applicant is proposing to change proposed Lot 1B to a Single Family Residential (R-7.5) zoning designation; per the Town of Clay zoning code, R-7.5 is intended to “preserve existing high-density, single-family uses and supportive non residential development”, with allowed uses including one-family dwellings, playgrounds, schools, day-care centers, religious institutions, libraries, and community centers; and



WHEREAS, per the Environmental Assessment Form (EAF) dated 4/12/24, <0.29 acres of the site will be disturbed by the proposed project; per the Subdivision Plan, drainage swales occur along the northwestern and northeastern sides of the parking lot; and

WHEREAS, per the referral materials, it appears Lot 1B is intended as a new residential building lot, requiring new water service;  
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 materials, it appears Lot 1B is intended as a new residential building lot, requiring new wastewater service; the submitted project is located within the Wetzal Road Wastewater Treatment Plant service area;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024

OCPB Case # Z-24-129

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of Buck Subdivision First Amended / Train Hard Fitness for the property located at 8180 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting a zone change on a proposed 0.29-acre parcel from Neighborhood Commercial (NC-1) to Single Family Residential (R-7.5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-18) to divide the site into two new lots; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-18-133) to construct a 14,000 sf fitness center, advising the applicant to coordinate access and provide traffic data, SWPPP or a drainage report, and a lighting plan to the Onondaga County Department of Transportation with comments regarding ensuring proper easements are in place and encouraging cross-connections to Oswego Road at the rear of the parcel; in 2013, the Board offered No Position with Comment for a zone change referral (Z-13-76) that ultimately rezoned the parcel to its current NC-1 zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, with additional frontage on Capricorn Drive, a local road serving an adjacent residential neighborhood; Oswego Road is a heavily traveled corridor containing suburban retail buildings, offices, and varied residential land uses; and
- WHEREAS, the site contains an approximately 10,000 sf metal building for Train Hard Fitness in the southern portion of the parcel with a parking lot on three sides and road access to Oswego Road; the rear of the parcel is lightly wooded (per aerial imagery from 5/2021); and
- WHEREAS, per the Buck Subdivision Plan dated 4/1/24, the applicant is proposing to divide the parcel into two new lots: proposed Lot 1A (1.90 acres) which contains the existing building and road access to Oswego Road, and vacant proposed Lot 1B (0.29 acres) with frontage on Capricorn Drive; and
- WHEREAS, per the Subdivision Plan, the applicant is proposing to change proposed Lot 1B to a Single Family Residential (R-7.5) zoning designation; per the Town of Clay zoning code, R-7.5 is intended to “preserve existing high-density, single-family uses and supportive non residential development”, with allowed uses including one-family dwellings, playgrounds, schools, day-care centers, religious institutions, libraries, and community centers; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/12/24, <0.29 acres of the site will be disturbed by the proposed project; per the Subdivision Plan, drainage swales occur along the northwestern and northeastern sides of the parking lot; and

WHEREAS, per the referral materials, it appears Lot 1B is intended as a new residential building lot, requiring new water service;  
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 materials, it appears Lot 1B is intended as a new residential building lot, requiring new wastewater service; the submitted project is located within the Wetzels Road Wastewater Treatment Plant service area;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

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

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don M. Jordan, Jr.  
Acting Director

**TO:** Members, City of Syracuse Office of the Zoning Administrator  
**FROM:** Don Jordan Jr, Acting Director *DJ*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 4/30/2024  
**RE:** Administrative Review – North Salina-Ash Subdivision  
**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:** S-24-16  
**REFERRING BOARD:** City of Syracuse Office of the Zoning Administrator  
**DATE RECEIVED:** 4/23/24  
**TYPE OF ACTION:** Preliminary Subdivision  
**APPLICANT:** North Salina - Ash Subdivision  
**LOCATION:** 115 Ash Street and 601, 603-605, and 607-609 North Salina Street  
**WITHIN 500' OF:** Interstate 81  
**TAX ID(s):** 008.-10-07.0, 008.-10-08.0, 008.-10-09.0, 008.-10-10.0

### Project Summary:

The applicant is proposing to combine four parcels into one new lot, New Lot 24A (0.18 acres). The site is located at the northwest corner of North Salina Street and Ash Street on the north side of the City of Syracuse. The site contains two connected 2-story buildings along North Salina Street, an asphalt lot located at the corner, and an asphalt lot located at the rear containing both parking and two wooden decks attached to rear of the buildings. The applicant lists the reason for the subdivision as wanting to "create one uniform, contiguous lot".

The three North Salina Street-facing lots are within the North Salina Street Historic District. No exterior changes to the site are proposed.

**Recommendation:** No Position

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don M. Jordan, Jr.  
Acting Director

**TO:** Members, Town of Cicero Planning Board  
**FROM:** Don Jordan Jr, Acting Director *DJ*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 5/1/2024  
**RE:** Administrative Review – Party Rental Enterprises Site Plan  
**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>.

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**CASE NUMBER:** Z-24-121  
**REFERRING BOARD:** Town of Cicero Planning Board  
**DATE RECEIVED:** 4/25/2024  
**TYPE OF ACTION:** Site Plan  
**APPLICANT:** Party Rental Enterprises (Daryle Loguidice)  
**LOCATION:** 9006 & 9050 Brewerton Road  
**WITHIN 500' OF:** Brewerton Road (NYS Route 11) and Interstate 81  
**TAX ID(s):** 119.-02-28.1 and 119.-02-30.1

### Project Summary:

The applicant is proposing continued operation of an existing lawn care business and party/tent rental business by applying for site plan approval. Per the Site Plan dated 1/25/24, the site is comprised of two parcels with large areas of unrestricted access to the 298' of frontage on US Route 11. The site contains a 3,048 sf building with multiple gravel and asphalt areas and outdoor storage of equipment, porta potties, and semi-trailers used for storage. Per aerial imagery from May 2021, approximately 80 porta potties are stored in clusters across the middle of the site, with the bulk situated adjacent to the US Route 11 frontage. The rear boundary of the site has a 50'-wide easement belonging to National Grid which also owns the adjacent parcel to the rear. The rear of the site is primarily wooded with a cleared area along the southeast corner.

The applicant is proposing to formalize numerous on-site parking spaces and storage areas by demarking the areas on the site plan. Areas will be designated for Able-Smith Tent Rental Company Trucks, Yardsmith Truck & Trailer storage, a porta pottie and handwash station storage area at the center of the site, employee parking, and "miscellaneous trailer parking spaces". The Site Plan notes the spaces would not

be striped and only one parking area, an area along the northern parcel boundary, will have gravel installed for formal parking. No other exterior changes are proposed

**Advisory Note(s):**

Per the New York State Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.

**Recommendation:** Modification

Modification:

1. The applicant is required to coordinate US Route 11 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 must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on US Route 11, in order to satisfy commercial driveway standards. 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.

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don M. Jordan, Jr.  
Acting Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Don Jordan Jr, Acting Director *DJ*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 5/2/2024  
**RE:** Administrative Review – Medical Offices  
**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-24-126  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 4/26/24  
**TYPE OF ACTION:** Site Plan  
**APPLICANT:** Safoora Shakoor Usmani  
**LOCATION:** 2108-2122 Erie Boulevard East  
**WITHIN 500' OF:** Erie Boulevard East (NYS Route 5)  
**TAX ID(s):** 036.-03-01.0  
**RELATED CASES:** Z-24-127

### Project Summary:

The site is an existing multi-tenant building located on Erie Boulevard East in the City of Syracuse. The applicant is proposing to renovate an existing 20,000 sf commercial building to house six clinic spaces with a common waiting area and shared parking. The interior of the building will be converted to accommodate the clinics, the middle portion of the roof will be raised to match other roof levels with associated matching façade work, a new sign, and a new entrance with awning will be installed. The main entrance to the facility at the rear of the building will remain the primary entry.

The site has road access to Erie Boulevard East, a NYS road, and Bruce Street, a local road. No changes proposed to access, parking, or site layout.

### Advisory Notes:

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per an 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.

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to a probably 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:** No Position

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# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Don M. Jordan, Jr.  
Acting Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Don Jordan Jr, Acting Director *DJ*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 5/2/2024  
**RE:** Administrative Review – Medical Offices  
**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-24-127  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 4/26/24  
**TYPE OF ACTION:** Special Permit  
**APPLICANT:** Safoora Shakoor Usmani  
**LOCATION:** 2108-2122 Erie Boulevard East  
**WITHIN 500' OF:** Erie Boulevard East (NYS Route 5)  
**TAX ID(s):** 036.-03-01.0  
**RELATED CASES:** Z-24-126

### Project Summary:

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

**Recommendation:** No Position

DRAFT