



Onondaga County Planning Board

May 25, 2022

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
CONFERENCE ROOM, 1100 CIVIC CENTER
421 MONTGOMERY STREET
SYRACUSE, NEW YORK

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole - 11:06
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Danielle Salisbury
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 25, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from May 4, 2022 were submitted for approval. Jim Stelter made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

Z-22-116	TManPB	<i>Modification</i>	Z-22-119	CSyrPB	<i>Modification</i>
Z-22-120	TTuITB	<i>Modification</i>	Z-22-121	TEIbTB	<i>No Position With Comment</i>
Z-22-122	TCIaPB	<i>Modification</i>	Z-22-123	VJorZBA	<i>No Position</i>
Z-22-124	TCIaPB	<i>Modification</i>	Z-22-125	TSkaZBA	<i>No Position</i>
Z-22-130	TCicPB	<i>Modification</i>	Z-22-131	TCicPB	<i>Modification</i>
Z-22-132	TEIbPB	<i>Modification</i>	Z-22-133	TCicPB	<i>No Position</i>
Z-22-135	TPomTB	<i>No Position With Comment</i>	Z-22-137	TPomTB	<i>No Position With Comment</i>
Z-22-138	CSyrPB	<i>No Position</i>	Z-22-140	TDewPB	<i>No Position With Comment</i>
Z-22-141	TDewPB	<i>No Position</i>	Z-22-143	TFabTB	<i>No Position With Comment</i>
Z-22-144	TTuITB	<i>No Position With Comment</i>			

V. ADMINISTRATIVE REVIEWS



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 25, 2022

OCPB Case # Z-22-116

- 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 SITE PLAN from the Town of Manlius Planning Board at the request of Guy Pitman / Joe Woodworth for the property located at 6985 Collamer 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 Collamer Road (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to construct a 30' X 50' pole barn on a 2.81-acre parcel in a Commercial (CA) zoning district; and
- WHEREAS, the site is located along Collamer Road, a state road, with surrounding single-family residential uses, an assisted living facility, and vacant, wooded areas; aerial imagery dated May 2021 shows the site contains an existing one-story building, currently USA Racing, with a sidewalk in front; more than 1.5 acres at the rear of the site appears to be vacant and undeveloped; and
- WHEREAS, per aerial imagery, there is an asphalt parking lot at the front of the building with two driveways onto Collamer Road; aerial imagery shows an existing sign at the front of the site within a planting island between the two driveways; the Site Plan dated April 12, 2022, shows an existing asphalt and gravel area enclosed by a chain link fence in the rear of the building; and
- WHEREAS, per the Site Plan, the applicant is proposing to construct the pole barn behind the building in the existing gravel area within the fenced in area; per the Floor Plan dated April 12, 2022, part of the building will have an attic; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and an individual septic system and is outside the sanitary district; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Environmental Assessment Form dated April 14, 2022, the proposed pole barn will not create storm water discharge; and
- WHEREAS, GIS mapping shows an area of potential state wetlands located on the rear half of the site in an area that is primarily undeveloped; a small portion of the wetland appears to coincide with the rear gravel area; the proposed pole barn and a portion of the existing building may be within the 100' wetland buffer; ADVISORY NOTE: The applicant is advised to contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to obtain any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; all confirmed wetlands should be shown on the plans for the site; 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 it appears that no 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:

1. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed pole barn.
2. The applicant must complete a wetland delineation or other analysis to determine the buildable area prior to approval of the site plan.

The Board offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design by incorporating more vegetative buffering for adjacent residential properties.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-119

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of John Snyder, Architect on behalf of Maguire Family Limited Partnership for the property located at 959 West Hiawatha Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 690, a state highway, Harbor Brook, a county-owned drainage channel, and the Harbor Brook Regional Sewage Treatment Facility; and
- WHEREAS, the applicant is requesting a sign waiver to exceed the total number and area of signage as part of a construction and renovation project on 2.59 acres in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2021, the Board recommended modification of a project site review referral (Z-21-362) for new construction, façade alterations and site work on two parcels of an automotive sales and service facility; this sign waiver request is part of that project; the Board has reviewed past iterations of the proposed project that included project site reviews (Z-17-254, Z-18-65) in 2017 and 2018 for site modifications for the Maguire Syracuse automotive dealership on the subject parcels; the Board also reviewed an other authorization referral (Z-18-66) for sign waivers associated with the project; per the City, the project site review was previously approved and the requested sign waivers were denied; the time limit to complete the project lapsed and the project plans changed, which required a new project site review; and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard West and State Fair Boulevard, both city streets, in the City's Westside neighborhood; the site consists of 6 tax parcels intended for development, with 4 vacant parcels totaling 2.4 acres on the south side of State Fair Boulevard and 2 parcels totaling 13.3 acres on the north side; a seventh parcel is included in the local application; this parcel does not abut any of the other subject parcels and has no development plans; surrounding properties consist of similar automotive uses, including Napa Auto Parts, Ziebart, and Romano Subaru; and
- WHEREAS, aerial imagery dated May 2021 and the submitted survey map dated August 15, 2016 show the southern part of the site has frontage on State Fair Boulevard and Rusin Avenue, a local cul-de-sac, and the northern part has frontage on Hiawatha Boulevard West and State Fair Boulevard and abuts I-690 to the north; the northern part contains an existing 35,000 sf one-story building (Chrysler Dodge Ram Jeep dealership) and an existing 9,500 sf one-story building (used car dealership) with a large expanse of pavement for parking surrounding the buildings; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook,

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which is maintained by the Department of Water Environment Protection in this area; Harbor Brook runs parallel to the southern portion of the site on an adjacent parcel at the rear of the property; the seventh subject parcel is located on the opposite side of Harbor Brook and appears to provide vegetative buffering to the waterbody; current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site is located within the 100-year floodplain of Harbor Brook, which may require elevation of structures and other mitigation; almost the entirety of the southern parcels are in the more restrictive floodway area;

ADVISORY NOTE: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the submitted site plans show the existing buildings will be renovated for the dealership use; the Chrysler Dodge Ram Jeep dealership building will be expanded with (2) one-story additions and (1) two-story addition; an attached five-story car display tower that was previously intended as an accessory building is no longer included in the site plan; the submitted elevation and floor plan drawings show exterior façade improvements are planned for both buildings, as well as interior renovations; parking on the northern portion of the site will be expanded to accommodate 690 on-site vehicle display, employee, customer, and service parking spaces and modified with new concrete curbing, landscape islands and bioretention areas; there is an area on the northern portion left undeveloped and labeled "Lot B Base Bid Vacant – Future Development"; access to the northern portion will include three full access driveways, two existing on Hiawatha Boulevard and one proposed on State Fair Boulevard, that will be delineated by removing any existing pavement that extends to the road edge; and

WHEREAS, per the site plans, the southern portion of the site will be developed for additional vehicle display parking (226 spaces); a bioretention area is shown that will extend almost the entire length of the rear lot line, separating the parking lot from Harbor Brook; the parking lot will be served by two proposed driveways, one onto State Fair Boulevard and one onto Rusin Avenue; and

WHEREAS, the site plans show sidewalks are proposed along Hiawatha Boulevard West and State Fair Boulevard and throughout the parking areas; there will be crosswalks through the driveways and for crossing drive aisles within the parking areas; the submitted landscaping plans show proposed plantings for the southern portion of the site with 24 new trees proposed, primarily within the landscape islands and bioretention area; two landscape beds are shown at each front corner of the parking lot; and

WHEREAS, the submitted sign form indicates 12 new signs are proposed with a total of 632.1 sf; signage for the project will include (1) pylon sign (97.8 sf, 20' tall) for Jeep, (1) pylon sign (107 sf, 20' tall) for Chrysler, Dodge, Ram, and Jeep, (2) wall signs (30 sf each) for Maguire, (1) wall sign (164 sf) for Maguire, (1) wall sign (20.5 sf) for Ram, (1) wall sign (15 sf) for Dodge, (1) wall sign (28.1 sf) for Chrysler, (1) wall sign (28.2 sf) for Jeep, (1) wall sign (61.6 sf) for the service center, (1) wall sign (30.4 sf) for Maguire, and (1) wall sign (19.5 sf) for Maguire; all signage will be internally illuminated; the proposed sign waiver is for the nine signs associated with the building elevations that front Hiawatha Boulevard where two signs per building per street are permitted; per the local

application, the total area permitted for signage on the building along the Hiawatha Boulevard frontage is 439.2 sf and the total area of the nine proposed signs is 408.1 sf; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 9, 2021, 17.137 acres of the site will be disturbed by the proposed project; existing bio-retention areas and collection systems will collect runoff from areas of the site; the application indicates the Stormwater Pollution Prevention Plan (SWPPP) has been revised to reflect the changes in the project; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; there are several sanitary sewer lines and easements crossing the site, including one owned by Onondaga County; paved surfaces that are existing and proposed are shown to significantly encroach in all the easement areas; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within a County easement; any other work within a County easement must be coordinated with WEP; WEP reserves the right to remove anything that is located in its easement as necessary; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734083, 734075, 734030, 734083, 734039, V00222); the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

The applicant must submit a copy of all signage plans and details to the New York State Department of Transportation for review. Any required approvals or permits should be obtained prior to municipal approval.

The Board reiterates the following comments in regards to the proposed project:

1. The applicant must coordinate the site plan with the Onondaga County Department of Water Environment Protection to accommodate the existing critical infrastructure easement crossing the parcel and submit a copy of the

revised Storm Water Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

2. Given the site's location in a floodplain and floodway, and its proximity to Harbor Brook, the applicant is encouraged to consider further minimizing the size of the parking area proposed and consider green infrastructure accommodations, such as pervious pavement, green roofs, and underground storage, to decrease the impact of the large expanse of impermeable surfaces on stormwater runoff and quality in a sensitive area.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-120

- 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 SPECIAL PERMIT from the Town of Tully Town Board at the request of Sky High Solar, LLC for the property located at 1315 Sky High 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 North Street (Route 111) and Sky High Road (Route 79), both county highways, the municipal boundary with the Town of Fabius, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to establish a 20 MW ground-mounted solar system on 135.7 acres of a 276.2-acre area of leased land on three parcels totaling approximately 650 acres in an Agricultural (A-2) zoning district; and
- WHEREAS, in 2020 the Board recommended modification of a 20 MW solar farm on a 263.7 acre area of the leased site, in regards to access on Sky High Road, a county road, stormwater management, and wetland encroachment; and
- WHEREAS, the site is located in a rural area in the Town of Tully with surrounding residential land uses and large tracts of undeveloped, forested land and active farmland; the site abuts parcels to the south and is west across Sky High Road, a county road, from parcels that are enrolled in NYS Agricultural District 4, some of which appear to contain active farmland;
- ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, aerial imagery shows the site has frontage on Sky High Road and North Road, another county road, and contains active farmland, large wooded areas, and a tree nursery area; and
- WHEREAS, per the local application, the project will be a ground-mounted solar system occupying a 276.2-acre leased area; the submitted Site Development Plans Overall Site Plan dated April 15, 2022 shows the solar farm will include 538 full-size racks and 63 half-size racks and a 7' high perimeter security fence; the Preliminary Site Plan shows 7 proposed equipment pads and one substation within the fenced enclosure; the point of interconnection is shown on an adjacent parcel that is owned by National Grid and containing utility lines; an easement is proposed for the transmission line to connect the substation to the point of interconnection; per the Site Plan, no battery storage is proposed; and
- WHEREAS, the plan shows an existing 20' wide farm road throughout the site with a driveway onto Sky High Road, which will be improved and used to serve the

solar farm; the plan notes that the existing driveway approach (50') will be improved to suit project construction and maintenance vehicle access, per Onondaga County DOT requirements; an Access Road Plan & Profile dated April 15, 2022 was submitted with the application; and

WHEREAS, a Decommissioning and Restoration Plan and a Viewshed Analysis for a leaf-on condition were provided as part of the application; the Viewshed Analysis shows that the project will be potentially visible from locations within the Towns of LaFayette and Fabius, in addition to locations within the Town of Tully; aerial imagery shows that some existing tree cover will remain to screen the solar farm; and

WHEREAS, per the undated and unsigned Environmental Assessment Form, a wetland and stream delineation was completed in the summer of 2017, spring of 2018, and spring of 2021, and a total of 19 wetlands and 7 waterbodies were identified within the project area; the EAF notes that a No Permit Required Letter was requested from the USACE in February 2022 and will be provided to the Town once it is received;

ADVISORY NOTE: any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the Town should ensure all necessary permits from the Corps are obtained for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site prior to, or as a condition of, municipal approval; and

WHEREAS, per the EAF, 135.7 acres of the site will be disturbed by the proposed project and impervious surfaces will be limited to an estimated 5 acres or less, including the racking, substation, equipment pads, and access drives; the Grade and Erosion Plan dated April 15, 2022 shows swales and ditches along the access road; the EAF states that over 40% of the site contains slopes 10% or greater; the Grade and Erosion Plan shows spots within the project where over 1' of fill or cut will be required for grading;

ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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, over 100 acres of the project site contains highly productive soils, which is located in the same general location as the proposed disturbance; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

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

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

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

The applicant must work with the Onondaga County Department of Transportation to obtain the necessary highway access and/or work permits and coordinate requirements for the existing driveway. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The project is proposed to impact 100 acres of prime agricultural soils. The installation of solar energy systems on large areas of active or prime farmland is discouraged. Any systems being developed on valuable agricultural lands should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, using lands around solar panels for agricultural uses, and installing ground mounted solar systems that do not require footings.

2. The applicant and Town are encouraged to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible. Best practices to consider related to wetland and habitat protection may include avoiding soil compaction during construction, avoiding drilled foundations, restoring or improving adjacent wetlands, buffering stream channels, planting of beneficial and diverse native species and pollinators and removing invasive species, and allowing small openings in fencing to allow for small wildlife movement.

3. Given the solar array will be visible to the nearby Towns of LaFayette and Fabius, the Town and applicant are encouraged to explore opportunities to minimize the visual impacts to nearby lands.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-121

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Elbridge Town Board at the request of Town of Elbridge for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law 2022-4, amending Chapter 265, Article III of the Code of the Town of Elbridge to allow light industrial in the Business (B1), Business (B2) and Business (B3) zoning districts; and
- WHEREAS, the B-1, B-2 and B-3 Districts in the Town are now generally located along Route 5, to the east and west of the Village of Elbridge, and on Route 31, just north of the Village of Jordan; most parcels are 3 acres or less and are served by on-site septic systems; the proposed change would affect over 285 acres of land; and
- WHEREAS, the Town of Elbridge is currently undergoing an update to its comprehensive plan, being prepared by the Central New York Regional Planning & Development Board, with funding assistance from the Onondaga County Town Planning Grant program; and
- WHEREAS, per the Town's code, the intent of the B1 district is "for those areas where it is appropriate and suitable to locate retail stores, and personal service establishments"; the B1 district currently allows the following uses: indoor sales, indoor commercial entertainment, restaurants and taverns, indoor institutional, personal and professional services, and single-family and multi-family dwellings after site plan approval; outdoor sales and public service and utilities are allowed with a special use permit; and
- WHEREAS, the intent of the B2 district is "for those areas where it is appropriate and suitable to locate retail stores, personal service establishments, and uses oriented to motor vehicle sales, operations, fuel, maintenance and service"; the B2 district currently allows the following uses: outdoors sales, motor vehicle maintenance and service, fuel stations and car washes; and
- WHEREAS, the intent of the B3 district is "for those areas where it is appropriate and suitable to locate a motor vehicle sales with maintenance and service business and outdoor display of motor vehicles for sale"; the B3 district currently allows the following uses: motor vehicle sales, motor vehicle maintenance and service; and
- WHEREAS, per the submitted local law, light industrial uses would be added as allowable uses in each of the three districts (B1, B2, and B3); per the amendment "light industrial is intended primarily for high technology clean room production, processing, and assembly plants that are operated so that noise, odor, dust, and glare of such operations are completely confined within an enclosed

building”; additionally, the amendment notes that these uses will generate some traffic, but not as much as generated by industrial uses; the amendment concludes by adding that light industrial is meant to include the development of office/warehouse uses; and

WHEREAS, the amendment notes there are several high technology, light industrial type businesses that have non-conforming use status in the B1 district; 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 Town is encouraged to consider delay of such a substantial change to the zoning code until completion of the Town Comprehensive Plan update. Optimally, the comprehensive plan process is intended to provide the context and justification for any changes to the zoning code.

The Board also encourages the following items be considered as part of the planning process:

- Due to the considerable existing development and limited access and circulation on Route 5, introducing LI/High Tech uses through special permits allows the town to incorporate specific standards, which allows the town to consider the size, scale and impact of proposed light industrial and warehouse uses with respect to existing uses;
- The Town should concurrently review the purpose and intent sections of the B1, B2 and B3 districts to be inclusive of the proposed changes, and ensure the formal zoning code definition of Light Industrial is consistent with language proposed herein;
- Consider provisions to ensure compatibility of proposed uses with nearby historic village centers;
- As warehouses are generally intended to be traffic intensive uses, consider whether warehouse uses are in keeping with Town’s desire for low-intensity and low-traffic inducing uses;
- Since the amendment affects over 285 acres of land within the Town, it appears as though it may be a Type 1 action which requires further SEQR investigation.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-122

- 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 Clay Planning Board at the request of Westside Properties FRSW, LLC for the property located at 7458 Oswego 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 Oswego Road (Route 91 / Old Route 57) and John Glenn Boulevard (Route 81), both county highways; and
- WHEREAS, the applicant is requesting site plan approval for an existing driveway directly onto Oswego Road that was previously not allowed, in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, in 2019, the Board recommended modification of a site plan referral (Z-19-359) for an adjacent parcel (Shear Perfection salon) in which no access to Oswego Road was permitted, per the Onondaga County Department of Transportation; and
- WHEREAS, the site is located slightly north of the intersection of Oswego Road and John Glenn Boulevard, both county roads, along two highly traveled roadways; and
- WHEREAS, the Amended Site Plan- Existing Conditions plan dated January 11, 2022 shows a one story building with an attached garage and an asphalt driveway on Oswego Road; there is an asphalt parking area behind the building with a drive that connects to an adjacent driveway on both the north and south parcels; this drive appears to provide access on Laurel Lane, a local road for all three parcels; the plan shows a 20' easement through the rear of the property that partially overlaps with the shared access drive with a note that the restated and consolidated driveway easement will be filed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and a bus stop is located roughly 425' from 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, 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 no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Per the Onondaga County Department of Transportation, no access to Oswego Road will be permitted. All access to the site must come from the shared driveway onto Laurel Lane. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. To improve walkability and access to public transit in this area, the Town and applicant are encouraged to install a sidewalk along the Oswego Road frontage and provide a planting strip between the sidewalk and the road.
2. The municipality is advised to ensure appropriate access agreements are in place for the shared driveway on Laurel Lane. The Town and applicant should work with the neighboring property owners to align the shared driveway and easement.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-123

- 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 SPECIAL PERMIT from the Village of Jordan Zoning Board of Appeals at the request of Jayson Breckheimer / Eric Mataras for the property located at 12 Railroad Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit for an existing three-unit apartment in a single-family owner-occupied mixed residential/commercial building that is out of compliance on a one-acre parcel in a Residential zoning district; and
- WHEREAS, in 2005, the Board took no position on a use variance referral (Z-05-152) for a single-family residence in a commercial building; in 2000 the Board took no position on a special permit referral (Z-00-264) for a change of use to sales, distribution, and light manufacturing for a fiber optics firm; and
- WHEREAS, the site is located along the northern border of the Village of Jordan, east of Skaneateles Creek; surrounding land uses include residential and commercial land uses with a railroad north of the property; and
- WHEREAS, per the survey, the site contains a house that appears to be divided into three separate but connected buildings with a detached garage and a shed; there is a horse-shoe shaped gravel driveway with access on Railroad Street and Brastow Lane, both local roads; and
- WHEREAS, per the local application, one building contains an existing commercial shop, the second building contains an apartment, and the third building contains two apartments; according to the Environmental Assessment Form dated March 8, 2022, during a pre-purchase inspection it was discovered that the apartment units were created without a permit and were not in compliance with Village code; minor repairs were made and the applicant is now applying for a special use permit to rectify the existing situation; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers outside of the County sanitary district and no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that 0.8 acres of the 1.24 acre site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; the maps show that the entire house (all three connected buildings) are within the floodplain;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (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 and may consequently be acted on solely by the referring board.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-124

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 Louis Bottino for the property located at 4511 Wetzel 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 Wetzel Road (Route 252), a county highway; and

WHEREAS, the applicant is proposing a 20' X 60' warehouse addition to a 2,400 sf existing building on a 0.93-acre parcel in an Industrial (I-1) zoning district; and

WHEREAS, in 2004, the Board offered no position for an area variance referral (Z-04-259) to reduce the front yard and side yard setbacks to construct a warehouse; and

WHEREAS, the site is located within the Woodard Industrial Park within the Town; surrounding land uses are primarily industrial uses and vacant, wooded land; the site is east of Morgan Road Elementary School and Liverpool High School; and

WHEREAS, per the survey dated April 20, 2022, the site contains a building with blacktop on the north and west sides of the building; a gravel parking area is in front of the building, and a driveway provides access on Wetzel Road, a county road; per the survey, both the driveway and parking lot encroach into the adjacent property to the west; aerial imagery indicates the gravel driveway is at least 40' wide; and

WHEREAS, the Amended Site Plan dated March 10, 2022, shows the proposed 1,200 sf addition on the west side of the existing building; a loading space will be delineated in front of the existing building and proposed addition; four parking spaces will be added to the rear of the site on the existing asphalt area and five spaces will be added to the front of the site within the existing gravel parking lot; the plan notes that a 46'-6" front yard setback is required for the addition; and

WHEREAS, the Amended Site Plan shows there will be space next to the proposed addition for both ingress and egress traffic flow to the back of the building; the plan also shows a 24' wide driveway on Wetzel Road that allows for both ingress and egress; the driveway in the Amended Site Plan appears to be narrower than the existing driveway and no longer encroaches on the neighboring property;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Wetzel Road must meet Department requirements; any work within the county right-of-way is subject to a work permit from the Department; and

WHEREAS, per the Description of Proposed Uses submitted with the local application, the applicant proposes to use the addition to store boxed kitchen and bath

cabinets which need to be kept in dry storage above freezing; and

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

WHEREAS, the site is served by an individual septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, the submitted Environmental Assessment Form dated April 25, 2022 states that less than one acre will be disturbed; per the Amended Site Plan there is an existing culvert under the driveway within the county right-of-way that leads to swales on either side; the plan notes that the proposed project will not add any significant storm water run-off into the existing system;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no 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:

1. The applicant is required to coordinate Wetzel Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed warehouse addition.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-125

- 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 TEXT AMENDMENT from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and
- WHEREAS, the applicant is proposing amendments to the Town of Skaneateles Zoning Sections 148-7-1 Lake Watershed Overlay District and 148-12-2 Definitions related to shoreline development; and
- WHEREAS, per the Town's zoning code, the purpose of the Lake Watershed Overlay District (LWOD) is "to protect the quality of Skaneateles and Owasco Lakes by controlling uses of land which could be detrimental to lake water quality"; and
- WHEREAS, the proposed edits to the Town of Skaneateles Zoning Section 148-7-1 Lake Watershed Overlay District (LWOD) provide more detail about rules and regulations for the placement of onshore and offshore structures bordering or within Skaneateles Lake; current zoning indicates the LWOD applies to structures located within 50' of the lake line or within the 100-year flood hazard area; the proposed section "Applicability" increases the scope of the LWOD to include additional offshore structures located over the water within 1,500ft of the lake line; and
- WHEREAS, under the "Applicability" section for the LWOD, further proposed edits include restructuring the "General Restrictions" section to become a section detailing regulations for "Onshore structures" and "Offshore structures"; current regulation of onshore structures includes the construction of seawalls, retaining walls within a certain distance of the lake line, marine railways, permanent docks larger than 200 sf, patios over 400 sf, stairways higher than 25' above the lake line and boathouses; proposed regulation of onshore structures includes construction, expansion or modification of all onshore structures, and adds seasonal docks, pump houses, and storage buildings to the list; the proposed changes also include increasing the size of regulated docks from 200 to 300 sf; and
- WHEREAS, "Offshore structures" is a new proposed section that requires site plan review and approval by the Planning Board for construction, expansion, modification, or placement of all offshore structures in the water or lakebed of the lake within 1500' of the lake line; the section lists examples of offshore structures such as piers, wharves, rafts, etc; a subsection for "Minor offshore structures" is included which gives an exemption to seasonal docks no greater than 300 sf, one mooring, two seasonal boat hoists, and one swim float; another subsection on non-conformities is included which allows any lawfully pre-existing permanent nonconforming onshore or offshore structure to continue to exist; and

WHEREAS, further proposed amendments under the LWOD include additions to the “Dimensional limits” section; maximum permitted structure square footage dimensions were not altered, but have been condensed into a chart; the section also includes additional proposed regulations for roofed structures, maximum number of structures, and setbacks; and

WHEREAS, the section “Special requirements” in the LWOD is proposed to include new and reorganized sections pertaining to lakebed disturbance, boathouses additional restrictions, boat slips, commercial use of offshore structures and offshore structure safety; and

WHEREAS, new titles for subsections were added to “Supplementary lake yard restrictions” as well as a new section on lighting; new titles for subsections were added to “Shared lakefront recreation”; and

WHEREAS, per the Town’s zoning code, section 148-12-2 Definitions has the following proposed new or updated definitions for boat; boat hoist; boat slip; boathouse; boat station; dock, permanent; dock, seasonal; footprint; gazebo; height; lake line/mean high water mark; lake/water rights; mooring/mooring buoy; pier/wharf; pilings; rafts, inflatables, floatation devices; seasonal; setback; shoreline structure, onshore-offshore; shoreline structure, nonconforming; structure; swim floats; temporary; yard, lake; proposed definitions to be removed completely include building height; permanent dock; temporary dock; and temporary structure; and

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

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-130

- 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 Jason Ambriat for the property located at 5472 Miller 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 Miller Road, a county highway, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to construct an 1,800 sf pole barn and establish a pool installation, service and repair business on a 4.32-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2018, the Board recommended modification of a site plan referral (Z-18-357) to construct three apartment buildings containing 78 units; per aerial imagery dated May 2021, the apartment buildings were not constructed; in 2016, the Board recommended modification of a site plan referral (Z-16-295) to use a vacant church building on the subject site as a performing arts studio; at the time, the Board was also reviewing a concurrent zone change request from the Town of Cicero (Z- 16-300) to apply General Commercial (GC) zoning to 140 parcels (400+ acres of land), including the subject parcel; and
- WHEREAS, the site is located just south of the hamlet of Brewerton at the intersection of Brewerton Road (US Route 11) and Miller Road, a county road, with surrounding land uses including vacant wooded land, Brewerton Elementary School, low intensity commercial businesses across Route 11, and a mix of single- and multi-family residential; and
- WHEREAS, the Site Plan- Existing dated June 19, 2018, shows the site is separated into two lots (one tax parcel) by a 100' wide National Grid parcel containing overhead utility lines; the easterly lot (0.57 acres of the entire site) is shown to be 60' wide and also contain overhead utility lines; no development is intended for the easterly lot; and
- WHEREAS, the proposed project will be located entirely on the westerly lot which is shown to contain a two-story apartment building and a detached garage (to remain the same), an existing one-story building (previously a dance studio) and a large front asphalt parking lot (73 spaces); there are two existing driveways on Miller Road; the easternmost driveway appears to have a wood planter in the county right-of-way with the name of the previous church (to remain); the plan shows "enter" signs at the west driveway and an "exit" sign at the east driveway (to remain); and
- WHEREAS, per the survey map, the site also contains a small existing building (to remain) on a parcel leased by Alltel, with a gravel driveway on Route 11 at the southwest corner of the lot;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed

driveways on Route 11 must meet Department requirements; and

WHEREAS, the Site Plan- Proposed dated March 30, 2022 shows the pole barn is proposed behind the one-story building with two light fixtures to be mounted with a zero-degree tilt; per the plan, the pole barn will have propane heat and electric service and will be used to store equipment and supplies associated with the business; an asphalt area is proposed in front of the pole barn with a 22' wide drive that connects to the existing parking area; the plan notes that the existing one-story building will be used as a retail store selling pool maintenance supplies and other associated products; existing landscaped areas around the one-story building will be refurbished and stocked with low level plantings; and

WHEREAS, the plan shows an existing sign frame within the property boundary at the intersection of Brewerton Road and Miller Road to be reused; another sign is proposed on the front of the existing one-story building; the plan notes that the sizes and designs for the signs are yet to be determined; the front asphalt parking lot will be restriped with 61 parking spaces; a portion of asphalt is to be removed and seeded to narrow the eastern-most drive; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Miller Road must meet Department requirements and any work within the county right-of-way is subject to a work permit from the Department; and

WHEREAS, per the Site Plan-Proposed, hours of operation will be Monday through Saturday, 7am to 5pm; the business will have 12 employees, 9 who will be performing on-site service and installations and 3 who will run the retail store; six vans, one small dump truck, and three trailers will be used for this business and stored on site; and

WHEREAS, the site is served by public drinking water and public sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; ADVISORY NOTE: Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine 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: Given the change in use, 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>

WHEREAS, the Environmental Assessment Form dated April 1, 2022 indicates 0.5 acres of land will be disturbed for the project; per the Site Plan- Grading dated March 30, 2022, the proposed pole barn is located near a 5' slope and a silt fence is proposed around the construction site; and

WHEREAS, the project is within 2,000 feet of a site (ID: V00036) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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, 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 the project does not appear to impact any significant wooded areas; 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 continue to coordinate Miller Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-131

- 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 Benderson Development Company, LLC for the property located at 5789-5813 East Taft 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 East Taft Road (Route 19) and Church Street (Route 20), both county roads, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing construction of a 60,000 sf warehouse building on a 22.64-acre parcel in a Regional Commercial zoning district; and
- WHEREAS, in 2019, the Board recommended modification of a site plan referral (Z-19-367) and (Z-19-59) to reconfigure and improve the existing parking lot and construct a 60,892 sf addition to an existing electronic manufacturing building (SRCTec) on two parcels, respectively; in 2017, the Board recommended modification of a site plan referral (Z-17-373) to renovate the former Wynit Building on the site to allow for an orthopedic surgery center, Specialist's One-Day Surgery (SOS), which was approved by the Town; the Board cited traffic and drainage data requirements for the project; in 2018, the Board reviewed a site plan referral (Z-18-321) to construct a 25,000 sf building for Five Star Equipment on two adjacent parcels that the Town also approved; and
- WHEREAS, the site is located north of East Taft Road, a county road, and the Syracuse Hancock International Airport in the Town of Cicero; the site abuts residential properties to the north, east, and south and is near the municipal boundary between the Town of Cicero and the Village of North Syracuse; other surrounding land uses are a mix of commercial, including some auto uses and restaurants; and
- WHEREAS, the submitted Overall Site Plan dated April 22, 2022 shows the site contains the Airport Business Park, including an existing one-story, multi-tenant building at the rear of the site, SRCTec and NYS License Bureau, and a second one-story building, Specialists One Day Surgery, at the southeast corner of the site; the remainder of the site consists of associated parking lots, two full access driveways onto Church Street, a county road, and a full access driveway onto Kreisler Road, a local road; the Airport Business Park is also served by a full access driveway on East Taft Road occurring on an adjacent parcel;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road and Church Street must meet Department

requirements; and

WHEREAS, the Overall Site Plan shows the warehouse is proposed for the southwest corner of the lot over existing parking spaces which are seldom used, per the Cover Letter dated April 25, 2022; the Detailed Site Plan dated April 22, 2022 shows a proposed concrete sidewalk on the east and north sides of the proposed warehouse; a concrete loading dock is proposed on the northwest corner of the building; substantial landscaping areas are proposed along the west side of the warehouse; the front row parking and drive lanes to the north and east of the warehouse will be repaved and restriped; and

WHEREAS, per the Lighting Plan dated April 25, 2022, there will be eight lighting poles and two wall mounted lights placed around the proposed warehouse; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 18, 2022, 3.3 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to the existing on-site storm sewer and an 825 sf bioretention area is proposed for the southwest corner of the lot; per the Engineer's Report dated April 28, 2022, a Stormwater Pollution Prevention Plan was completed as part of the project, but was not submitted with the referral materials;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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, the site is served by public drinking water and a new connection is proposed to serve the warehouse; a 20' wide easement to the Onondaga County Water Authority (OCWA) is located north of the proposed warehouse;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, and evaluate backflow prevention requirements; and

WHEREAS, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; a new connection is proposed to serve the warehouse;

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; 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 majority of the warehouse site falls within a Runway Protection Zone (RPZ) associated with the Syracuse Hancock International Airport;

ADVISORY NOTE: compatible land uses in a Runway Protection Zone (RPZ) are dictated by the Federal Aviation Administration (FAA); the municipality is advised to adhere to the guidelines of the FAA and minimize the risk to people and property in an RPZ; and

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

The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review, as additional stormwater runoff into the county's right-of-way or drainage system will be prohibited. Additionally, the applicant must submit a lighting plan to the Department, as no glare or spillover onto adjacent properties or the county right-of-way will be permitted. 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 comments:

1. The applicant and municipality are encouraged to consider the use of green infrastructure, above and beyond the proposed bioswale, to include permeable pavement to further reduce stormwater runoff and improve stormwater quality.
2. The New York State Department of Transportation requests a copy of any traffic data provided to the Onondaga County Department of Transportation.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-132

- 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 Elbridge Planning Board at the request of Sandra & John O'Neill for the property located at 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 Route 31 and Route 90 (NYS Thruway), both state highways, Stevens Road (Route 165), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a personal storage building on a vacant 4.98-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2019 the Board offered no position with comment on a local law referral (Z-19-292) from the Town of Elbridge to change the zoning classifications of eight properties to Industrial zoning; and
- WHEREAS, the site is located in a rural area of the Town with frontage on Route 31 and abuts Route 90 (NYS Thruway), both state highways; per aerial imagery dated May 2021, the site is undeveloped and consists of partially forested and partially cleared land and contains a driveway on Route 31;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, the site is Proposed Lot 1 of the Ronald Falsey subdivision; per the Site Plan dated April 6, 2022, the 40' X 84' storage building is proposed 345' from the Route 31 state right-of-way; a 10' X 10' shed is proposed east of the proposed storage building; a driveway is proposed to extend from the existing driveway to service the proposed storage building and shed and extends into a small parking area next to the storage building; the plan also shows the location of a future residence, including a future driveway to the residence, located in between the proposed storage building and Route 31;
ADVISORY NOTE: Per the NYS Thruway Authority (NYSTA), all noise mitigation shall be the sole responsibility of the owner; additionally, site lighting shall not impact Thruway patrons; NYSTA right-of-way fencing shall be maintained where present; and
- WHEREAS, per the Town's updated zoning code, storage and warehousing and a single-family dwelling is allowed as a permitted use within an Industrial district; and
- WHEREAS, per the referral notice, there is no existing drinking water service to the site; a new individual well is proposed to serve the site as part of the future residence and the location is indicated on the Site Plan; and
- WHEREAS, per the referral notice, there is no existing wastewater service to the site; a new 1,000 gallon septic tank and system are proposed to service the future residence and the location is indicated on the Site Plan; in 2009, the

Onondaga County Health Department approved the subdivision plan for the Ronald Falsey subdivision; and

WHEREAS, the Environmental Assessment Form dated April 25, 2022 does not state how many acres of land will be disturbed by the project;

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

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

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

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

WHEREAS, the site may contain the bald eagle, 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Per the New York State Thruway Authority (NYSTA), no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

The Board offers the following comments:

1. Per the Onondaga County Health Department, the septic system installation shall conform with the Lot 1 design on the approved plans for the Ronald Falsey subdivision.
2. The Town is advised to assess potential impacts on land use compatibility resulting from recently passed local laws. Allowing lower intensity uses such as single-family dwellings in the Industrial district could compromise the objectives of the Town's existing industrially-zoned nodes and hinder their development potential for future industrial use.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-133

- 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 Black and Yellow, LLC for the property located at Elta 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 Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a 5,125 sf eye doctor's office and associated amenities on a 0.882-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located within the ELTA Office Park on Route 31; surrounding land uses include commercial uses to the north, east, and west and residential uses to the south; the office building in the adjacent parcel within the office park includes a tax preparation service, Starliper Group, and a law firm, Marafino & Meives, and a residential development abuts the property to the south; and
- WHEREAS, per the Existing Conditions & Demolition Plan dated May 3, 2022, the site is vacant land that is partially cleared and partially forested; there is an ingress/egress utility easement across the northern boundary of the parcel that extends 15' into the parcel; and
- WHEREAS, the Site Plan dated May 3, 2022 shows the proposed eye care office building on the west side of the parcel with a sidewalk around the east and north sides of the building; 25 parking spaces are proposed east and north of the building; existing woods and brush will remain in the southern portion of the parcel and will provide some buffer to the adjacent residential development; a new driveway from the cul-de-sac is proposed on three additional parcels and the subject parcel, all of different ownership; the proposed driveway also encroaches on the existing utility ingress/egress easement; and
- WHEREAS, per the Lighting Plan dated April 29, 2022, both pole mounted and wall mounted lights are proposed to serve the drive lane and parking area; and
- WHEREAS, per the referral notice, the site has access to public drinking water and a new connection is proposed to serve the proposed building;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine 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 has access to public sewers and is located within the Oak Orchard Wastewater Treatment Plant service area; a new connection is proposed to serve the proposed building; two 20' wide sanitary

sewer easements cross the property, one on the eastern border and one near the southern border; the proposed parking area encroaches slightly on the east sanitary sewer easement;

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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ;

WHEREAS, per the Environmental Assessment Form (EAF) dated May 2, 2022, 0.882 acres of the site will be disturbed by the proposed project; the EAF notes that runoff from the site will be directed via overland swales to an existing Town of Cicero stormwater management facility located to the rear of the subject site; 35' of a 60' wide drainage easement crosses the southern border of the property and 10' of a 20' wide easement runs along the eastern border of the property; no development is proposed within these easements; and

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

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Pompey Town Board at the request of Town of Pompey for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law 2022-1 to amend the Zoning Map of the Town of Pompey to apply the Solar Energy System Overlay District (SESOD) on a 96-acre parcel in a Farm (F) zoning district; and
- WHEREAS, in 2021, the Board took no position on a text amendment referral (Z-21-148) for Local Law 2021-2 to amend the Town of Pompey Code to create a new section entitled “Solar Energy Systems Overlay District”, which has since been approved locally; in 2021 the Board also offered no position with comment for a text amendment referral (Z-21-15) for Local Law 2021-1 to authorize and control the siting of Solar Energy Systems in the Town of Pompey, which has since been approved locally; establishment of the proposed Solar Energy Systems Overlay Zoning district is pursuant to Local Law 2021-1; and
- WHEREAS, the site is located northwest of Pratts Falls Park in an area of high agricultural density; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per aerial imagery dated May 2021, over half of the site also appears to contain undeveloped wooded land; the site has frontage on Sweet Road, a county road; and
- WHEREAS, per the letter to the Town Planning Board from Pivot Energy dated July 6, 2021, the zone change is accompanying a 4.25 megawatt (MW) alternating current (AC) community solar project proposed on 21 acres of the 96-acre site, which covers 22% of the site; the project will use solar panels mounted on a single-axis tracker with an estimated height above grade of 10'; Figure 1. Parcel Boundary and Zoning District dated June 9, 2021 shows the proposed solar project area to be located in the southeast corner of the site which appears to be currently farmed; access to the solar project will likely come from Sweet Road;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Sweet Road must meet Department requirements; and
- WHEREAS, the site is currently zoned Farm (F) which has the intent “to promote agricultural uses and accommodate the residential and other uses which occur in a rural setting- this district is most applicable to areas in which the predominant land use is agricultural and which lack water and sewer services”; surrounding parcels are also zoned Farm, and the parcel adjacent to the north has a Communication Tower Overlay; and
- WHEREAS, the site is proposed to add the Solar Energy System Overlay District which

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permits Tier 3 Solar Energy Systems and support facilities within the zone, upon the issuance of a site plan approval; according to the code, all other uses and structures shall be subject to the applicable controls and restrictions of the underlying zoning, which in this case is Farm (F); the code notes that zoning regulations applicable to Solar Energy Systems, as defined in Section 165-16.2 of the Code, shall supersede the requirements of the underlying zoning if they are in conflict; and

WHEREAS, location guidelines for Solar Energy Systems Overlay Zone include that the Town seek to prevent saturation of Solar Energy Systems in one area of the Town by not permitting a Tier 3 Solar Energy System Overlay Zone within one mile of an already approved Tier 3 Solar Energy System unless the Town Board makes specific findings that it will not have a significant effect on the community character of an area; guidelines also include avoiding sites that substantially contribute to and are important to the scenic quality of the landscape and assessing the availability and feasible use of alternative sites; and

WHEREAS, the proposed local law “Local Law 2022-1, A local law amending the zoning map of the Town of Pompey” amends the zoning ordinance and zoning map for the Town to change the zone for the subject property from “F” (Farm Zone) to “Solar Energy System Overlay District” (SESOD); referral materials include an undated “Recommendation to Town Board” from the Town Planning Board where the Planning Board does not recommend the zone change, primarily citing concerns about the project being on prime agricultural land; and

WHEREAS, per the undated Environmental Assessment Form, 30 acres of the 96-acre site are classified as Prime Farmland and 1.5 acres are Farmland of Statewide Importance; per SOCPA GIS mapping, the parcel contains 71 acres of Prime Farmland, 10 acres of Prime Farmland if Drained, and 4.4 acres of Farmland of Statewide Importance; per the local law, for Tier 3 energy solar systems in the Town’s Farm (F) zoning district, the system may not exceed 50% of the area of Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the parcel; the solar project affects 21 acres of the parcel which seem to be entirely located on land classified as Prime Farmland or Farmland of Statewide importance; the 21-acre project does not exceed the 50% maximum area of Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the parcel; per the local law, the solar system must also meet the construction requirements of the NYS Department of Agriculture and Markets to the maximum extent practicable since it is enrolled in a NYS Agricultural District; the project site is also in close proximity to lands protected by an agricultural conservation easement (Palladino/ Clapp) just to the southeast; and

WHEREAS, the Town’s Master Plan (2013) supports both agricultural land uses (Strategy 1: Agricultural Land Economy, page 22) and the citing of renewable energy within the Town (Strategy 5: Alternative Energy, page 25) as strategies to achieve the Town’s vision; and

WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site; no changes to the existing infrastructure are proposed; per the EAF, 23.9 acres of the site will be disturbed by the proposed project, however the applicant notes that impervious surfaces will be limited to less than 1 acre, including access roads and equipment pads; the EAF notes that the project will comply with the NYSDEC SPDES General Permit, including the completion of a Stormwater Pollution Prevention Plan (SWPPP) as necessary;

and

WHEREAS, GIS mapping shows over 18 acres of the site may contain federal wetlands, which the project appears to avoid; the site has an unnamed stream (DEC 899-253, classification C) on the property (EAF Mapper);

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

WHEREAS, the site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. While below the parcel thresholds established in local law, the entirety of the project area to be affected by the solar project appears to contain Prime Agricultural Soils. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

2. A zone change of over 25 acres is a Type I action under SEQR and should be reviewed as such.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-137

- 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 Pompey Town Board at the request of Gordon Woodcock, Pivot Energy for the property located at 3457 Sweet 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 Sweet Road (Route 109), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to apply the Town's Solar Energy System Overlay District (SESOD) on a 96-acre parcel in a Farm (F) zoning district to facilitate a future community solar project; and
- WHEREAS, in 2021, the Board took no position on a text amendment referral (Z-21-148) for Local Law 2021-2 to amend the Town of Pompey Code to create a new section entitled "Solar Energy Systems Overlay District", which has since been approved locally; in 2021 the Board also offered no position with comment for a text amendment referral (Z-21-15) for Local Law 2021-1 to authorize and control the siting of Solar Energy Systems in the Town of Pompey, which has since been approved locally; establishment of the proposed Solar Energy Systems Overlay Zoning district is pursuant to Local Law 2021-1; and
- WHEREAS, the site is located northwest of Pratts Falls Park in an area of high agricultural density; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per aerial imagery dated May 2021, over half of the site also appears to contain undeveloped wooded land; the site has frontage on Sweet Road, a county road; and
- WHEREAS, per the letter to the Town Planning Board from Pivot Energy dated July 6, 2021, the zone change is accompanying a 4.25 megawatt (MW) alternating current (AC) community solar project proposed on 21 acres of the 96-acre site, which covers 22% of the site; the project will use solar panels mounted on a single-axis tracker with an estimated height above grade of 10'; Figure 1. Parcel Boundary and Zoning District dated June 9, 2021 shows the proposed solar project area to be located in the southeast corner of the site which appears to be currently farmed; access to the solar project will likely come from Sweet Road;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Sweet Road must meet Department requirements; and
- WHEREAS, the site is currently zoned Farm (F) which has the intent "to promote agricultural uses and accommodate the residential and other uses which occur in a rural setting- this district is most applicable to areas in which the predominant land use is agricultural and which lack water and sewer services"; surrounding parcels are also zoned Farm, and the parcel adjacent to

the north has a Communication Tower Overlay; and

WHEREAS, the site is proposed to add the Solar Energy System Overlay District which permits Tier 3 Solar Energy Systems and support facilities within the zone, upon the issuance of a site plan approval; according to the code, all other uses and structures shall be subject to the applicable controls and restrictions of the underlying zoning, which in this case is Farm (F); the code notes that zoning regulations applicable to Solar Energy Systems, as defined in Section 165-16.2 of the Code, shall supersede the requirements of the underlying zoning if they are in conflict; and

WHEREAS, location guidelines for Solar Energy Systems Overlay Zone include that the Town seek to prevent saturation of Solar Energy Systems in one area of the Town by not permitting a Tier 3 Solar Energy System Overlay Zone within one mile of an already approved Tier 3 Solar Energy System unless the Town Board makes specific findings that it will not have a significant effect on the community character of an area; guidelines also include avoiding sites that substantially contribute to and are important to the scenic quality of the landscape and assessing the availability and feasible use of alternative sites; and

WHEREAS, the proposed local law “Local Law 2022-1, A local law amending the zoning map of the Town of Pompey” amends the zoning ordinance and zoning map for the Town to change the zone for the subject property from “F” (Farm Zone) to “Solar Energy System Overlay District” (SESOD); referral materials include an undated “Recommendation to Town Board” from the Town Planning Board where the Planning Board does not recommend the zone change, primarily citing concerns about the project being on prime agricultural land; and

WHEREAS, per the undated Environmental Assessment Form, 30 acres of the 96-acre site are classified as Prime Farmland and 1.5 acres are Farmland of Statewide Importance; per SOCPA GIS mapping, the parcel contains 71 acres of Prime Farmland, 10 acres of Prime Farmland if Drained, and 4.4 acres of Farmland of Statewide Importance; per the local law, for Tier 3 energy solar systems in the Town’s Farm (F) zoning district, the system may not exceed 50% of the area of Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the parcel; the solar project affects 21 acres of the parcel which seem to be entirely located on land classified as Prime Farmland or Farmland of Statewide importance; the 21-acre project does not exceed the 50% maximum area of Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the parcel; per the local law, the solar system must also meet the construction requirements of the NYS Department of Agriculture and Markets to the maximum extent practicable since it is enrolled in a NYS Agricultural District; the project site is also in close proximity to lands protected by an agricultural conservation easement (Palladino/ Clapp) just to the southeast; and

WHEREAS, the Town’s Master Plan (2013) supports both agricultural land uses (Strategy 1: Agricultural Land Economy, page 22) and the citing of renewable energy within the Town (Strategy 5: Alternative Energy, page 25) as strategies to achieve the Town’s vision; and

WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site; no changes to the existing infrastructure are proposed; per the EAF, 23.9 acres of the site will be disturbed by the proposed project, however the applicant notes that impervious surfaces will be limited to less than 1 acre, including access roads and equipment pads; the EAF notes that

the project will comply with the NYSDEC SPDES General Permit, including the completion of a Stormwater Pollution Prevention Plan (SWPPP) as necessary; and

WHEREAS, GIS mapping shows over 18 acres of the site may contain federal wetlands, which the project appears to avoid; the site has an unnamed stream (DEC 899-253, classification C) on the property (EAF Mapper);

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

WHEREAS, the site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. While below the parcel thresholds established in local law, the entirety of the project area to be affected by the solar project appears to contain Prime Agricultural Soils. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

2. A zone change of over 25 acres is a Type I action under SEQR and should be reviewed as such.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-138

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 1315 East Colvin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Meadowbrook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a sign waiver to replace multiple wayfinding signs around the John A. Lally Athletics Complex on a 58-acre parcel in a Planned Institutional (PID) zoning district; and
- WHEREAS, in 2021 the Board took no position on an other authorization referral (Z-21-341) to amend the existing Manley Planned Institutional District (PID) Plan to update the existing athletics complex into the John A. Lally Athletics Complex; as part of the same project, the Board recommended modification of an other authorization referral (Z-21-342) to demolish part of an existing building and construct two additions on the parcel; the Board has reviewed a number of previous referrals relating to the Manley PID (Z-14-378, Z-13-193, Z-12-232, S-13-64); and
- WHEREAS, aerial imagery and the submitted survey map show the site has frontage on Comstock Avenue, East Colvin Street, and Lancaster Avenue, all city streets; the site contains the university's Carmelo K. Anthony Basketball Center, Roy D. Simmons Sr. Coaches Center, Manley Field House, Stevenson Educational Center, Iocolano-Petty Football Wing, J. Stanley Coyne Stadium, Clifford J. Ensley Athletic Center, the Dome Box Office, the Alfred Wohl Lacrosse Field, SU Soccer Stadium, and multiple athletic fields, collectively referred to as the John A. Lally Athletics Complex (formerly Lampe Athletics Complex); the site also contains the Comstock Art Facility (ComArt) and two large parking lots, Manley North Lot and Manley South Lot; and
- WHEREAS, the applicant is proposing to replace four existing wayfinding ground signs at the complex; per the Syracuse University Wayfinding Signage Location Plan dated April 7, 2022, one sign will be replaced in the northeast corner of the Manley South Lot that will be 60" X 53" and include wayfinding signage for Ensley Athletic Center, Alfred Wohl' 34 Field, Maury Katz Field, and Ben Schwartzwalder Field; two signs will be replaced in between the Ensley Athletic Center and a series of athletic fields that will be 65" X 62", one sign will indicate the direction to Maury Katz Field and the other to Ben Schwartzwalder Field; the fourth sign will replace the sign located at the driveway of the complex on East Colvin Road and will be 76" X 53" and include wayfinding signage for Football offices, Coyne Field, Ensley Athletic Center,

and the Soccer Stadium; per the letter to the City of Syracuse Zoning Department dated April 7, 2022, the applicant needs a waiver because there is more than one ground sign and the sign areas exceed the 40 sf maximum for the PID zoning district; and

WHEREAS, the site has five existing driveways, three on Comstock Avenue and two on East Colvin Street, including one that occurs at a traffic signal; no changes to access are proposed; there are existing concrete sidewalks along the Comstock Avenue and East Colvin Street frontages with connections to the internal sidewalk network and building entrances; and

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed; and

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

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

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-140

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 Peter Webber - First Tee of Syracuse for the property located at 5050 Jamesville 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 Interstate Route 481, a state highway, and Nottingham Road (Route 274) and Jamesville Road (Route 7), both county highways; and

WHEREAS, the applicant is proposing to construct a new fishing dock along Butternut Creek on a 45.67-acre golfing facility in a Residential (R-1) zoning district; and

WHEREAS, in 2021, the Board offered no position for a project site review referral (Z-21-278) to expand the existing parking on-site and construct a new pavilion; in 2019, the Board offered no position with comment for a site plan referral (Z-19-357) to construct a 980 SF maintenance building on the golf course property; previously, the Board offered no position with comment for a site plan referral (Z-16-381) for several renovations and additions to the existing clubhouse and other site improvements to the existing golf course; and

WHEREAS, the site is located along Jamesville Road, a county road, and contains the Butternut Creek Golf Course; there is a parcel owned by National Grid containing overhead utility lines that bisects the parcel; land uses west of the site are residential and lands to the north appear to be undeveloped wetlands; the site abuts I-481 to the southeast; and

WHEREAS, aerial imagery dated May 2021 and the submitted Site Plan dated August 11, 2021 shows lands east of the utility lines contain golf greens; lands west of the utility lines contain the existing clubhouse and driving range, a detached storage building, and a parking lot with an existing driveway onto Jamesville Road; the site also contains a propane filling service, including a propane tank, propane filling building, and propane pay building, all adjacent to the parking lot;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing

or proposed driveways on Jamesville Road must meet Department requirements; and

WHEREAS, the Site Layout plan dated April 11, 2022 shows the new dock is proposed to be constructed north of the existing bridge on Butternut Creek; per the Plan-Overall dated March 7, 2022, the size of the dock is approximately 900 sf and will be made of composite decking material with a concrete landing slab; the Elevations plan dated March 7, 2022 show a 42" high stainless steel rail system around the front of the dock; 20 sonotube piers will be used as the foundation system; no precautions are shown on any plans to prevent contamination of the stream from the project;

ADVISORY NOTE: Any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the NYS Department of Environmental Conservation's Protection of Waters Program; the municipality is advised to ensure all necessary permits and approvals are obtained from the DEC for projects located on, in or above navigable waters prior to municipal approval; and

WHEREAS, Butternut Creek is a class C(T) stream; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire eastern half of the site, including the location of the proposed dock, is located within the 100-year floodplain associated with Butternut Creek; there is a significant portion of the site, including mostly trees and golf greens and the proposed dock, that is also located within the more restrictive floodway; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged;

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; and

WHEREAS, GIS mapping shows the eastern half of the site may contain state and federal wetlands, which include the location of the proposed dock;

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 referral notice indicates the proposed action has been classified as Type II under SEQR; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that some trees may be removed as part of the proposed project; and

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

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

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the wetland, floodplain, and floodway areas on site and proximity of the

development to a protected watercourse, the applicant is encouraged to retain as much existing tree cover as possible and minimize the disturbance to Butternut Creek.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-141

- 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 Tim Tiffany / Scotch & Sirloin for the property located at 3687 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 establish outdoor seating at an existing restaurant (Scotch 'N Sirloin) located on a 53-acre parcel in a Business zoning district; and
- WHEREAS, in 2021, the Board offered no position on a preliminary subdivision referral (S-21-5) and a three-mile limit referral (Z-21-22) to subdivide a 2.410-acre parcel (Chili's Restaurant) from a 53.480-acre parcel (Shoppingtown Mall); in 2015, the Board recommended modification of a site plan referral (Z-15-65) to demolish a portion of the existing mall and construct an outdoor strip shopping center as part of a large mixed-use redevelopment project on the subject site, which ultimately did not move forward; and
- WHEREAS, the site is located along Erie Boulevard, a highly commercialized corridor with big box retailers, and has additional frontage on Kinne Road and Agway Road, both local roads; there is an existing regional shopping center, Shoppingtown Mall, surrounded by parking lots, a parking deck and outbuildings on the site for Key Bank, Scotch 'N Sirloin, and Chili's; inholding properties located within the mall property contain the former Macy's, Sear's and Sear's Auto Center buildings; the mall has two signalized driveways onto Erie Boulevard and two driveways onto Kinne Road; Agway Road transects the mall property with a signalized outlet onto Kinne Road and access to Butternut Drive, a local road to the south; and
- WHEREAS, the restaurant, Scotch 'N Sirloin, is located along the Erie Boulevard frontage, south of the mall and is primarily served by the two signalized driveways on Erie Boulevard; the restaurant has ample parking in the front and rear, and has a sidewalk along the front and south side of the building; the restaurant is bordered by Shoppingtown Mall Road and Chili's to the south; and
- WHEREAS, per the submitted hand-drawn Site Plan dated May 5, 2022, the proposed outside seating will serve the local restaurant Scotch 'N Sirloin only; it appears the outdoor seating area will be placed on four existing parking spaces at the southern end of the front parking lot (1523 sf); the plan shows thirteen tables with umbrellas that each seat four people, as well as a server station in the corner nearest the building, and two benches near the entrance; eleven solar lights are proposed within the outdoor seating area; and
- WHEREAS, per the Site Plan, fencing around the proposed outdoor seating area includes a series of planter boxes with herbs connected by a ship rope barrier; the

entrance and exit to the outdoor seating will come from an opening near the front of the building which connects to the existing sidewalk; the plan shows existing landscaping between the seating area and Erie Boulevard and existing landscaping and an herb garden between the seating area and Shoppingtown Mall Road; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and

WHEREAS, the site may contain the Indiana bat or 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 David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-143

- 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 Fabius Town Board at the request of US Light Energy for the property located at 7172 Route 80; 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 80, a state highway, Swift Road (Route 237), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to establish the Solar Energy Systems Overlay District on five commonly-owned contiguous parcels totaling 82.4 acres to develop a 4 MW AC solar energy system in an Agriculture (A-1) zoning district; and
- WHEREAS, in 2021, the Board offered no position with comment on a local law referral (Z-21-320) to amend the Town Code and establish a Solar Energy System Law in the Town of Fabius and a local law referral (Z-21-321) to amend the Town Code and establish a Tier 3 Solar Energy Systems Overlay Zone District in the Town of Fabius; it appears as though both local laws have since been adopted; and
- WHEREAS, the site is located in a rural area of the Town with surrounding agricultural land uses and rural residential land uses; the site has frontage on Route 80, a state highway, and Herlihy Road, a local road; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, per the letter from C.T. Male Associates dated April 7, 2022, the site contains a residence, an airplane hangar, and accessory structures; the Solar Overlay Concept Map dated April 6, 2022 shows a private grass airstrip and airstrip setbacks which bisects the property; there is a driveway on Route 80 to serve the house and hangar and aerial imagery dated May 2021 shows three additional existing driveways on Route 80 and one on Herlihy Road to access agricultural fields;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 80 must meet Department requirements; and
- WHEREAS, per the concept map, there are four proposed potential solar development areas on the site; the map shows strips of evergreen plantings along Route 80 and along Herlihy Road to provide visual screening from Route 80 and adjacent properties; no information regarding access is shown; and
- WHEREAS, per the Town's zoning code, the site is currently zoned Agriculture (A-1) which has the intent "to identify areas where agriculture is the dominant and most important land use activity"; per the code, "regulations and development standards for the A-1 District are intended to preserve the ability to engage in

intensive agricultural practices, to support a limited amount of compatible non-farm development, to preserve the traffic-carrying function of major roads and to minimize potential conflict between farm operations and non-farm land uses”; and

WHEREAS, permitted uses in an A-1 district include one-family dwelling, dwelling factory manufactured, farm, farming, farm building, sale of farm products, accessory use and accessory building, public district library, municipal building, community center, park, playground, commercial plant nursery, and greenhouse; permitted uses with special conditions or a special use permit include two-family dwelling, 3-4 dwelling, multiple family dwelling, converting an existing dwelling into two dwellings, double-wide manufactured home, mobile home, roadside stand, agricultural, industrial, or educational research, home occupation or business, public and private school, church, parish house, place of worship, bed-and-breakfast, commercial stable, kennel/ animal boarding, telecommunication tower, pipeline, transmission line, and other utilities, fire station and related service and similar public safety building and facility, wind, solar and similar alternative energy sources, signs, and storage of wrecked or inoperable vehicle; and

WHEREAS, the applicant is requesting to establish a Tier 3 Solar Energy Systems Overlay Zone District over the site which allows for a tier 3 solar energy system and support facilities regularly and customarily used to operate solar energy systems; per the code, the overlay shall apply to a property in conjunction with and in addition to the uses and dimensional controls of the underlying zoning; zoning regulations for the overlay district shall supersede the requirements of the underlying zoning if they are in conflict; and

WHEREAS, the overlay zone will be subject to the following locational guidelines: 1) the preservation of prime farmland is of imperative importance; 2) to minimize saturation of solar energy systems in any one area of Town, no new overlay zone shall be approved within 1 mile of an already approved Tier 3 solar energy system; 3) avoid sites of scenic quality; and 4) assess the availability and feasibility of alternative sites; and

WHEREAS, the residential structure is likely served by an individual well and individual septic system, although no water and wastewater services were indicated for the site on the referral and with the Onondaga County Department of Finance Office of Real Property Services; per the referral notice, no changes to the existing infrastructure are proposed; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 40 acres of the 82.4-acre site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; GIS mapping shows Fabius Brook runs through the southern portion of the site; the property has an unnamed protected stream 931-409, which is a class C(T) stream, that connects to Fabius Brook;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows over 16 acres of the site may contain state and federal wetlands, which the project appears to mostly avoid; the Solar Overlay Concept Map shows numerous wetlands on the site that were delineated by C.T. Male Associates, including NYS DEC regulated wetlands and the

associated 100' buffer; the site is located over, or immediately adjoining, a principal aquifer and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper);

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 letter from C.T. Male Associates states that approximately 50% of the potential solar development areas within the project site are considered prime farmland or farmland of statewide importance; the letter states the project will use non-prime farmland to the maximum extent practicable; additionally, where areas of prime soil will be used, disturbance will be minimized to facilitate future agricultural use of the land; 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 offers no position on the request to establish a Tier 3 Solar Energy Systems Overlay Zone District over the site, however offers the following in relation to the overall project:

1. The applicant is encouraged to coordinate Route 80 access plans with the New York State Department of Transportation early in the planning process. To further meet Department requirements, the applicant will need to provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant is encouraged to contact the Onondaga County Health Department's Bureau of Public Health Engineering early on in the planning process to confirm the location of the existing sewage disposal system for the dwelling to ensure it will not be impacted by the proposed solar project.

The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - 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 25, 2022

OCPB Case # Z-22-144

- 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 Tully Town Board at the request of Mirabito Holdings, LLC for the property located at Intersection of Route 80 & Lake 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 Route 80, Route 11 and Route 81, all state highways, and Lake Road (Route 134), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 2.02-acre parcel from Residential (R-3) to Business (B-1) in order to facilitate a larger project to construct a gas station / convenience store on four existing parcels; and
- WHEREAS, the site is located at the intersection of Route 80, a state highway, and Lake Road, a county highway, east of I-81; surrounding land uses include residential land uses to the south and west and Burger King to the north; a mix of residential and commercial land uses exist to the east; the site has frontage on Route 80, Lake Road, and Shasta Road, a local road; per aerial imagery dated May 2021, the site contains actively farmed land as well as a gravel parking area a driveway on Route 80 and Lake Road; and
- WHEREAS, per the Layout Plan dated April 14, 2022, a building with a 6,150 sf Mirabito convenience store/ and 1,750 sf donut shop with a drive thru window is proposed 96.2' from the eastern parcel boundary; a 13 car stack is shown to serve the drive-thru window; 8 dispenser fueling islands are proposed in front of the building and 3 dispenser diesel fueling islands are proposed behind the building; underground fuel tanks are proposed in front of and behind the building; and
- WHEREAS, the Landscaping plan dated April 14, 2022 shows trees will be planted along the Route 80 and Lake Road frontages, within the parcel boundaries, and in front of the trailer parking lot; the Layout Plan shows a proposed monument sign along Route 80 and a 60' pylon sign along Lake Road; both signs are shown to be placed within the parcel boundary; a lighting plan was submitted as part of the proposed project; and
- WHEREAS, 31 parking spaces are proposed in the front and east side of the building, including 4 E-charging stations; 14 trailer parking spaces are proposed west of the building; two full access driveways are proposed on Route 80, and one full access driveway on Lake Road, which includes the removal of a raised curb in the middle of Lake Road;
- ADVISORY NOTE: The proposed driveways onto Route 80 and Lake Road require highway access and work permits from the New York State and Onondaga County Departments of Transportation and will be subject to the availability of sight distance; and

- WHEREAS, there is no existing water or wastewater service to the site; per the Environmental Assessment Form (EAF) dated May 6, 2022, the project is pending water district and sewer district extension; at the March Village of Tully Village Board meeting, the applicant was directed to coordinate water and sewer extensions with the Town of Tully; there is no foreseen issue with water extension to the site, however sewerage would need to be extended by the Town and capacity assured by the Village; and
- WHEREAS, per the EAF, the project site will cover 2 acres and stormwater mitigation will be in compliance with NYSDEC regulations; the Layout Plan indicates three ponds and an infiltration basin on the southwest corner of the site; the site slopes slightly from the road to the back of the site where the ponds and basin are placed; two culverts are proposed under the driveway on Lake Road, one of which is proposed in the county right-of-way;
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 New York State and Onondaga County Departments of Transportation, additional stormwater runoff into the state or county's drainage system is prohibited; and
- WHEREAS, the subject parcel is one of four in the project site and is currently zoned residential (R-3) while the remaining three parcels are zoned business (B-1); surrounding parcels are zoned residential, R-3 to the south and west, and R-1 to the north; across I-81, zoning is business (B-1) and agriculture (A-1); and
- WHEREAS, per the zoning code, the intent of the R-3 District is “to designate areas where existing lakes and other natural features have produced sustained pressure for residential development that is likely to continue”; permitted uses include single-family dwellings, accessory uses or structures related to residential use, and a public park or playground; uses allowed with special conditions or special authorization from the Town Board include a mobile dwelling, ECHO housing, cluster housing, roadside stand, day-care facility, bed-and-breakfast, off-site parking facility, signs, home occupations, wind power and other alternate domestic energy sources except solar, utility structure, swimming pool, and solar energy systems; and
- WHEREAS, per the zoning code, the intent of the B-1 District is “to designate areas where a limited amount of service and commercial businesses are currently located and are appropriate”; permitted uses include public playground or park; uses allowed with special conditions or special authorization from the Town Board include mobile dwelling, retirement housing, community center, agricultural uses, retail business benefitting from good highway access but not on the list, retail sales for agricultural or industrial equipment and supplies, mini-commercial warehouse for self-storage, funeral home, medical center, accessory use or structure related to business use, motel, drive-in or drive-through business, off-site parking facility, scientific research laboratory, signs, home occupations, wind power and other alternate domestic energy sources except solar, telecommunications tower and related accessory equipment, utility structure, swimming pool, and solar energy systems; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF

Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The Board offers no position on the requested zone change, however offers the following in relation to the overall project:

1. The applicant is encouraged to coordinate Route 80 and Lake Road access plans with the New York State and Onondaga County Departments of Transportation, respectively, early on in the planning process. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic study, and lighting plan to both Departments for review. 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. The Town, Village and applicant are advised to coordinate regarding the feasibility and municipal objectives for extension of drinking water and wastewater service to the site, and nearby land, prior to approval of the proposed zone change to include more intensive land uses. If public sewerage is not an option, the applicant is advised to coordinate with the Onondaga County Health Department for provisions of wastewater on the site early on in the planning process.

3. The Town is encouraged to consider requiring that the proposed Lake Road driveway be moved to the adjacent Shasta Drive, an existing public road, to assist with traffic flow and safety by minimizing new curb cuts and conflict points.

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 5/6/2022

RE: Administrative Review – GSPDC Preliminary 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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-28

DATE RECEIVED: 5/5/2022

30-DAY DEADLINE: 6/4/2022

REFERRING BOARD: CSyrPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Greater Syracuse Land Bank

LOCATION: 118 and 120 White Street

WITHIN 500' OF: 637 W. Onondaga Street
Onondaga House Residence

TAX ID(s): 093.-03-33.0, 093.-03-34.0

RELATED CASES:

Project Summary:

The applicant is proposing to combine two vacant lots to form New Lot 120A (0.169 acres) to build a single-family home in a residential (RA) district.

The site is located in the City's Westside neighborhood with surrounding residential uses. The GSPDC White Street Subdivision Preliminary Plan dated March 17, 2022, shows the site contains two adjacent vacant lots with frontage on White Street, a local road. The Site Plan dated April 14, 2022 shows a 1,014 sf house on the combined lot with a 12' wide driveway on White Street. The Resubdivision Justification dated April 19, 2022 states that individually the lots are not buildable lots, but together they meet all of the dimensional requirements for construction of a new single-family home. The site currently does not have any water or wastewater infrastructure, and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. Per the Environmental Assessment Form (EAF) dated April 19, 2022, a new connection to public drinking water and public sewer is proposed to serve the single-family home.

Advisory Notes:

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. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>

Recommendation: NO POSITION

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Onondaga Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 5/10/2022

RE: Administrative Review – Whitwell Preliminary 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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-29

DATE RECEIVED: 5/9/2022

30-DAY DEADLINE: 6/8/2022

REFERRING BOARD: TOnoPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Lisa Whitwell

LOCATION: 3033 Hitchings Road

WITHIN 500' OF: County Route 151 and a farm operation located in a NYS Agricultural District

TAX ID(s): 064.-01-07.2

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide an 18.06-acre parcel into two new lots, Lot 2B-1 (16.75 acres) and Lot 2B-2 (1.31 acres to be combined with neighboring residential lot), in a Residential zoning district.

The site is located in a rural area north of Route 20 with frontage on Nichols Road, a local road, and Hitchings Road, a county highway. The site and surrounding lands are enrolled in NYS Agricultural District 1 and the surrounding lands appear to contain active farmland. Per the Resubdivision of Lot 2B Preliminary Plan dated April 18, 2022, proposed Lot 2B-1 will remain vacant, wooded land and is noted that it is not an approved building lot until such time where a waste water disposal system design has been approved by the Onondaga County Department of Health. Per the plan, proposed Lot 2B-2 would be conveyed to the neighboring residential parcel to the east which contains a house with a gravel drive on Hitchings Road. The residential lot is served by an individual well and septic system and no changes are proposed. No development has been submitted for either proposed lot.

Advisory Note(s):

GIS mapping shows a small portion of proposed Lot 2B-1 may contain federal wetlands. Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers. No development is currently proposed in the wetlands.

Recommendation: NO POSITION

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Fabius Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 5/10/2022

RE: Administrative Review – Zarzecki Preliminary 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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-30

DATE RECEIVED: 5/10/2022

30-DAY DEADLINE: 6/9/2022

REFERRING BOARD: TFabPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Francis & Karen Zarzecki

LOCATION: 1567 Berwyn Road

WITHIN 500' OF: County Route 114 and a farm operation located in a NYS Agricultural District

TAX ID(s): 107.-05-06.0

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 78-acre parcel into two new lots (66 acres and 12 acres) in an Agricultural (A-1) zoning district.

The site is located in a rural area within the Town and has frontage on Berwyn Road, a county road. The site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland. Per aerial imagery dated May 2021 and the Survey revised June 30, 2020, the proposed 66 acre parcel contains a mix of forested land and agricultural land, and contains a house with a barn and a horseshoe driveway on Berwyn Road. The proposed 12 acre parcel contains a greenhouse, a cabin for camping, a fence around most of the proposed parcel and a gravel driveway on Berwyn Road. Per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and individual septic system, and per the undated Environmental Assessment Form (EAF), no changes to the infrastructure are proposed. The EAF states that no building permits are sought for either parcel at this time.

Advisory Note(s):

1. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Berwyn Road must meet Department requirements.
2. GIS mapping shows the site may contain federal wetlands. Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers. No development is proposed in the wetlands at this time.

Recommendation: NO POSITION

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Elbridge Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 5/13/2022

RE: Administrative Review – Foote Subdivision

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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-31

DATE RECEIVED: 5/11/2022

30-DAY DEADLINE: 6/10/2022

REFERRING BOARD: TEIbPB

TYPE OF ACTION: SUBDIVISION

APPLICANT: Nancy A. Foote

LOCATION: 809 McDowell Road

WITHIN 500' OF: State Route 31, Interstate Route 90 (New York State Thruway), Old Route 31 (County), and County Route 84

TAX ID(s): 029.-01-41.1

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 52.93-acre parcel into four new lots, Lot 1 (2.72 acres), Lot 2 (2.22 acres), Lot 3 (10.0 acres) and Lot 4 (38 acres), in a Rural Residential (R-R) zoning district.

In 2015 the Board recommended modification of a final subdivision referral (S-15-85) to convert two parcels, including the subject parcel, totaling 116 acres into three new lots.

The site is located north of the Thruway within a primarily agricultural area of the Town. Per the subdivision map dated May 4, 2022, proposed Lots 1 and 2 have frontage on McDowell Road, a county road, and are currently undeveloped land which appear to be currently used for agriculture. Proposed Lot 3 contains an existing house and a barn both with driveways on McDowell Road, and a pond. Proposed Lot 4 contains an existing barn with a driveway on McDowell Road and the undeveloped triangular piece of land across the road, which appears to be actively farmed, and has frontage on McDowell Road and Old Route 31, both county roads, and Route 31, a state road. Per aerial imagery dated May 2021, existing access to Lot 4 appears to come from a driveway on Old Route 31 and no access to Route 31 is indicated. The existing structures are served by private water and septic, and the site is located outside the Onondaga County Sanitary District. The referral notice indicates that new wells and individual septic systems are proposed as part of the subdivision.

Advisory Notes:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision.
2. Per the Onondaga County Department of Transportation, all existing or proposed driveways on McDowell Road and Old Route 31 must meet Department requirements.
3. Per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner and site lighting shall not impact Thruway patrons.

Recommendation: MODIFICATION

Modifications:

1. Per the Onondaga County Department of Transportation, access to Old Route 31 and McDowell Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed subdivision.
3. Per the NYS Thruway Authority, no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

Comments:

1. Per the New York State Department of Transportation, the Town and applicant are advised that no access to New York State Route 31 will be permitted.
2. The Board advises the Town to ensure that existing highway boundaries are shown on the proposed subdivision plan.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Van Buren Zoning Board of Appeals
FROM: Dan Kwasnowski, AICP
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 5/13/2022
RE: Administrative Review – Baxter Preliminary 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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-32
DATE RECEIVED: 5/13/2022
30-DAY DEADLINE: 6/12/2022
REFERRING BOARD: TVanZBA
TYPE OF ACTION: PRELIMINARY SUBDIVISION
APPLICANT: Steve and Lisa Baxter
LOCATION: 7658 Seneca Beach Drive
WITHIN 500' OF: State Route 48, and the municipal boundary between the Town of Van Buren and the Town of Lysander
TAX ID(s): 030.-03-32.1
RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 4.2-acre parcel into two new lots, Lot 2A (1.1 acres) and Lot 2B (3.1 acres), in a Residential (R20) zoning district.

The site is located west of the Seneca River with residential land uses to the north, east, and south and undeveloped forested land to the west. Per aerial imagery and the preliminary plan dated April 20, 2022, proposed Lot 2B has frontage on Seneca Beach Drive, a local road, and contains primarily forested land with a 20' drainage easement across the front of the property. Proposed Lot 2A contains a one-story metal building with a driveway on Seneca Beach Drive. Per the referral notice, the current building is served by public drinking water and public sewers and is located within the Baldwinsville-Seneca Knolls wastewater treatment plant service area. No development plans were proposed as part of the subdivision, however, the referral indicates a new connection to public drinking water and public sewers is proposed to serve the new lot.

Advisory Notes:

1. Current FEMA Flood Insurance Rate Maps (FIRM) indicate that over 2 acres of the 4-acre site, including areas in both proposed lots, is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation. The Onondaga County Hazard Mitigation Plan has identified

flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

2. 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. the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>
3. The applicant is advised to contact OCWA's Engineering Department to determine 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.
4. GIS mapping shows a small portion of the proposed Lot 2B may contain federal wetlands. Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers.
5. 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.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board
FROM: Dan Kwasnowski, AICP
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 5/17/2022
RE: Administrative Review – Kimball Preliminary 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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-33
DATE RECEIVED: 5/13/2022
30-DAY DEADLINE: 6/12/2022
REFERRING BOARD: TSkaPB
TYPE OF ACTION: PRELIMINARY SUBDIVISION
APPLICANT: April Ward, Jeremy Kimball, Skaneateles Storage, LLC
LOCATION: 1351 Cherry Valley Turnpike
WITHIN 500' OF: US Route 20 and the municipal boundary between the Town and the Village of Skaneateles
TAX ID(s): 032.-03-30.1
RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 13.4-acre parcel into two new lots, Lot A (0.9 acres) and Lot B (12.6 acres), in Highway Commercial (HC) and Lake Watershed Overlay (LWOD) zoning districts.

In 2020, the Board recommended modification of a site plan referral (Z-20-125) and offered no position with comment on an area variance (Z-20-126) to construct a two-story attached garage addition to an existing single-family home on the subject parcel. In 2015, the Board recommended modification of concurrent site plan (Z-15-67) and special permit (Z-15-68) referrals to re-establish boat storage and U-Haul rental uses and convert an existing building to a health club. The Board has reviewed previous special permit and site plan referrals (Z-02-128, Z-04-198, and Z-07-214, Z-09-329, and Z-09-330) for changes to the site.

the site is located along Cherry Valley Turnpike (US Route 20), a state highway, just east of the Village of Skaneateles, with surrounding low-density commercial uses. Per the Sketch Plan dated May 2, 2022, proposed Lot A will include the existing single-family house at the southwest corner of the site with existing blacktop drive on Cherry Valley Turnpike, part of an existing ditch used for stormwater on the site, and the existing septic area and septic expansion area which are both delineated on the plan. Proposed Lot B encompasses the remainder of the parcel including a one-story office/dance studio/gym building at the front of the site with associated parking, 4

one-story storage buildings and an outdoor vehicle and boat storage area, a driveway on Cherry Valley Turnpike, two detention basins, and the undeveloped wood and gravel areas in the rear of the site. Per the Environmental Assessment Form dated May 2, 2022, the site is served by municipal water and two separate on-site septic systems and no changes to the existing infrastructure are proposed.

The Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval. A letter from the City to the Town of Skaneateles CEO dated May 9, 2022, included with the referral materials, indicates that the office has no comment in regards to the project.

Advisory Notes:

1. Per the NYS Department of Transportation, all existing or proposed driveways on Cherry Valley Turnpike must meet Department requirements.
2. 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.

Recommendation: NO POSITION

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Manlius Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 4/28/2022

RE: Administrative Review – Baranovsky Dental Site Plan

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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-117

DATE RECEIVED: 4/25/2022

30-DAY DEADLINE: 5/25/2022

REFERRING BOARD: TManPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Aaron Kolb Architecture, PLLC / Baranovsky Dental

LOCATION: 7211 East Genesee Street

WITHIN 500' OF: State Route 5

TAX ID(s): 087.-07-44.0

RELATED CASES: Z-22-118

Project Summary:

The applicant is proposing to renovate an existing vacant building and establish a dental office on a 0.67-acre parcel in a Residential Multiple-Use (RM) zoning district.

The Board is currently reviewing a special permit referral (Z-22-118) as part of the proposed project.

The site is located along a highly developed stretch of Route 5, a state highway, with commercial and residential surrounding land uses. Per the Schematic Site Plan dated April 7, 2022, the site contains an existing building with sidewalks and a parking area with 15 spaces on the west side of the building. The site has one driveway on Route 5 and two driveways on Fayette Drive, a local road. Per the Environmental Assessment Form dated April 13, 2022, the applicant is proposing interior and exterior renovations to the existing building and will make no changes to the existing footprint of the structure. The Proposed Floor Plan dated April 7, 2022, states that the existing parking lot will remain and will be restriped. Per the referral notice, the site is served by public drinking water and public sewers and is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed.

Advisory Note(s):

1. 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. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>
2. The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;
3. Aerial imagery shows a sign along the Route 5 frontage. Per the NYS Department of Transportation, signage is not permitted in the state right-of-way.
4. Per the NYS Department of Transportation, all existing or proposed driveways on Route 5 must meet Department requirements.

Recommendation: NO POSITION

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Manlius Planning Board
FROM: Dan Kwasnowski, AICP
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 4/28/2022
RE: Administrative Review – Baranovsky Dental Special Permit
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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-118
DATE RECEIVED: 4/25/2022
30-DAY DEADLINE: 5/25/2022
REFERRING BOARD: TManPB
TYPE OF ACTION: SPECIAL PERMIT
APPLICANT: Aaron Kolb Architecture, PLLC / Baranovsky Dental
LOCATION: 7211 East Genesee Street
WITHIN 500' OF: State Route 5
TAX ID(s): 087.-07-44.0
RELATED CASES: Z-22-117

Project Summary:

The applicant is proposing to renovate an existing vacant building and establish a dental office on a 0.67-acre parcel in a Residential Multiple-Use (RM) zoning district.

The Board is currently reviewing a site plan referral (Z-22-117) as part of the proposed project.

The site is located along a highly developed stretch of Route 5, a state highway, with commercial and residential surrounding land uses. Per the Schematic Site Plan dated April 7, 2022, the site contains an existing building with sidewalks and a parking area with 15 spaces on the west side of the building. The site has one driveway on Route 5 and two driveways on Fayette Drive, a local road. Per the Environmental Assessment Form dated April 13, 2022, the applicant is proposing interior and exterior renovations to the existing building and will make no changes to the existing footprint of the structure. The Proposed Floor Plan dated April 7, 2022, states that the existing parking lot will remain and will be restriped. Per the referral notice, the site is served by public drinking water and public sewers and is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed.

Advisory Note(s):

1. 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. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>
2. The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;
3. Aerial imagery shows a sign along the Route 5 frontage. Per the NYS Department of Transportation, signage is not permitted in the state right-of-way.
4. Per the NYS Department of Transportation, all existing or proposed driveways on Route 5 must meet Department requirements.

Recommendation: NO POSITION

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board
FROM: Dan Kwasnowski, AICP
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 5/6/2022
RE: Administrative Review – Graham Site Plan
RECOMMENDATION: NO POSITION WITH COMMENT

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

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-126
DATE RECEIVED: 5/5/2022
30-DAY DEADLINE: 6/4/2022
REFERRING BOARD: TSkaPB
TYPE OF ACTION: SITE PLAN
APPLICANT: Adam Graham
LOCATION: 3429A East Lake Road
WITHIN 500' OF: State Route 41
TAX ID(s): 041.-01-06.0
RELATED CASES: Z-22-127, Z-22-128

Project Summary:

The applicant is proposing to construct a front porch and permeable patio, and make modifications to the driveway and walks within a Rural Farming and Forest (RF) district in the Skaneateles Lake Watershed Overlay (LWOD) district.

The Board is concurrently reviewing a special permit referral (Z-22-127) to redevelop a nonconforming lot that fails to meet impervious surface coverage requirements and area variance referral (Z-22-128) to redevelop a preexisting nonconforming lot less than 20,000 sf in the Lake Watershed Overlay District as part of the proposed project.

The site is located in a residential area on the east side of Skaneateles Lake. Per the Site Plan dated April 21, 2022, the site contains an existing two-story house with a back porch that is 9.6' from the rear property line where 25' is the minimum, a sidewalk and stoop in the front of the house, and a large paved driveway with access to a private road. The Site Plan shows the applicant proposes to remove the back porch, reducing the rear yard nonconformance to 19.4' and build a new porch on the front of the house. Additionally, a 16' X 28' permeable patio on the west side of the house and a permeable walkway connecting the front porch to the patio is

proposed. The applicant is also proposing to remove the existing sidewalk and stoop and build a permeable sidewalk from the front porch to the driveway, and remove 50% of the existing driveway.

A French drain is proposed along the eastern side of the driveway which would direct water to a proposed 10' X 21' bioswale on the east side of the house. Per the Narrative dated April 21, 2022, the impervious surface coverage (ISC) will be reduced from 23.6% to 17.7% where 10% is allowed and the total surface coverage will be reduced from 23.6% to 20.9% where 20% is allowed. The applicant proposes to make a payment to the Town's LDRA Fund to compensate for not meeting the ISC limits. The site is served by Town water and an individual septic system which is shown on the west side of the house on the Site Plan and no changes are proposed to the existing infrastructure.

Recommendation: NO POSITION WITH COMMENT

The Town is encouraged to work with the applicant to identify opportunities to reduce impermeable surface coverage on the site in an effort to better meet the Town's requirements.

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board
FROM: Dan Kwasnowski, AICP
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 5/6/2022
RE: Administrative Review – Graham Special Permit
RECOMMENDATION: NO POSITION WITH COMMENT

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

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-127
DATE RECEIVED: 5/5/2022
30-DAY DEADLINE: 6/4/2022
REFERRING BOARD: TSkaPB
TYPE OF ACTION: SPECIAL PERMIT
APPLICANT: Adam Graham
LOCATION: 3429A East Lake Road
WITHIN 500' OF: State Route 41
TAX ID(s): 041.-01-06.0
RELATED CASES: Z-22-126, Z-22-128

Project Summary:

The applicant is requesting a special permit for a redevelopment project that fails to meet lot coverage requirements, in order to construct a front porch and permeable patio, and make modifications to the driveway and walks within a Rural Farming and Forest (RF) district in the Skaneateles Lake Watershed Overlay (LOWD) district.

The Board is concurrently reviewing a site plan referral (Z-22-126) and area variance referral (Z-22-128) to redevelop a preexisting nonconforming lot less than 20,000 sf in the Lake Watershed Overlay District as part of the proposed project.

The site is located in a residential area on the east side of Skaneateles Lake. Per the Site Plan dated April 21, 2022, the site contains an existing two-story house with a back porch that is 9.6' from the rear property line where 25' is the minimum, a sidewalk and stoop in the front of the house, and a large paved driveway with access to a private road. The Site Plan shows the applicant proposes to remove the back porch, reducing the rear yard nonconformance to 19.4' and build a new porch on the front of the house. Additionally, a 16' X 28' permeable patio on the west side of the house and a permeable walkway connecting the front porch to the patio is

proposed. The applicant is also proposing to remove the existing sidewalk and stoop and build a permeable sidewalk from the front porch to the driveway, and remove 50% of the existing driveway.

A French drain is proposed along the eastern side of the driveway which would direct water to a proposed 10' X 21' bioswale on the east side of the house. Per the Narrative dated April 21, 2022, the impervious surface coverage (ISC) will be reduced from 23.6% to 17.7% where 10% is allowed and the total surface coverage will be reduced from 23.6% to 20.9% where 20% is allowed. The applicant proposes to make a payment to the Town's LDRA Fund to compensate for not meeting the ISC limits. The site is served by Town water and an individual septic system which is shown on the west side of the house on the Site Plan and no changes are proposed to the existing infrastructure.

Recommendation: NO POSITION WITH COMMENT

The Town is encouraged to work with the applicant to identify opportunities to reduce impermeable surface coverage on the site in an effort to better meet the Town's requirements.

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Zoning Board of Appeals
FROM: Dan Kwasnowski, AICP
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 5/6/2022
RE: Administrative Review – Graham Area Variance
RECOMMENDATION: NO POSITION WITH COMMENT

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

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-128
DATE RECEIVED: 5/5/2022
30-DAY DEADLINE: 6/4/2022
REFERRING BOARD: TSkaZBA
TYPE OF ACTION: AREA VARIANCE
APPLICANT: Adam Graham
LOCATION: 3429A East Lake Road
WITHIN 500' OF: State Route 41
TAX ID(s): 041.-01-06.0
RELATED CASES: Z-22-126, Z-22-127

Project Summary:

The applicant is requesting an area variance to redevelop a preexisting nonconforming lot less than 20,000 sf in order to construct a front porch and permeable patio, and make modifications to the driveway and walks within a Rural Farming and Forest (RF) district in the Skaneateles Lake Watershed Overlay (LWOD) district.

The Board is concurrently reviewing a site plan referral (Z-22-126) and a special permit referral (Z-22-127) to redevelop a nonconforming lot that fails to meet impervious surface coverage requirements as part of the proposed project.

The site is located in a residential area on the east side of Skaneateles Lake. Per the Site Plan dated April 21, 2022, the site contains an existing two-story house with a back porch that is 9.6' from the rear property line where 25' is the minimum, a sidewalk and stoop in the front of the house, and a large paved driveway with access to a private road. The Site Plan shows the applicant proposes to remove the back porch, reducing the rear yard nonconformance to 19.4' and build a new porch on the front of the house. Additionally, a 16' X 28' permeable patio on the west side of the house and a permeable walkway connecting the front porch to the patio is proposed. The applicant is also proposing to remove the existing sidewalk and stoop and build a permeable sidewalk from the front porch to the driveway, and remove 50% of the existing driveway.

A French drain is proposed along the eastern side of the driveway which would direct water to a proposed 10' X 21' bioswale on the east side of the house. Per the Narrative dated April 21, 2022, the impervious surface coverage (ISC) will be reduced from 23.6% to 17.7% where 10% is allowed and the total surface coverage will be reduced from 23.6% to 20.9% where 20% is allowed. The applicant proposes to make a payment to the Town's LDRA Fund to compensate for not meeting the ISC limits. The site is served by Town water and an individual septic system which is shown on the west side of the house on the Site Plan and no changes are proposed to the existing infrastructure.

Recommendation: NO POSITION WITH COMMENT

No position is offered on the request for the area variance, however the following comment is offered in relation to the overall project:

The Town is encouraged to work with the applicant to identify opportunities to reduce impermeable surface coverage on the site in an effort to better meet the Town's requirements.

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 5/10/2022

RE: Administrative Review – Pirro Area Variance

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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-129

DATE RECEIVED: 5/9/2022

30-DAY DEADLINE: 6/8/2022

REFERRING BOARD: TClazBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Elaina Pirro

LOCATION: 5284 West Taft Road

WITHIN 500' OF: County Route 51

TAX ID(s): 117.-09-20.0

RELATED CASES:

Project Summary:

The applicant is requesting an area variance for a front yard setback (125 feet where 140 is required) in order to construct a 252 sf one-story addition and a 36 sf covered porch in a One-Family Residential (R-10) zoning district.

The site is located at the edge of a residential area east of Clay Park South with frontage on West Taft Road, a county highway, and Fay Park Drive, a local road. Per the Survey dated May 2, 2022, and aerial imagery dating May 2021, the site contains a one-story house with a detached garage, an attached garage, and a driveway on Fay Park Drive. A sewer easement runs across the front of the property. The addition and the covered porch are both proposed for the front of the house, which is the reason for the area variance request of reduction in the front yard setback from West Taft Road. Per the referral notice, the site is served by public water and public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek pump station service area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission
FROM: Dan Kwasnowski, AICP
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 5/12/2022
RE: Administrative Review – T-Mobile Site Plan
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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-134
DATE RECEIVED: 5/12/2022
30-DAY DEADLINE: 6/11/2022
REFERRING BOARD: CSyrPC
TYPE OF ACTION: SITE PLAN
APPLICANT: T-Mobile
LOCATION: 1654 West Onondaga Street
WITHIN 500' OF: Harbor Brook, a county-owned drainage channel
TAX ID(s): 091.-02-32.1
RELATED CASES:

Project Summary:

The applicant is proposing to modify an existing unmanned wireless telecommunication facility in a Residential, Class B zoning district.

In 2021 the Board offered no position on a site plan referral (Z-21-337) to modify an existing unmanned wireless telecommunication facility on the subject building. The Board has reviewed previous referrals to replace antennas on the subject building (Z-18-97, Z-17- 94, Z-13-9).

The site is located along West Onondaga Street and has additional frontage on Loehr Avenue, both city streets, in the City's Westside neighborhood. Aerial imagery dated May 2021 shows the site contains an existing five-story building owned and operated by Catholic Charities, an attached three-story building, a detached one-story garage, and a large rear parking area. Per the Environmental Assessment Form dated September 28, 2021, the applicant proposes to replace six (6) existing antennas, three (3) cables, add accessory equipment including racks, power cabinets, indoor SPD boxes, radios, and remove old equipment on the five-story building.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Village of Liverpool Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 5/13/2022

RE: Administrative Review – Bradt Special Permit

RECOMMENDATION: NO POSITION WITH COMMENT

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

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-139

DATE RECEIVED: 5/13/2022

30-DAY DEADLINE: 6/12/2022

REFERRING BOARD: VLivPB

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Robert Bradt

LOCATION: 425 First Street

WITHIN 500' OF: State Route 370, Onondaga Lake Park

TAX ID(s): 005.-10-01.0

RELATED CASES:

Project Summary:

The applicant is requesting a special permit to construct a 16' X 24' freestanding garage in a Residential (R2) zoning district.

The site is located in a residential area on the east side of Onondaga Lake and has frontage on First Street, Sycamore Street, and Brow Street, all local roads. Per the Survey dated July 19, 2019, the site contains an existing two-story house with a driveway on First Street, and a detached 1 ½ story building behind the house. The applicant included two separate surveys with hand-altered modifications to show the approximate location of the proposed garage. The two plans are inconsistent with each other locating the garage 10' from the neighboring property to 13' from the neighboring property, and with neither altered survey showing the distance from First Street. Per the referral notice, the site is served by public drinking water and public sewers and is located within the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow.

Recommendation: NO POSITION WITH COMMENT

The proposal contains an unauthorized site survey. The applicant should provide an alternative survey with appropriate parameters for the proposal.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 5/17/2022

RE: Administrative Review – Mollendorf 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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-145

DATE RECEIVED: 5/13/2022

30-DAY DEADLINE: 6/12/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Joseph Mollendorf

LOCATION: 1801 Russells Landing

WITHIN 500' OF: A farm operation located in NYS Agricultural District 2

TAX ID(s): 063.-03-10.0

RELATED CASES:

Project Summary:

The applicant is proposing construction of a basement on an existing dwelling, replacement of lake access stairway with new deck (130 sf) and shed (39 sf), and a new permanent dock (240 sf) on a 0.53-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts.

The site is located on the west side of Skaneateles Lake in a residential area near the town line and county border. Per the survey dated November 17, 2021, the site contains a two-story house with a deck and patio, a lake access stairway, a stone walk to the shed, and a gravel driveway on Russells Landing, a local road. The Project Narrative dated May 4, 2022, indicates the proposed basement addition is to allow for additional living space for the family and will include an additional bedroom, bathroom, a living space, and an open joint paver patio outside the basement door. Per the Site Plan dated January 31, 2022, the impermeable surface coverage (ISC) for the proposed project is increased to 9.79%, and the lot coverage is increased to 17.32%, both still within watershed regulations. The site is served by an individual well and an individual septic system and a new or additional individual septic system is proposed to serve the basement addition.

The site is located within the Skaneateles Lake watershed. The Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval. A letter from the

City to the Town of Skaneateles CEO dated May 6, 2022, included with the referral materials, indicates that the office is requiring that the applicant receive written acceptance from the County Health Department of the existing holding tank, or grant approval for construction of a new OWTS.

Advisory Note:

Any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the NYS Department of Environmental Conservation’s Protection of Waters Program. The municipality is advised to ensure all necessary permits and approvals are obtained from the DEC for projects located on, in or above navigable waters prior to municipal approval.

Recommendation: MODIFICATION

Modification:

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.

DRAFT



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Spafford Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 5/17/2022

RE: Administrative Review – Meinstein & Gelinard Area Variance

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 Syracuse-Onondaga County Planning Agency.

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 SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-146

DATE RECEIVED: 5/17/2022

30-DAY DEADLINE: 6/16/2022

REFERRING BOARD: TSpaZBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Meinstein & Gelinard

LOCATION: 1819 Locust Lane

WITHIN 500' OF: Informal Review requested

TAX ID(s): 003.-02-12.0

RELATED CASES:

Project Summary:

The applicant is requesting an area variance to reduce the side yard setback to 8.5 feet from the existing 1.6 feet, where 10 feet is required to construct an addition on an existing non-conforming dwelling on a 0.47-acre parcel in a Skaneateles Lake zoning district.

The site is located on the east side of Skaneateles Lake in a residential lakefront area. Per the Zoning Site Plan dated November 23, 2021, the site contains a single-family residential dwelling with a boat house, shoreline decks, shoreline stairs, wood deck (to be removed), back walkway (to be removed), patio and existing stairs, an existing detached garage with a driveway on Locust Lane, a local road. Per the Project Narrative dated April 18, 2022, the applicant proposes to demolish part of the existing house and add a kitchen, two bathrooms (one on the first floor and one on the second floor) and additional room on the first floor. Additionally, the second floor bedroom layout will be changed, a new staircase will be added to serve the second floor loft, and the loft plate will be raised for more usable living space. Other minor interior and exterior building modifications are proposed as part of the project. Per the referral notice, the site is served by an individual well and individual septic system and no changes to the existing infrastructure are proposed.

Recommendation: MODIFICATION

Modification:

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 variance request.

Comment:

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

DRAFT