



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

November 01, 2023

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Don Radke
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Rachel Woods
Robin Coon

GUESTS PRESENT

Tim Freitag
Nathan Cobb
Erin Enright
Victor Ciaccia

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 01, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from October 11, 2023 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

Z-23-270	TGedPB	No Position With Comment	Z-23-271	CSyrPB	No Position
Z-23-273	VNsyPB	Modification	Z-23-274	TElbPB	Modification
Z-23-275	TElbPB	Modification	Z-23-276	TManTB	No Position With Comment
Z-23-278	TElbTB	Modification	Z-23-280	TDewPB	No Position With Comment
Z-23-281	TCicPB	No Position	Z-23-284	TDewPB	Modification
Z-23-285	TElbZBA	No Position With Comment	Z-23-286	VMinPB	Modification

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-270

- 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 Geddes Planning Board at the request of Robert Seigart / Schopfer Architects for the property located at 2515 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the municipal boundaries between the Town of Geddes, the Village of Solvay and the City of Syracuse; and
- WHEREAS, the applicant is proposing to reconfigure and expand an existing church parking lot on a 3.2-acre parcel in a Residential A: Single-Family Residential zoning district; and
- WHEREAS, the site is among mixed residential and commercial land uses along West Genesee Street, a state road, surrounded by a residential neighborhoods; the site is near the Town of Geddes' boundary with the City of Syracuse; and
- WHEREAS, the site contains an existing church and parking lot; the site has three points of access from West Genesee Street, a state road, two directly from West Genesee Street and a third via an adjacent parcel; the parking lot also has access to Manchester Road, a local road, at the rear of the site; and
- WHEREAS, the applicant is proposing to expand the parking into the rear of the site and along the eastern and southern internal roads; the plan also shows the applicant adding stormwater management infrastructure and basin, widening two driveways, and adding landscaping along parcel boundaries; per the local application, the applicant is restriping the existing lot and expanding the parking lot to provide an additional 82 parking spaces, totaling 181; the applicant is proposing to widen the driveway to Manchester Road and the westernmost access to West Genesee Street to 24'-wide each;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements and any work within within the state right-of-way will require a Highway Work permit; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/3/23, 1.3 acres of the site will be disturbed by the proposed project; per the Site Plan dated 8/2023, drainage swales will be added to the eastern and southeastern boundaries, draining to a bioretention area and stormwater management basin to be located in the southeast corner of the site; per the EAF, when the "water level rises to the top of the control structure, water will flow through the outlet pipe to the municipal storm system";
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is

advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the Site Plan shows a 40' required setback along West Genesee Street and 20' required along the remaining boundaries; per the Site Plan, the existing parking lot, church portico, and some of the proposed parking along the eastern driveway encroach into the setback and the proposed rear extension of the parking lot encroaches 9' into the rear setback; per the Site Plan the proposed changes will result in a 58.4% lot coverage (building 6.2% and asphalt, pavement, & concrete 52.2%; per Town Code, 25% lot coverage is permitted, but setbacks and lot coverage pertain only to the buildings and structures and not pavement, the increase in impermeable asphalt does not affect the lot coverage allowed on site; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the submitted project is located within the Metropolitan Wastewater Treatment Plant and Airport Road Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to existing infrastructure are proposed; and

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

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

The municipality and applicant should ensure cross-access agreements are in place for any shared access between adjacent parcels.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Christian Freeman, PLA for the property located at 601-621 South Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing a 28,348 sf four-story mixed-use building with 18 apartments and 2,500sf of commercial storefront, on a 0.37-acre parcel in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the site is among the commercial businesses along South Geddes Street, located on the western end of the residential neighborhoods of the Near West Side of Syracuse; Fowler High School's athletic fields, a liquor store, and an automobile service station are nearby; residential parcels are adjacent on Seymour Street; the adjacent parcel to the south, on the corner of South Geddes and Shonnard Streets, contains a gas station; and
- WHEREAS, the site is a vacant parcel on the corner of South Geddes and Seymour Streets; the remnants of an asphalt driveway and concrete pad are located in the northwest corner of the site; and
- WHEREAS, it is noted on the local application a variance will be sought from parking requirements at this site, that variance has not yet been referred to this Board for review; and
- WHEREAS, per the Site Plan dated 8/17/23, the applicant is proposing to construct the 18-unit building along the South Geddes Street frontage with a driveway from Seymour Street leading to four parking spaces, rear access to the building, bike racks, and the dumpster enclosure; sidewalks are shown along both frontages and leading to multiple buildings entry points; and
- WHEREAS, the building will have one and two-bedroom units on three floors (2nd-4th), a fitness room, computer room, and a second floor patio; the first floor layout and details regarding the commercial tenant space(s) were not included with this referral; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), South Geddes Street has public transit service and bus stops are located across South Geddes Street from the site; and
- WHEREAS, the site is served by public drinking water and the building will require a new connection; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and the new building

will require connection;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs:734042, 734022, C734160) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); per the Neighborhood Plan dated 9/26/23, part of the site is located in an "Archaeological Buffer Areas";
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 and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-273

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Chick-fil-A for the property located at 110 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 South Bay Road (Route 208) and East Taft Road (Route 19), both county highways, South Main Street (Brewerton Road / Route 11), a state highway, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing a revised site plan for construction of a drive-thru restaurant (Chick-fil-A) on two parcels totaling 0.502 acres in a Commercial (C-2) zoning district; and
- WHEREAS, the Board recently recommended Modification of an area variance referral (Z-23-153) regarding 10 requested area variances for this proposed Chick-fil-A along with a previous special permit referral (Z-23-126), requiring the applicant continue to work with New York State and Onondaga County Departments of Transportation, encouraging the Town to consider the appropriateness of this site for the projected intensity of use, and recommending the extension of sidewalks along East Taft and South Bay Roads; and
- WHEREAS, the site currently contains two houses and the Basil Leaf Ristorante (6,350 sf); the site would be cleared in its entirety for the proposed project; per aerial imagery dated May 2021, the site is located in a commercial corridor surrounded by primarily restaurant and retail uses, as well as a NYSDOT North Syracuse Maintenance Facility and a nearby junior high school campus; the project also occurs within two jurisdictions, the Town of Clay and Village of North Syracuse (this review is intended to serve as a Onondaga County Planning Board for both jurisdictions, as appropriate;
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
- WHEREAS, the Site Plan dated 9/11/23 shows the applicant is proposing to construct a 2,780 sf building and 2 drive-thru lanes; the building includes a walk-up window and patio with 20 seats, and no indoor seating is proposed; traffic is circulated in a one-way direction; per the Project Narrative dated 9/11/23, the

drive-thru includes a detached 1,450 sf meal-ordering canopy and a 1,800 sf meal delivery canopy; the narrative contains some different information than the Site Plan, listing 24 outdoor seats and a 2,800 sf restaurant; and

WHEREAS, the Site Plan shows 50 parking spaces interspersed along the frontage on East Taft and South Bay Roads and in the site's interior with minimal setback; plans show portions of parking spaces for an adjacent parcel continuing to occur on the proposed site plan, noting "adjoiners parking lot encroachment" and "prop. parking to be removed at owner's discretion. temp. easement required."; it remains unclear whether formal easements are on file for the encroachment; and

WHEREAS, the Site Plan shows a full-access driveway onto South Bay Road and a right-only exit onto East Taft Road, both County roads;
ADVISORY NOTE: Per the New York State and Onondaga County Departments of Transportation, all existing or proposed driveways must meet Department requirements, and work permits are required for any work within the respective State or County rights-of-way; and

WHEREAS, previous recommendations from this Board included the addition of pedestrian-friendly elements; the project had been amended to add sidewalks along Route 11 and crosswalks across Route 11, East Taft Road, and accessing the building, but no sidewalks or crosswalks were shown along other frontages; existing sidewalks occur along the north side of East Taft Road; and

WHEREAS, per the EAF, parking lot lighting will be added with down-lit dark sky compliant light fixtures; and

WHEREAS, a Landscape Plan dated 9/11/23 shows shrubbery, ornamental grasses, and perennials to be planted on either side of the South Bay Road driveway, the corner of the site near the intersection of South Bay Road and East Taft Road, and along the drive-thru by the site's northwest corner and the neighboring parcel to the south; limited screening of the parking lot is shown; and

WHEREAS, the only substantive change from previous versions of this proposal is the reduction from 3 drive-thru lanes to 2; the 3rd drive-thru lane is still present as a concrete lane along the western site boundary, traveling beneath an unchanged ordering canopy; but on this Site Plan, the lane is now painted with stripes to indicate it is not a drivable lane; and

WHEREAS, the site is currently served by public drinking water and sewers; the site is located within the Oak Orchard Treatment Plant and Davis Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Environmental Assessment Form, dated 8/3/23, states that the anticipated drinking water demand and wastewater generation are 1,000 gallons per day; per the Property Survey, dated 1/27/22, an approximately 30' wide Town sewer easement along all the South Bay frontage, however notes indicate all sewer infrastructure is fully located within the public rights-of-way surrounding the site; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
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, 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 Environmental Assessment Form (EAF) dated 8/3/23, 1.31 acres of the site will be disturbed by the proposed project; per the EAF, the "stormwater will be collected in a network of catch basins and discharged to the County right-of-way as it does today"; a Stormwater Pollution Prevention Plan (SWPPP) was submitted with the referral; the Site Plan shows 16 parking spaces in the northeast corner of the site have been converted to porous pavement and an underground chamber system is proposed under the parking lot;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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 with the New York State and Onondaga County Departments of Transportation regarding the submitted site plan. The applicant must submit copies of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, sidewalk infrastructure, and lighting plan to the 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.

The Board also offers the following comments:

1. While vehicular access and circulation details as reflected in the revised site plan appear to meet Department of Transportation requirements for access, there are still concerns regarding the proposed use of this site. Given the size of the parcel and intensity of vehicular circulation and drive-thru accommodations on site, the vast majority of this prominent and highly visible site is dedicated to asphalt, drive-thru lanes and parking. The building and features such as the patio area, are relegated to the interior of the site, in a limited fashion. Landscaping, screening and pervious surfaces are minimal. The Town should consider whether this site plan represents a positive change and reflects community design and planning goals for the area.
2. The Board recommend extending sidewalks and crosswalk infrastructure along East Taft and South Bay Roads, to improve mobility options to access the site and corridor.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-274

- 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 NSF Elbridge for the property located at Wheeler Road between Chamberlin and Route 5; 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 5, a state highway, Route 31B (Route 99), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundary between the Town of Elbridge and Cayuga County; and
- WHEREAS, the applicant is proposing construction of a 5 MW AC commercial solar facility on a 48.5-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit and area variance referrals (Z-23-275, Z-23-285) regarding this project; the area variance is to allow a 7' perimeter fence where 6' is allowed by Town Code; and
- WHEREAS, the site is located north of the intersection of NYS Route 5 and County Route 31B, west of the Village of Elbridge, surrounded by agriculture, wooded lands, and low-density residential; nearby are the Millstone Golf Course, Tessy Plastics, Hillside Community trailer park, and a farm enrolled in NYS Agricultural District 3; and
- WHEREAS, the site is an irregularly shaped parcel with frontage on Wheeler Road and at the intersection of County Route 31B and NYS Route 5; the site contains wooded areas and per aerial imagery from 2021, active farmland; and
- WHEREAS, per the Site Layout Plan dated 9/27/23, the applicant is proposing to install a 5 MW solar array on the northwestern section of the parcel; the subject area appears to coincide with areas currently containing active agriculture; and
- WHEREAS, a 20' wide access road will extend west from Wheeler Road to the middle of the proposed array where equipment will be stored on concrete pads and battery energy storage systems will be installed on elevated steel platforms; the solar panels will be pole-mounted with a maximum height of 18' from ground; the array will be surrounded by a 7' perimeter fence; GOAB utility poles will be installed at the base of the access road, adjacent to existing overhead power lines; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/28/23, the site is comprised of 22.021 acres of forested land, 25.914 acres of agricultural land, and 0.541 acres of wetland; the proposal will reduce forested land by 7.771 acres and agricultural land by 21.725 acres; per the EAF, 40% of the site has slopes greater than 10%, per GIS mapping the greatest slopes occur in the wooded areas near the roads and the site appears to have the greatest elevation change at the western end of the site with an approximate increase of 90' in elevation over 500'; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/28/23, 29.775 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be managed on-site; per the Overall Drainage & Grading Plan dated 9/27/23 swales will be constructed on either side of the access road;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the EAF, a 0.5-acre non-jurisdictional wetland is present on site and the proposed access road will traverse it; the referral materials included a "Wetland and Watercourse Delineation Report" from Tectonic dated 7/6/23 wherein it is concluded there are no federal or NYS jurisdictional wetlands, but three non-jurisdictional wetland areas were identified; wetlands A (0.029 acres) and B (0.057 acres) occurring on the eastern portion of the site where the proposed access road will be placed and wetland C (0.5181 acres) at the middle of the site and extending south; in the report it is concluded wetland A would not be regulated, but wetlands B and C have a "Continuous surface connection via drainage ditches and culverts to other WOUS [Waters of the United States]" and would be regulated by the Clean Water Act; per the Site Plan, wetland A would be removed, a portion of wetland B would be removed and replaced with a culvert to allow access road construction (per EAF, resulting in 0.0046 acres of wetland being impacted), and wetland C would remain intact; GIS mapping shows federal wetlands located across NYS Route 5, south of the site; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and both the site and surrounding lands appear to contain active farmland; per the Onondaga County Ag Mapper, the parcel is identified as having moderately important farmland (score of 7.47), being comprised of 27.59 cultivated acres (13.07 acres of prime farmland and 0.56 acres of Statewide Importance); adjacent parcels to the north are protected from development with agricultural conservation easements, in furtherance of community farmland protection goals; and

WHEREAS, a Viewshed analysis with limited information and conclusion was completed by Tectonic (undated) classifies the approximate area currently covered by forest as "Not Visible due to Vegetation" and the approximate project area as "Potentially Visible"; and

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

Given the elevation of the project and proximity to the nearby Village, the Town is advised to require or conduct a more stringent Viewshed Analysis and scrutinize potential viewshed impacts from this project.

The Board offers the following comment:

The Town is encouraged to consider agricultural land conversion as part of site plan analysis, including importance of agricultural soils, extent of removal, conservation impacts, and the extent to which the applicant is mitigating impacts to agriculture and soil quality.

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

DRAFT



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-275

- 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 Elbridge Planning Board at the request of NSF Elbridge for the property located at Wheeler Road between Chamberlin and Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 5, a state highway, Route 31B (Route 99), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundary between the Town of Elbridge and Cayuga County; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 5 MW AC solar facility with associated infrastructure on a 48.5-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and area variance referrals (Z-23-274, Z-23-285) regarding this project; the area variance is to allow a 7' perimeter fence where 6' is allowed by Town Code; and
- WHEREAS, the site is located north of the intersection of NYS Route 5 and County Route 31B, west of the Village of Elbridge, surrounded by agriculture, wooded lands, and low-density residential; nearby are the Millstone Golf Course, Tessy Plastics, Hillside Community trailer park, and a farm enrolled in NYS Agricultural District 3; and
- WHEREAS, the site is an irregularly shaped parcel with frontage on Wheeler Road and at the intersection of County Route 31B and NYS Route 5; the site contains wooded areas and per aerial imagery from 2021, active farmland; and
- WHEREAS, per the Site Layout Plan dated 9/27/23, the applicant is proposing to install a 5 MW solar array on the northwestern section of the parcel; the subject area appears to coincide with areas currently containing active agriculture; and
- WHEREAS, a 20' wide access road will extend west from Wheeler Road to the middle of the proposed array where equipment will be stored on concrete pads and battery energy storage systems will be installed on elevated steel platforms; the solar panels will be pole-mounted with a maximum height of 18' from ground; the array will be surrounded by a 7' perimeter fence; GOAB utility poles will be installed at the base of the access road, adjacent to existing overhead power lines; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/28/23, the site is comprised of 22.021 acres of forested land, 25.914 acres of agricultural land, and 0.541 acres of wetland; the proposal will reduce forested land by 7.771 acres and agricultural land by 21.725 acres; per the EAF, 40% of the site has slopes greater than 10%, per GIS mapping the greatest slopes occur in the wooded areas near the roads and the site appears to have the greatest

elevation change at the western end of the site with an approximate increase of 90' in elevation over 500'; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/28/23, 29.775 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be managed on-site; per the Overall Drainage & Grading Plan dated 9/27/23 swales will be constructed on either side of the access road;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the EAF, a 0.5-acre non-jurisdictional wetland is present on site and the proposed access road will traverse it; the referral materials included a "Wetland and Watercourse Delineation Report" from Tectonic dated 7/6/23 wherein it is concluded there are no federal or NYS jurisdictional wetlands, but three non-jurisdictional wetland areas were identified; wetlands A (0.029 acres) and B (0.057 acres) occurring on the eastern portion of the site where the proposed access road will be placed and wetland C (0.5181 acres) at the middle of the site and extending south; in the report it is concluded wetland A would not be regulated, but wetlands B and C have a "Continuous surface connection via drainage ditches and culverts to other WOUS [Waters of the United States]" and would be regulated by the Clean Water Act; per the Site Plan, wetland A would be removed, a portion of wetland B would be removed and replaced with a culvert to allow access road construction (per EAF, resulting in 0.0046 acres of wetland being impacted), and wetland C would remain intact; GIS mapping shows federal wetlands located across NYS Route 5, south of the site; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and both the site and surrounding lands appear to contain active farmland; per the Onondaga County Ag Mapper, the parcel is identified as having moderately important farmland (score of 7.47), being comprised of 27.59 cultivated acres (13.07 acres of prime farmland and 0.56 acres of Statewide Importance); adjacent parcels to the north are protected from development with agricultural conservation easements, in furtherance of community farmland protection goals; and

WHEREAS, a Viewshed analysis with limited information and conclusion was completed by Tectonic (undated) classifies the approximate area currently covered by forest as "Not Visible due to Vegetation" and the approximate project area as "Potentially Visible"; and

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

Given the elevation of the project and proximity to the nearby Village, the Town is advised to require or conduct a more stringent Viewshed Analysis and scrutinize potential viewshed impacts from this project.

The Board offers the following comment:

The Town is encouraged to consider agricultural land conversion as part of site plan analysis, including importance of agricultural soils, extent of removal, conservation impacts, and the extent to which the applicant is mitigating impacts to agriculture and soil quality.

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

DRAFT



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-276

- 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 Manlius Town Board at the request of Town of Manlius 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 a local law to amend Chapter 155 of the Town Code to allow for short term agricultural retail (including cannabis sales) in the Residential Transitional (RT) zoning district and requiring an operating permit for same; and
- WHEREAS, the proposed law alters the definition of Retail Sales to include “cannabis dispensaries (not including onsite consumption) and similar agricultural and consumer goods”; and
- WHEREAS, per the Town Code, the Residential Transitional (RT) zoning designation is “designed to encourage continuance of the existing residential character of structure and dwellings in a nearby established neighborhood”; per the proposed resolution, “the Residential Transitional District (“RT”) is the most appropriate zoning district to consider these types of short-term retail in existing buildings”; and
- WHEREAS, per Town Code, the Residential Transitional zoning designation allows, with combined site plan and accessory use permits, uses including offices of religious and educational institutions, offices of physicians, surgeons, dentists, lawyers, architects, engineers, and real estate agents, funeral homes, art studio, photographers, and bed-and-breakfast accommodations; and
- WHEREAS, the proposed change to the Town Code adds the following use to the Residential Transitional District to be allowed with approval of a combined site plan and accessory use permit: “Sale of Farm Products, including cannabis which the Code Enforcement Officer is authorized to approve with a Operating Permit” with the caveats of no permanent alterations to the exterior of existing building(s) and such retail sales will be for less than 30 consecutive days;
- WHEREAS, per the Town zoning map, the Residential Transitional District is applied to only four parcels on the north side of West Seneca Street (County Route 173) near its intersection with Troop K Road; 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 encourages the municipality to include a definition of "Farm

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Products" and "Agricultural Products" in the proposed law.

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

DRAFT



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-278

- 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 Town Board at the request of Andrew Aupperle for the property located at Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 10-unit apartment building on a 6.35-acre parcel in a Business 1 (B-1) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-23-85) regarding an earlier version of this proposal, requiring the applicant to coordinate NYS Route 5 access plans with NYS Department of Transportation and provide a lighting plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP); and
- WHEREAS, the site is a vacant wooded parcel along NYS Route 5 between its intersections with Wheeler and Hamilton Roads, both local roads; the site slopes significantly down toward NYS Route 5; Tessa Plastics and Millstone Golf Course are located across Route 5 from the site; a 90-acre parcel behind and east of the site is enrolled in NYS Agricultural District 3 and appears to contain active farmland; lands protected with farmland conservation easements occur within 1/4 and 1/2 mile from the parcel; and
- WHEREAS, the applicant has modified their previous site plan, included with the previous referral, from proposing the construction of two townhouse-style apartment buildings containing either 6 or 8 units each to now constructing one 10-unit townhouse-style apartment unit building; per the local application, the number of units will be determined by the septic system and leach field designs, noting if public sewer services were to be extended to the site, additional buildings/units could be added; the applicant notes a separate garage structure could be built if allowed by local setback requirements; and
- WHEREAS, the Site Plan dated 9/14/23 depicts an 8,928 sf apartment building with 10 side by side units to be constructed close to and parallel to NYS Route 5, with 13 parking spaces in front along NYS Route 5; a paved area which looks like individual parking spaces or a driveway appears to be proposed directly in front of apartment units, but units do not appear to include garages; a dumpster enclosure and maintenance building are to be located at the western end of the project area; and
- WHEREAS, the plans show a proposed 28'-wide driveway from NYS Route 5 to access the complex;

ADVISORY NOTE: The proposed driveways onto Route 5 requires highway access and work permits from the New York State Department of

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Transportation; and

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

WHEREAS, the site plan shows two proposed leach fields located at the rear of the property with little additional detail; the Onondaga County Health Department previously approved a septic design for up to 16 bedrooms, while the current proposal appears to show 20 bedrooms, in excess of OCHD limits; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/10/2023, 2.47 acres of the site will be disturbed by the proposed project; the plan does not reflect any stormwater management accommodations on site; within MS4 communities, any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; and

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

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

1. The applicant is required to coordinate NYS Route 5 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any changes to the proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

The Board also offers the following comment:

1. The Board reminds the municipality to require and refer plans that fully and legibly depict the proposed project site, and include adequate site plan details to determine any permitting requirements or impacts.

2. The Boards encourages the town to consider the steep topography of the site when evaluating the feasibility of the proposal including the placement of septic leach fields at a much greater elevation than the proposed housing and possible outcomes from pump failure, power failure, etc.

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

DRAFT



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-280

- 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 Kevin Kane, agent for JW Properties, LLC for the property located at 6391 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 635), a state highway; and
- WHEREAS, the applicant is proposing to construct an exterior cooler/freezer at the rear of an existing restaurant (Loaded) located on a 1.95-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously offered No Position with Comment to subdivide this parcel into two (S-10-13), advising the applicant to show dedicated access to a public right-of-way to avoid creating a landlocked parcel and advising the Town to consider developing a master road plan for the surrounding area; and
- WHEREAS, the site is in an industrial area located off Thompson Road, a state highway, south of Carrier Circle, across from the former Carrier complex; adjacent sites contain uses including a concrete manufacturer, a car wash, and a bus parts warehouse; and
- WHEREAS, the site has a driveway from Thompson Road leading to three different businesses in their own buildings with their own parking areas: a Valvoline Instant Oil Change, Stevensons Tire and Service Center, and the subject business, Loaded restaurant; the restaurant is located in the southwest corner of the parcel, with the Valvoline between the restaurant and the road; the restaurant (largely take-out) with limited seating interior/exterior and its parking lot has three entrances from internal roads, leading to approximately 21 parking spaces around the building; and
- WHEREAS, the applicant is proposing to install a 12' by 16'4" pad-mounted walk-in cooler/freezer with an exterior door off the southwest corner of the restaurant; the cooler would not be connected to the existing building and staff would be required to exit the rear of the restaurant to gain access to the cooler; per the Site Plan dated 10/12/23, the cooler would be installed in an area of existing sidewalk at the rear of the building, and per the Environmental Assessment Form (EAF) dated 10/12/23, the proposal will require a "minor modification of the curb line, sidewalk, and two parking spaces"; the proposal will result in the loss of one parking space; and
- WHEREAS, the site has municipal drinking water and sewer to the site and no changes to existing infrastructure are proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/12/23, 0.0029 acres of the site will be disturbed by the proposed project; and

WHEREAS, per the Site Plan, a 30'-wide access easement runs along the southern boundary of the parcel, only partially existing on site, and a 50'-wide National Grid Easement bisects the parcel, running through the diner's northern parking area; the easements do not occur within the project area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs:734064, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant and municipality should ensure shared access agreements are in place for any shared use of driveways and parking between neighboring uses.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-281

- 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 L&P Operations, LLC (Luke Longergan) for the property located at 7021 Performance 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 East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing to construct a 6,000 sf storage building at an existing crane sales business on a 6.30-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the site is in Hancock Air Park, an area characterized by commercial and office buildings and warehouses between Hancock Airport and East Taft Road, a county route; surrounding businesses include Watkins Environmental Sciences, O'Connell Electric Co, Certified Environmental Services, and Air Innovations; and
- WHEREAS, the site contains a 14,000 sf building on the northern half of the site with parking areas on the northern and eastern sides of the building; a driveway from Performance Drive and circulates around the building to an extensive broken asphalt/stone area comprising the southern half of the site; per aerial imagery from May 2021, the area is used for equipment and vehicle storage; per the Site Plan dated 9/5/23, multiple storage containers are located along the western site boundary; an informal access to Performance Drive is visible in aerial imagery near the intersection of Performance Drive and Hancock Drive, both local roads; and
- WHEREAS, per the Site Plan, the applicant is proposing a 6,000 sf storage building be constructed southwest of the existing building, east of existing storage containers; the building will have 5 overhead doors, 1 on the north side of the building and 4 on the eastern side of the building; the overhead doors will have 20'-wide concrete pads in front; and
- WHEREAS, per the Site Plan, a 20'-wide Onondaga County Water Authority easement bisects the site, crossing from Performance Drive west to the neighboring parcel with an additional 20'-wide easement extending north along the western site boundary to a benchmark; an additional Onondaga County Water Authority easement travels adjacent to Stewart Drive along the southeastern boundary of the property; a small Utility easement is located on the on the Stewart Drive frontage; per the Site Plan, the proposed work does not occur on any easement; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/27/23, 0.4 acres of the site will be disturbed by the proposed project; and

WHEREAS, per the referral notice, the site is served by public drinking water and an increase in demand is expected;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Treatment Plant and Davis Creek pump station service area, an area designated as flow constrained and impacted by excessive wet weather flow; an increase in demand is expected;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of a site (ID:734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-284

- 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 Lyndon Golf Course for the property located at 7054 East Genesee Street / 7000 Highbridge 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 Genesee Street (Route 5) and Highbridge Road (Route 92), both state highways, and the municipal boundary between the Town of DeWitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing to demolish the current clubhouse and construct a new clubhouse and parking area for Lydon Golf Course in new location on a Residential (R-1) portion of a 71.51-acre parcel; and
- WHEREAS, the Board previously offered No Position with Comment regarding a site plan referral (Z-15-386) to place a telecommunications tower on site, advising the Town to ensure appropriate agreements are in place for parking and access from Highbridge Road and East Genesee Street and the proposed tower would not adversely impact a structure that may be eligible for historic register status; and
- WHEREAS, the site is located amongst the commercial businesses that line Highbridge Road and East Genesee Street just east of Lyndon Corners; the Jamesville-DeWitt School District baseball fields are on an adjacent parcel to the west and the Onondaga Golf and Country Club is to the north; all are surrounded by residential neighborhoods; and
- WHEREAS, the site is the Lyndon Golf Course, split into two halves by Highbridge Road; the northern half bordered by East Genesee Street and Highbridge Road, both state highways, and containing three buildings; the southern half is bordered by Highbridge Road along the northern boundary and frontage on Bridle Path Road, a private road, to the west; and
- WHEREAS, the applicant is proposing to demolish their existing clubhouse and parking lot located at 7054 East Genesee Street and convert an existing residential building located at 7000 Highbridge Road into the golf course's new clubhouse; per the local application, no structural changes will be made to the future clubhouse building; per the Site Plan dated 7/2023, the driveway access to Highbridge Road will remain, but will be widened; the applicant is also proposing to construct a 43-space parking lot along the Highbridge Road frontage along with a 12'-wide asphalt drive and golf cart parking along the north side of the building and a 6'-wide asphalt cart path from the parking lot to a crosswalk to be placed across Highbridge Road; referral materials did not include plans for restoration of lands following demolition of structures on East Genesee Street; the sign will be relocated to the new entrance;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Highbridge Road must meet Department requirements; and

WHEREAS, per the referral notice, the site is served by public drinking water with an anticipated increase in demand at the new clubhouse;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; it is anticipated the conversion of the existing building will result in an increase in use;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/24/23, less than one acre of the site will be disturbed by the proposed project; per GIS mapping, the site slopes towards Highbridge Road with an 8' change in elevation from the new clubhouse to the road;

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

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

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

WHEREAS, parcel contains the White House which is eligible for inclusion on the State or National Register of Historic Places; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five

hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, including the proposed mid-block crosswalk and driveway alteration, which will require a Highway Work Permit. 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. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

To maintain a high-quality aesthetic along Highbridge Road, the Board encourages the Town to require the applicant to add landscaping or other screening between the parking lot and Highbridge Road frontage.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-285

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of NSF Elbridge for the property located at Wheeler Road between Chamberlin and Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 5, a state highway, Route 31B (Route 99), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundary between the Town of Elbridge and Cayuga County; and
- WHEREAS, the applicant is requesting an area variance to allow 7 ft. fencing around a proposed of a 5 MW AC solar facility where 6 ft. is the maximum allowed on a 48.5-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals (Z-23-274, Z-23-275) regarding this project; and
- WHEREAS, the site is located north of the intersection of NYS Route 5 and County Route 31B, west of the Village of Elbridge, surrounded by agriculture, wooded lands, and low-density residential; nearby are the Millstone Golf Course, Tessy Plastics, Hillside Community trailer park, and a farm enrolled in an NYS Agricultural District; and
- WHEREAS, the site is an irregularly shaped parcel with frontage on Wheeler Road and at the intersection of County Route 31B and NYS Route 5; the site contains wooded areas and per aerial imagery from 2021, active farmland; and
- WHEREAS, per the Site Layout Plan dated 9/27/23, the applicant is proposing to install a 5 MW solar array on the northwestern section of the parcel; the subject area appears to coincide with areas currently containing active agriculture; a 20' wide access road will extend west from Wheeler Road to the middle of the proposed array where equipment will be stored on concrete pads and battery energy storage systems will be installed on elevated steel platforms; the solar panels will be pole-mounted with a maximum height of 18' from ground; GOAB utility poles will be installed at the base of the access road, adjacent to existing overhead power lines; andand
- WHEREAS, the applicant is seeking an area variance for the perimeter fence surrounding the array, the proposed fence will be 7' in height where 6' is allowed by the Town Code; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/28/23, the site is comprised of 22.021 acres of forested land, 25.914 acres of agricultural land, and 0.541 acres of wetland; the proposal will reduce forested land by 7.771 acres and agricultural land by 21.725 acres; per the EAF, 40% of the site has slopes greater than 10%, per GIS mapping the greatest slopes occur in the

wooded areas near the roads and the site appears to have the greatest elevation change at the western end of the site with an approximate increase of 90' in elevation over 500'; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/28/23, 29.775 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be managed on-site; per the Overall Drainage & Grading Plan dated 9/27/23 swales will be constructed on either side of the access road; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the EAF, a 0.5-acre non-jurisdictional wetland is present on site and the proposed access road will traverse it; the referral materials included a "Wetland and Watercourse Delineation Report" from Tectonic dated 7/6/23 wherein it is concluded there are no federal or NYS jurisdictional wetlands, but three non-jurisdictional wetland areas were identified; wetlands A (0.029 acres) and B (0.057 acres) occurring on the eastern portion of the site where the proposed access road will be placed and wetland C (0.5181 acres) at the middle of the site and extending south; in the report it is concluded wetland A would not be regulated, but wetlands B and C have a "Continuous surface connection via drainage ditches and culverts to other WOUS [Waters of the United States]" and would be regulated by the Clean Water Act; per the Site Plan, wetland A would be removed, a portion of wetland B would be removed and replaced with a culvert to allow access road construction (per EAF, resulting in 0.0046 acres of wetland being impacted), and wetland C would remain intact; GIS mapping shows federal wetlands located across NYS Route 5, south of the site; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and both the site and surrounding lands appear to contain active farmland; per the Onondaga County Ag Mapper, the parcel is identified as having moderately important farmland (score of 7.47), being comprised of 27.59 cultivated acres (13.07 acres of prime farmland and 0.56 acres of Statewide Importance); adjacent parcels to the north are protected from development with agricultural conservation easements, in furtherance of community farmland protection goals; and

WHEREAS, a Viewshed analysis with limited information and conclusion was completed by Tectonic (undated) classifies the approximate area currently covered by forest as "Not Visible due to Vegetation" and the approximate project area as "Potentially Visible"; and

WHEREAS, per the referral, there are no drinking water or wastewater services to the site and no changes to existing infrastructure are proposed; 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 ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision,

site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

While the Board offers no position regarding the specific proposed variances, the Town and applicant are advised of the following comments relative to the project overall:

1. Given the elevation of the project and proximity to the nearby Village, the Town is advised to require or conduct a more stringent Viewshed Analysis and scrutinize potential viewshed impacts from this project.
2. The Town is encouraged to consider agricultural land conversion as part of site plan analysis, including importance of agricultural soils, extent of removal, conservation impacts, and the extent to which the applicant is mitigating impacts to agriculture and soil quality.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-286

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Minoa Planning Board at the request of Sharon Caron for the property located at 7235 North Central Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Central Avenue (Route 245), a county highway, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is proposing to construct a 48-unit apartment complex on a 3.79-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously took No Position on a zone change referral (Z-23-146) to change the parcel from Residential A-1 to Industrial to allow future construction of this proposed apartment building; and
- WHEREAS, the site is located east of the East Syracuse Minoa Central School District campus containing their Transportation building, Pine Grove Middle School, and Woodlawn Elementary, south of a single-family residential neighborhood, and across North Central Avenue from the extensive rail lines belonging to CSX Transportation; the site, recently acquired by the Village, is a large, wooded lot w frontage along North Central Avenue; and
- WHEREAS, per the Layout Plan dated 9/15/23, the applicant is proposing a 48-unit apartment complex composed of 5 buildings circulating around a central 82-space parking lot; a driveway enters the site from the western side of the lot's frontage on North Central Avenue, a county highway, leading to a loop-shaped parking lot, surrounding a central bioretention basin; parking areas on the northern and southern sides of the bioretention basin are noted as "future banked parking spaces";
ADVISORY NOTE: The proposed driveway onto North Central Avenue requires highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, the proposed buildings appear be constructed of 4-unit sections, arranged together to create larger buildings; the site will have two 12-unit buildings (each of three, 4-unit sections) along the western and eastern site boundaries; two 8-unit buildings will be constructed along the northern site boundary and one 8-unit building along the southern boundary, parallel to North Central Avenue; and
- WHEREAS, the Environmental Assessment Form (EAF) dated 4/1/23 submitted with the referral appears to be the EAF prepared for the proposed zone change and doesn't detail how many acres would be physically disturbed by the proposed project; the Stormwater Pollution Prevention Plan (SWPPP) submitted with the referral details 1.9 acres of the site would become impervious by the proposed complex; the Grading and Utility Plan dated 9/15/23 shows stormwater

infrastructure between the western building and the western parcel boundary and between the parking lot and the eastern building, connecting to a “Pocket Pond” to be constructed between the southern building and North Central Avenue; a bioretention basin will be constructed at the center of the parking lot with connection to the Pocket Pond; a rip rap area at the southeast corner of the Pocket Pond is labeled “Emergency Spillway”;

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

WHEREAS, per the Landscaping plan dated 9/15/23, trees will be planted along the boundaries of the site and along the driveway, shrubbery will be planted in front of buildings, next to the sidewalk, and an array of different plantings will be placed in the bioretention basin; and

WHEREAS, per the referral notice, the site is served by public drinking water provided by the Onondaga County Water Authority with a proposed increase in use; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Village of Minoa Wastewater Treatment Facility service area; an increase in use is proposed; and

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

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

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

WHEREAS, 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 is required to coordinate North Central Avenue access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

DRAFT

ONONDAGA COUNTY


DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

TO: Members, [Click here to enter text.](#)

FROM: Dan Kwasnowski, AICP, Director 
Onondaga County Department of Planning (OCDOP)

DATE: 10/25/2023

RE: Administrative Review – Aouad Accessory Use Permit

RECOMMENDATION: Modification

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

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

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

CASE NUMBER: Z-23-277
REFERRING BOARD: Town of Manlius Planning Board
DATE RECEIVED: 10/13/2023
TYPE OF ACTION: Site Plan
APPLICANT: Jessica Aouad
LOCATION: 7147 East Genesee Street
WITHIN 500' OF: NYS Route 5
TAX ID(s): 085.-06-09.0

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

Project Summary:

The applicant is proposing to open a mental health counseling business at a home located at the corner of NYS Route 5 and Homewood Drive in the Town of Manlius. The proposal includes operating the counseling service with 1 to 4 employees, installing signage facing NYS Route 5, and adding a 90' x 25' parking lot with unrestricted access along Homewood Drive. The Site Plan does indicate the proximity of parking spaces to the intersection with NYS Route 5, but it appears to be approximately 30 feet from travel lanes.

The site plan indicates a 25' deep Homewood sewer easement along NYS Route 5 occurring on a neighboring parcel, but not the subject parcel. GIS mapping indicates the presence of both sewer and water infrastructure along the parcel frontage. Parking and signage as shown may encroach within applicable easements.

Advisory Note:

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Recommendation: Modification

The applicant must consult with and obtain approvals from the Onondaga County Water Authority and Onondaga County Department of Water Environment Protection regarding any work within respective easements. Any easements or rights-of-way must be indicated on plans prior to, or as a condition of, municipal approval.

Comment:

The Board is encouraged to limit the extent of unrestricted parking along the Homewood Drive frontage to ensure safety near NYS Route 5 intersection and protect the residential character of the site.

DRAFT

ONONDAGA COUNTY


DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

TO: Members, City of Syracuse Planning Commission

FROM: Dan Kwasnowski, AICP, Director 
Onondaga County Department of Planning (OCDOP)

DATE: 10/25/2023

RE: Administrative Review – North Beech Street Billboard

RECOMMENDATION: No Position

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

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

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

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

CASE NUMBER: Z-23-282

REFERRING BOARD: City of Syracuse Planning Commission

DATE RECEIVED: 10/17/23

TYPE OF ACTION: Off-Premises Sign

APPLICANT: Ryan Schafer

LOCATION: 103 North Beech Street

WITHIN 500' OF: Interstate 690

TAX ID(s): 031.-01-01.0

Project Summary:

The applicant is proposing the demolish an existing 3-sided billboard on the rooftop of a building located at 103 North Beech Street and replace it with a freestanding 2-sided billboard to be placed at the northeast corner of the property. The site is at the intersection of North Beech Street and Canal Street, abutting Interstate 690, with a warehouse containing Dellas Graphics and Johnstone Supply Syracuse. The proposed sign would be 53.5' from ground level and 30' above Interstate 690 with an 11' by 40' static sign facing eastbound traffic and a 10.5' by 36' west-facing digital sign. Existing sign faces are unlit and approximately 25'-30'-wide, less than the proposed sign.

Advisory Note:

Off-premises signs located on the National Highway System (NHS), or intended to be visible from the NHS, must be registered with and obtain permits from the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

TO: Members, City of Syracuse Planning Commission

FROM: Dan Kwasnowski, AICP, Director *DK*
Onondaga County Department of Planning (OCDOP)

DATE: 10/25/2023

RE: Administrative Review – West Genesee Street Billboard

RECOMMENDATION: Disapproval

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

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

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

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

Project Summary:

The applicant is proposing a single-faced pole-mount billboard at the northeast corner of parcel primarily containing a gas station, along North Geddes Street near its intersection with West Genesee Street. Adjacent parcels contain residential uses and the sign will be located within 20 feet of a neighboring house. The proposal is for an 11' 5.5" by 23' 5" digital sign to be placed 12' 6" high from ground level, facing south. The LED sign will have an 8-second variable message display, instant message transition, and 500 to 7,500 NITS. The site is visible from West Genesee Street, which is part of the National Highway System.

Advisory Note:

Off-premises signs located within 660 feet of the edge of the state right-of-way or are otherwise intended to be visible from the highway must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York.

Recommendation: Disapproval

The Board does not endorse the location of billboards in close proximity to residential land uses and in urban, walkable locations. The proposed billboard may also obstruct views from the adjacent house, and create negative ambient lighting glare.

CASE NUMBER: Z-23-283

REFERRING BOARD: City of Syracuse Planning Commission

DATE RECEIVED: 10/17/23

TYPE OF ACTION: Off-Premises Sign

APPLICANT: Amy Monaghan-Brown

LOCATION: 1000 West Genesee Street

WITHIN 500' OF: Interstate 690

TAX ID(s): 108.2-04-12.1