



# Onondaga County Planning Board

November 17, 2021

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Mike LaFlair - via Zoom  
Marty Masterpole  
David Skeval  
Jim Stelter  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 17, 2021.

## III. MINUTES & OTHER BUSINESS

Minutes from October 27, 2021 were submitted for approval. David Skeval made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

The Board voted unanimously to approve the 2022 OCPB Calendar.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

|          |         |                          |          |         |                          |
|----------|---------|--------------------------|----------|---------|--------------------------|
| S-21-74  | CSyrPB  | No Position              | S-21-75  | CSyrPB  | No Position With Comment |
| S-21-76  | TPomPB  | No Position With Comment | S-21-77  | TManPB  | No Position With Comment |
| S-21-78  | TMarPB  | No Position With Comment | S-21-79  | TCicPB  | No Position With Comment |
| S-21-80  | CSyrPB  | No Position With Comment | Z-21-314 | TSkaPB  | Modification             |
| Z-21-315 | TLafPB  | Modification             | Z-21-316 | TLafZBA | Modification             |
| Z-21-317 | CSyrPB  | Modification             | Z-21-318 | VSkaVB  | No Position With Comment |
| Z-21-319 | VSkaVB  | No Position              | Z-21-320 | TFabTB  | No Position With Comment |
| Z-21-321 | TFabTB  | No Position With Comment | Z-21-322 | TClaPB  | No Position With Comment |
| Z-21-323 | TGedZBA | No Position              | Z-21-324 | TSpaTB  | No Position              |
| Z-21-325 | TSalPB  | Modification             | Z-21-326 | TSalPB  | Modification             |
| Z-21-327 | TClaZBA | No Position With Comment | Z-21-328 | TManPB  | Modification             |
| Z-21-329 | CSyrZA  | No Position              | Z-21-330 | TSalPB  | Modification             |
| Z-21-331 | TSalZBA | No Position With Comment | Z-21-332 | TCicPB  | No Position With Comment |
| Z-21-333 | TCicPB  | Modification             | Z-21-334 | CSyrPB  | No Position With Comment |
| Z-21-335 | CSyrPB  | Modification             | Z-21-336 | TClaTB  | No Position              |



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # S-21-74

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of North Midler Properties, LLC for the property located at 386 & 388 North Midler Avenue, Rear; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New Court Avenue (Route 598), a state highway, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to combine two parcels to create New Lot H-1 (1.658 acres) in an Industrial, Class A zoning district; and
- WHEREAS, the site is located in the City's Eastwood neighborhood with surrounding industrial land uses; the submitted Resubdivision Plat dated August 10, 2021 shows the site is landlocked between parcels containing other industrial uses and a CSX rail line; access to the site comes from North Midler Avenue through an adjacent parcel; North Midler Avenue is a city street that transitions to NYS Route 598 to the north; and
- WHEREAS, per the plan, Lot H (1.222 acres) is a long narrow parcel containing a one-story building that partially occurs on an adjacent parcel to the north located in the Town of DeWitt; the building appears to have connections to buildings to the north and south; Lot G (0.436 acres) is situated on the east side of Lot H and contains an existing one-story building that partially occurs on an adjacent parcel to the north; both parcels are under common ownership, as are the two neighboring properties to the north; and
- WHEREAS, per the local application, the lot combination is intended to facilitate the rehabilitation of the dilapidated structure on Lot G; and
- WHEREAS, the site is served by public drinking water and sewers and is located in Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station services areas; no change to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734032, 734064, C734087) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**

DRAFT



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # S-21-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Scott Dumas for the property located at 1950 & 1970 West Fayette Street and 1499, 1501 & 1515 Erie Boulevard; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine 5 parcels to create New Lot 1A (1.352 acres), in order to facilitate a proposed multi-use project in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-21-317) to renovate the site and existing building on proposed New Lot 1A; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding industrial and commercial land uses; the submitted survey map shows the site has frontage on West Fayette Street and Erie Boulevard West, both city streets, and contains an existing three-story building (16,077 SF footprint), formerly Strathmore Paints, and a one-story building, to be removed; and
- WHEREAS, the submitted Layout Plan dated September 20, 2021 shows site modifications to include new sidewalks along both frontages, construction of three parking lots, and five new curb cuts, two on Erie Boulevard West and three on West Fayette Street; the proposed East Lot (31 spaces) will be located on the east side of the building and have an underground chamber infiltration system, as shown in the Grading, Drainage, and Utilities Plan; the proposed West Lot (7 spaces) will be at the front of the building; the proposed Staff Lot (12 spaces) is set at the rear of and down slope from the building, along Erie Boulevard West; there is a retaining wall bordering the south side of the Staff Lot; and
- WHEREAS, the Layout Plan shows a "Future Open Market Structure"; per the local application, the one-story building will be relocated and presumably be used as the market structure; the submitted Planting Plan shows new trees around the perimeter of the property and landscape beds adjacent to the East Lot; and
- WHEREAS, the submitted floor plans show interior renovations are intended to allow for basement storage space, first floor warehouse, art trade school, and barber shop spaces, second floor office and trade school areas, and third floor offices; elevation drawings show exterior renovations to include repairing and repointing the existing brickwork, as necessary, repainting the brick, and installing new windows, new aluminum storefront systems, a new membrane roof, and new metal copings; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 3, 2021, 0.93 acres will be disturbed by the proposed project; stormwater will be

directed to drainage structures and treated on-site before exiting to the municipal storm system; the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the building is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the local application, utilities will be modified as necessary to meet the needs of the facility/site and will be designed to meet city code requirements; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, 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; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734075, 734083, 734039, C734083) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

The Board offers the following comments for the project as a whole:

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # S-21-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Pompey Planning Board at the request of Arne Komar for the property located at 4253 Oran Delphi Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oran Delphi Road (Route 5), a county highway, and Cazenovia Road (Route 92), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 69.5-acre parcel into two new lots, Lot 1 (5.8 acres) and Lot 2 (63.7 acres), in a Farm zoning district; and
- WHEREAS, the site is located in a rural area with surrounding residential and agricultural land uses; the site and adjacent parcels are enrolled in the NYS Agricultural District 4, though they do not appear to contain active farmland; and
- WHEREAS, the submitted Concept Plan dated June 7, 2021 shows the site has frontage on Oran Delphi Road and contains an existing single-family house, barns, and a driveway onto Oran Delphi Road; proposed Lot 1 (5.8 acres) will contain vacant lands and have 300' of frontage; the remaining lands, including the existing structures and driveway will be Lot 2 (63.7 acres); and
- WHEREAS, Limestone Creek, a classification B(T), C stream, crosses the site and then follows part of the northern property line; current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site is located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; GIS mapping shows the site may also contain state and/or federal wetlands; and
- WHEREAS, approximately 10 acres at the front of the site appears to be unencumbered; these unencumbered lands include proposed Lot 1 and the lands containing the existing structures and driveway; no development plans are indicated; and
- WHEREAS, ADVISORY NOTE: any future or proposed driveways onto Oran Delphi Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an individual well and septic system; and
- WHEREAS, the site is located near the Oran Community Church and Oran District No. 22 Schoolhouse which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. The applicant is advised to contact the Onondaga County Health Department for required verbiage that must be added to the plan prior to Department endorsement of the subdivision.
2. To ensure access to Oran Delphi Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
3. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # S-21-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Keplinger Freeman Associates for the property located at 8195 Cazenovia Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Cazenovia Road (Route 92), a state highway, and Pompey Center Road (Route 10), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 3.21-acre parcel into two new lots, Lot 1 (2.794 acres) and Lot 2 (0.594 acres), in a Commercial A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-328) to construct a 3,090 sf dental office on proposed Lot 2; and
- WHEREAS, the site is located just outside the Village of Manlius with surrounding commercial, office and civic land uses; the site abuts the Eagle Hill Middle School to the north; the Topographic Survey Map dated August 17, 2021 shows the site has frontage on NYS Route 92 and contains an existing two-story, multi-tenant building, the Millstone Building, and a detached garage structure; there is a row of parking at the front of the building with two existing access points onto Route 92; the site also contains a rear gravel parking lot and a side parking lot that has an additional driveway onto Route 92;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 92 must meet Department requirements; and
- WHEREAS, the submitted Subdivision Survey Map dated August 17, 2021 shows proposed Lot 1 (2.794 acres) to contain the existing structures and access; proposed Lot 2 (0.594 acres) will have 131.59' of frontage on Route 92 and includes lands at the western corner of the property; proposed Lot 2 appears to contain part of the side parking lot, which will be partially removed and modified to allow for the new dental office; and
- WHEREAS, the Site Layout and Planting Plan shows the proposed 3,090 SF building on Lot 2 with parking (20 spaces total) on two sides of the building; the site will use an existing driveway on Lot 1; an Agreement for Ingress and Egress Easement was included with the referral materials, granting ingress and egress rights to the buyer of Lot 2 for the easement area depicted; and
- WHEREAS, proposed lighting is shown in a Site Photometric Plan to include four wall-mounted fixtures; per the elevation drawings, proposed signage will include a wall-mounted sign on the side of the building facing Route 92; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 30,



2021, 0.97 acres will be disturbed by the proposed project; stormwater discharges will be directed to on-site facilities and then discharged to Route 92; per the submitted Concept Site Plan, a subsurface stormwater management area (1,880 SF) will be designed and located under the parking lot; a Drainage Study dated October 8, 2021 was included with the referral materials

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections for drinking water and wastewater services are proposed; ADVISORY NOTES: 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; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan 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, 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 following comments are offered for the project as a whole:

1. The applicant must continue to coordinate with the New York State Department of Transportation on review of traffic data, stormwater management plans, and lighting plans and issuance of a 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. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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

DRAFT



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # S-21-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Donald LaPointe for the property located at 3940 Slate Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Slate Hill Road (Route 150), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 8.29-acre parcel into two new lots, Lot 1 (50,733 sf) and Lot 2 (7.133 acres), in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agricultural land uses; the site and adjacent parcels are enrolled in NYS Agricultural District 2; the site is surrounded on three sides by land that appears to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated March 23, 2021 shows the site has frontage on Slate Hill Road and contains an existing house, detached garage, shed and driveway, all to be contained on proposed Lot 1 (1.16 acres); proposed Lot 2 (7.13 acres) will contain an existing barn and the remainder of the site, which includes undeveloped, forested lands; and
- WHEREAS, per the local application, it is intended for Lot 2 to be developed;  
ADVISORY NOTE: any proposed or future driveways onto Slate Hill Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by public drinking water and an individual septic system; a new municipal connection to drinking water service is proposed; a new individual septic system is also proposed;  
ADVISORY NOTE: 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 Lot 2 prior to Department endorsement of the subdivision; 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. To ensure access to Slate Hill Road will be granted and that the proposed

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lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

2. The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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

DRAFT



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # S-21-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Chester Dudzinski for the property located at 7172 Island Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Island Road (Route 215), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 41.2-acre parcel into two new lots, Lot 7172A (1.0 acres) and Lot 7172B (40.2 acres), in an Agricultural (AG) zoning district; and
- WHEREAS, the site and adjacent parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; other surrounding land uses are primarily residential; and
- WHEREAS, aerial imagery dated May 2021 and the submitted subdivision plan show the site is divided into two sections by Island Road; the northern portion of the site appears to contain only farmland; the southern portion of the site contains an existing house, detached garage, and driveway, to be subdivided onto proposed Lot 7172A (1.0 acre); the remainder of the southern portion contains two sheds, active farmland, and wooded lands; proposed Lot 7172B (40.2 acres) will include the entire northern portion of the site and the remaining lands south of Island Road; and
- WHEREAS, no development plans are indicated;  
ADVISORY NOTE: any proposed or future driveways onto Island Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by public drinking water and an individual septic system; the Onondaga County Sanitary District boundary appears to cross the southern portion of the site; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the site may contain state and federal wetland areas which appear to coincide with the wooded lands on Lot 7172B; and
- WHEREAS, the site may contain the following natural communities: Silver Maple-Ash Swamp (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. To ensure access to Island Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # S-21-80

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Opus AE Group, LLC for the property located at 1030-1060 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Institute for Human Performance (SUNY Upstate), a state-owned facility; and
- WHEREAS, the applicant is proposing to subdivide a 2.69-acre parcel into two new lots, New Scholar Hotel Lot (1.801 acres) and New Opus at Syracuse Lot (0.885 acres), in an Office, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-21-334) to construct a seven-story residential building on the proposed New Opus at Syracuse Lot (0.885 acres); previously, the Board offered no position for concurrent project site review (Z-14-111) and area variance (Z-14-112) referrals to enclose an existing open terrace associated with the property and located primarily in the City right-of-way; and
- WHEREAS, the site is located in the City's University Hill neighborhood; surrounding land uses include retail and restaurants, parking lots, student housing, and various buildings for the surrounding universities and hospitals; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on three city streets, East Genesee Street, University Avenue, and Madison Street, and contains existing two-story and seven-story buildings for the Scholar Hotel and an associated parking lot; the site has three existing driveways, one on East Genesee Street and two on Madison Street; the proposed New Scholar Hotel Lot (1.801 acres) will have the East Genesee Street and University Avenue frontages and contain the existing hotel buildings and a portion of the parking lot, to be reconfigured for 24 hotel parking spaces; the proposed New Opus at Syracuse Lot (0.885 acres) will have the Madison Street frontage and contain the remainder of the parking lot; and
- WHEREAS, the submitted Site Plan dated September 20, 2021 shows the proposed seven-story residential building will be constructed on the New Opus at Syracuse Lot; both driveways on Madison Street will be removed; a new driveway is proposed that will provide direct access to the building's first level parking and three basement floor parking levels; the indoor parking will include 93 spaces for the apartment use and 136 spaces for Scholar Hotel; the upper floors of the new building will have 104 residential units including studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartments; additional amenities for the residential use will include an outdoor deck and pool, lobby, indoor bike storage, fitness center, clubroom, and lounge; and

WHEREAS, the submitted Project Overview indicates the applicant is requesting waivers for maximum lot coverage of buildings or structures (73% where 40% is permitted or 65% is permitted with premiums granted for provision of amenities), residential density (371 SF per dwelling unit where 425 SF per unit is required or 374 SF per unit is required with granted side and rear yard reductions), and off-street parking (93 spaces where 104 is required) for the Opus at Syracuse Lot; additional waivers will be necessary for the Scholar Lot and include maximum lot coverage for parking, floor area ratio, and open space; and

WHEREAS, per the local application, proposed signage includes five wall signs (60" x 11'-4", 14" x 12'-3", or 15" x 13'-6" in size) and two awning signs (20" x 23' or 12" x 11'-9" in size); all signs will be located on the north or south face of the building; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 23, 2021, 0.88 acres of the site will be disturbed by the proposed project; an underground stormwater detention system is proposed;  
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections to drinking water and wastewater services are proposed for the residential building; per the EAF, anticipated water usage and liquid waste generation are each estimated at 31,240 gallons per day; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the site is located near the Grace Episcopal Church and Temple Society or Concord which are both listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

The Board offers the following comments for the project as a whole:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the



planning process to determine sewer availability and capacity and to discuss offset requirements.

2. Given the volume and density of recently proposed and completed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a project level basis. A sewer flow study, to be completed by applicants or City staff, in consultation with WEP's Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.

3. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of transportation options for University Hill workers, students and

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

DRAFT



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-314

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Nathan Card for the property located at 4440 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Jordan Road (Route 22), a county highway; and
- WHEREAS, the applicant is requesting a special permit to expand an existing landscaping business on a 10.8-acre parcel in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, in 2014, the Board offered no position for a special permit referral (Z-14-113) to establish a landscape business with storage buildings and parking; and
- WHEREAS, the site is located along Jordan Road just outside the Skaneateles Falls hamlet; the site is near Skaneateles Park North, an industrial office park; other surrounding land uses are residential; and
- WHEREAS, aerial imagery dated May 2021 and the submitted survey map show the site contains an existing landscaping business, Card Mowing, with two metal garages and a concrete pad with storage bins for landscape materials, all surrounded by a gravel parking and equipment storage area; there is an existing driveway onto Jordan Road;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Jordan Road must meet Department requirements; and
- WHEREAS, per the submitted Narrative dated October 1, 2021, site modifications will include constructing two new storage buildings (3,200 SF each), one heated and one not, installing two concrete slabs (900 SF each) for additional storage bins, and expanding the gravel parking area 120 feet towards the rear lot line; and
- WHEREAS, the submitted Site Plan dated October 1, 2021 shows the site has an existing bio-swale at the front of the property; there is drainage gravel shown at the rear of each existing and proposed building; a drainage area for bio-swale (340,086 SF) is shown at the rear of the site in an area that appears to be wooded; and
- WHEREAS, the site is served by public drinking water and an individual septic system, which is not shown in the project plans; no changes to the existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734010) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site 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:

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 construction.

The Board also offers the following comments:

1. The applicant is encouraged to retain as much existing tree cover as possible or provide landscaping at the rear of the property to help buffer the nearby creek.
2. The Town is advised to ensure project complies with any NYS Department of Environmental Conservation regulations or guidelines for the storage of salt and salt/sand mixtures on-site.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-315

- 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 LaFayette Planning Board at the request of ICT Clean, Inc. for the property located at Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of US Route 11 and Interstate 81, both state highways; and
- WHEREAS, the applicant is proposing to construct a 3,200 square foot building for a new manufacturing use on an 8.58-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-316) as part of the proposed project; the Board has previously reviewed several proposed projects for the subject parcel, including an equipment rental business (Z-20-266), a dental office (Z-20-30), and a self-storage facility (Z-08-156), generally citing wastewater, drainage, access, and lighting requirements; and
- WHEREAS, the vacant parcel is located along Route 11 with a mix of surrounding land uses including a Town park, apartment complex, and various commercial uses; the parcel abuts I-81 to the west; and
- WHEREAS, the submitted Overall Site Plan dated October 1, 2021 shows a proposed 80' x 40' pole barn with asphalt parking (12 spaces total) at the front and side of the building and a proposed 28' wide driveway onto Route 11; there is a NYSDOT drainage easement area at the front of the site with a drainage pipe crossing Route 11 at this location;  
ADVISORY NOTE: the proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the local application, the project is intended for a new facility that will manufacture modular wall units, which is a permitted use subject to a Special Permit and Site Plan Review; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 10, 2021, 1.0 acre of the site will be disturbed by the proposed project; the submitted Grading, Erosion Control, and Utility Plan dated October 1, 2021 shows a proposed stormwater basin adjacent to the parking area; per the local application, a Stormwater Pollution Prevention Plan (SWPPP) will be provided;  
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; 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 does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; the Grading, Erosion Control, and Utility Plan shows public drinking water service will be provided and connect to the existing water main along Route 11; per the EAF, an individual septic system is proposed though it is not shown in the plans; 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, GIS mapping shows a potential riverine wetland under federal jurisdiction that crosses the southern half of the parcel; all of the proposed development appears to be outside the wetland area; and

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the project.
2. Per the New York State Department of Transportation (NYSDOT), any previous approvals issued by the Department for this site are no longer valid as the proposed site plan, use, and access for the site have changed. The applicant is required to coordinate Route 11 access plans with the NYSDOT. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), ITE Trip Generation traffic figures, 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.

The Board also offers the following comment:

Front yard landscaping is encouraged to improve the aesthetics of the site along the Route 11 frontage and screen parking areas from view.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-316

- 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 LaFayette Zoning Board of Appeals at the request of ICT Clean, Inc. for the property located at Route 11; 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 US Route 11 and Interstate 81, both state highways; and
- WHEREAS, the applicant is requesting a special permit to allow a manufacturing use on an 8.58-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-315) as part of the proposed project; the Board has previously reviewed several proposed projects for the subject parcel, including an equipment rental business (Z-20-266), a dental office (Z-20-30), and a self-storage facility (Z-08-156), generally citing wastewater, drainage, access, and lighting requirements; and
- WHEREAS, the vacant parcel is located along Route 11 with a mix of surrounding land uses including a Town park, apartment complex, and various commercial uses; the parcel abuts I-81 to the west; and
- WHEREAS, the submitted Overall Site Plan dated October 1, 2021 shows a proposed 80' x 40' pole barn with asphalt parking (12 spaces total) at the front and side of the building and a proposed 28' wide driveway onto Route 11; there is a NYSDOT drainage easement area at the front of the site with a drainage pipe crossing Route 11 at this location;  
ADVISORY NOTE: the proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the local application, the project is intended for a new facility that will manufacture modular wall units, which is a permitted use subject to a Special Permit and Site Plan Review; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 10, 2021, 1.0 acre of the site will be disturbed by the proposed project; the submitted Grading, Erosion Control, and Utility Plan dated October 1, 2021 shows a proposed stormwater basin adjacent to the parking area; per the local application, a Stormwater Pollution Prevention Plan (SWPPP) will be provided;  
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; 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 does not have existing drinking water or wastewater services and is

located outside of the Onondaga County Sanitary District; the Grading, Erosion Control, and Utility Plan shows public drinking water service will be provided and connect to the existing water main along Route 11; per the EAF, an individual septic system is proposed though it is not shown in the plans; 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, GIS mapping shows a potential riverine wetland under federal jurisdiction that crosses the southern half of the parcel; all of the proposed development appears to be outside the wetland area; and

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the project.
2. Per the New York State Department of Transportation (NYSDOT), any previous approvals issued by the Department for this site are no longer valid as the proposed site plan, use, and access for the site have changed. The applicant is required to coordinate Route 11 access plans with the NYSDOT. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), ITE Trip Generation traffic figures, 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.

The Board also offers the following comment:

Front yard landscaping is encouraged to improve the aesthetics of the site along the Route 11 frontage and screen parking areas from view.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-317

- 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 PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Scott Dumas for the property located at 1950 & 1970 West Fayette Street and 1499, 1501 & 1515 Erie Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing façade and site modifications to renovate an existing building for a multi-use project on five parcels totaling 1.352 acres in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-21-75) to combine the 5 subject parcels into New Lot 1A (1.352 acres) as part of the proposed project; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding industrial and commercial land uses; the submitted survey map shows the site has frontage on West Fayette Street and Erie Boulevard West, both city streets, and contains an existing three-story building (16,077 SF footprint), formerly Strathmore Paints, and a one-story building, to be removed; and
- WHEREAS, the submitted Layout Plan dated September 20, 2021 shows site modifications to include new sidewalks along both frontages, construction of three parking lots, and five new curb cuts, two on Erie Boulevard West and three on West Fayette Street; the proposed East Lot (31 spaces) will be located on the east side of the building and have an underground chamber infiltration system, as shown in the Grading, Drainage, and Utilities Plan; the proposed West Lot (7 spaces) will be at the front of the building; the proposed Staff Lot (12 spaces) is set at the rear of and down slope from the building, along Erie Boulevard West; there is a retaining wall bordering the south side of the Staff Lot; and
- WHEREAS, the Layout Plan shows a "Future Open Market Structure"; per the local application, the one-story building will be relocated and presumably be used as the market structure; the submitted Planting Plan shows new trees around the perimeter of the property and landscape beds adjacent to the East Lot; and
- WHEREAS, the submitted floor plans show interior renovations are intended to allow for basement storage space, first floor warehouse, art trade school, and barber shop spaces, second floor office and trade school areas, and third floor offices; elevation drawings show exterior renovations to include repairing and repointing the existing brickwork, as necessary, repainting the brick, and installing new windows, new aluminum storefront systems, a new membrane roof, and new metal copings; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 3,



2021, 0.93 acres will be disturbed by the proposed project; stormwater will be directed to drainage structures and treated on-site before exiting to the municipal storm system; the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the building is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the local application, utilities will be modified as necessary to meet the needs of the facility/site and will be designed to meet city code requirements; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, 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; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734075, 734083, 734039, C734083) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

The Board also offers the following comment:

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-318

- 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 Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law #4 of 2021 to amend Chapter 225 ("Zoning") of the Village of Skaneateles Code to allow for sidewalk cafes for outdoor dining; and
- WHEREAS, the proposed Local Law will amend Article II ("Word Usage and Definitions"), Section 225-4 ("Definitions") by adding the following definition: "Sidewalk Café – An outdoor dining area located adjacent to a public sidewalk and/or on private property which provides food and/or beverages and contains readily removable tables, chairs, railings, planters or similar furnishings or structures. It shall be otherwise unenclosed by fixed walls and open to the air"; and
- WHEREAS, the proposed Local Law will add a new article, Article XIX ("Sidewalk Cafes"), to the Village Zoning Code; the purpose and intent of the new article is for "the Board of Trustees to permit sidewalk cafes in the zoning districts C and downtown D of the Village" and regulate such use; the Permitted Use Chart will be amended accordingly; and
- WHEREAS, per the Village Zoning Map, lands in the Village zoned C or D generally occur along parts of East Genesee Street, Fennell Street, and Jordan Street, bounded by Skaneateles Lake to the south, Hannum Street to the west, and State Street to the east; and
- WHEREAS, East Genesee Street is under state jurisdiction and the state right-of-way appears to extend to the building line on a significant number of the parcels zoned C or D;  
ADVISORY NOTE: per the NYS Department of Transportation, any encroachment into the state right-of-way is subject to review by the NYS Department of Transportation and issuance of a Use and Occupancy permit; and
- WHEREAS, proposed Article XIX will regulate the location, standards, hours of operation, and licensing/permit requirements for sidewalk cafes; and
- WHEREAS, per proposed Article XIX, sidewalk cafes shall not impede pedestrian or vehicular traffic, or interfere with any public service facilities; the specific location of tables, chairs and any other structures related to the sidewalk café shall be approved by the Village Planning Board; a sidewalk café may only be located directly in front of the establishment it is associated with; and
- WHEREAS, per proposed Article XIX, furnishings or structures must be of suitable

construction and color, to be reviewed by the Planning Board; furnishings or structures shall not be temporarily or permanently attached to the sidewalk or building; live performances, recorded audio transmissions, sound amplification, and public address systems are all prohibited; no display of merchandise or advertising of goods and services will be permitted; all alcoholic beverages must be prepared within the appurtenant establishment and consumed while seated; no smoking or vaping will be permitted; no disposable paper or plastic goods shall be used, except for napkins; no structure, container or enclosure for garbage may be placed adjacent to or within the confines of the sidewalk café; and

WHEREAS, per proposed Article XIX, hours of operation for sidewalk cafes will be limited to 7AM to 10PM, with hours posted; chairs shall be removed from the sidewalk when the establishment is closed; and

WHEREAS, per proposed Article XIX, sidewalk cafes may operate from April 15 to November 15; an annual permit must be secured from the Planning Board; 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 Village may want to include language within the local law to condition approval of sidewalk cafes within the public right-of-way on applicable permissions and assurances of the right-of-way owner, such as the NYS Department of Transportation.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-319

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 Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing Local Law #5 of 2021 to amend Chapter 140 ("Parks and Recreation") of the Village of Skaneateles Code; and

WHEREAS, the proposed Local Law will amend Section 140-2 ("Prohibited acts") to add "smoking, vaping, or similar activity" to the list of acts that are prohibited upon the premises of all public parks in the Village; 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-320

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 Fabius Town Board at the request of Town of Fabius 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 #3, 2021 to amend the Town Code and establish a Solar Energy System Law in the Town of Fabius; and

WHEREAS, the Board is concurrently reviewing a local law referral (Z-21-321) for Local Law #4, 2021 to establish a Tier 3 Solar Energy Systems Overlay Zone District; and

WHEREAS, the Statement of Purpose states “This Solar Energy Local Law is adopted to advance and protect the public health, safety, and welfare of the Town by creating regulations for the installation and use of solar energy-generating systems and equipment, with the following objectives: 1) To take advantage of a safe, abundant, renewable and non-polluting energy resource; 2) To decrease the cost of electricity to the owners of residential and commercial properties, including single-family houses; 3) To increase employment and business development in the Town, to the extent reasonably practical, by furthering the installation of Solar Energy Systems; 4) To mitigate the impacts of solar energy systems on environmental resources such as important agricultural lands, forests, wildlife, and other protected resources, and; 5) To maintain the rural character of the Town of Fabius and to integrate solar energy usage in the Town in such a way as to minimize the visual impact on the community”; and

WHEREAS, per the new Solar Energy System Law, solar energy systems will be classified as Tier 1, Tier 2, or Tier 3; and

WHEREAS, Tier 1 systems include roof-mounted solar energy systems and building-integrated solar energy systems and are subject to a permit issued by the Town Code Officer; Tier 1 systems are permitted in all zoning districts; roof-mounted systems are subject to the following permitting requirements: 1) solar panels on a pitched roof must be parallel to the roof, may not extend higher than the highest point of the roof, and are permitted a maximum mounting height of 8 inches; 2) solar panels on a flat roof may not extend about the top of the surrounding parapet or more than 24 inches above the flat surface of the roof, whichever is higher; and 3) systems shall have neutral paint colors to the extent possible; all solar panels shall have anti-reflective coating(s); building-integrated systems must be shown on plans submitted for building permit applications; and

WHEREAS, Tier 2 systems include ground-mounted solar energy systems and are subject to site plan review and issuance of a special use permit by the Town Planning

Board; Tier 2 systems are permitted in all zoning districts; Tier 2 ground-mounted systems are subject to the following permitting requirements: 1) systems are prohibited in front yards and must comply with the area, yard and area/lot coverage requirements of the zoning district; 2) systems are only permitted on lots 20,000 SF in size or larger; 3) the height of the panels is restricted to 10 feet in R-1, R-2, and R-3 zoning districts and 15 feet in A-1, A-2, B-1, Industrial and Commercial zoning districts; 4) systems shall be screened to the extent possible and located in a manner to minimize view, blockage, and shading of surrounding properties; and

WHEREAS, Tier 3 systems include systems not included in the Tier 1 or Tier 2 list and are subject to site plan review and issuance of a special use permit by the Town Board, to include review and recommendation by the Town Planning Board; Tier 3 systems are permitted in all zoning districts except for C-1, I-1, R-1, and R-2 and through the approval of a Solar Energy System Overlay District, to be established with Local Law #4, 2021 (Z-21-321); Tier 3 systems are subject to the following permitting requirements: 1) systems are only permitted on lots 75 acres in size or larger; 2) systems shall be set back at least 100 feet from all property lines unless the systems crosses multiple lots; 3) systems shall not exceed 75% lot coverage; 4) all solar panels shall have anti-reflective coating(s); 5) removal of trees larger than 6 inches in diameter should be minimized; 6) a decommissioning plan shall be submitted as part of the application; and 7) a glint and glare study will be required for systems greater than 1 megawatt; and

WHEREAS, solar energy systems subject to a special use permit are also subject to the following conditions: 1) systems larger than 10 acres require a visual assessment and screening & landscaping plan; and 2) must be enclosed by a 7-foot high fence; and

WHEREAS, for Tier 3 solar energy systems on agricultural lands, the Town Board shall give special consideration for systems that will be located on Prime Farmland or Farmland of Statewide Important; systems located on Prime Farmland must be constructed in accordance with the construction requirements of the NYS Department of Agriculture and Markets; system owners must develop, implement, and maintain native vegetation pursuant to a vegetation management plan and establish perennial vegetation and beneficial foraging habitat with the use of native species and seed mixes; and

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

1. The Board commends the Town on the proposed local law, which will help to promote solar energy projects while minimizing impacts to the community and agricultural lands.
2. The Town is advised to clarify its solar energy system classifications. As proposed, the Tier 1 and Tier 2 classifications appear to include all types of solar energy systems and it is unclear what systems would be classified as Tier 3.

The NYS Energy Research and Development Authority (NYSERDA) recommends classifying solar energy systems in a manner that separates

ground-mounted systems based on their intended energy consumption on-site versus off-site, which may be a useful distinction for the Town to make in its solar regulations.

3. The Town is encouraged to consult with the CNY Regional Planning and Development Board (RPDB) Energy Management office regarding best practices for regulating solar energy systems, for additional feedback prior to enacting the proposed regulations.

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

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J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-321

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 Fabius Town Board at the request of Town of Fabius 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 #4, 2021 to amend the Town Code and establish a Tier 3 Solar Energy Systems Overlay Zone District in the Town of Fabius; and

WHEREAS, the Board is concurrently reviewing a local law referral (Z-21-320) for Local Law #3, 2021 to establish a Solar Energy System Law, which designates that Tier 3 solar energy systems are permitted in all zoning districts except for C-1, I-1, R-1, and R-2 and through the approval of a Solar Energy System Overlay District; and

WHEREAS, per the proposed local law, the “Tier 3 Solar Energy Systems Overlay Zone District shall apply to a property in conjunction with and in addition to the uses and dimensional controls of the underlying zoning district”; and

WHEREAS, the Town Board, on recommendation of the Town Planning Board, or at the request of a property owner or on the Board’s own initiative may expand or establish a Tier 3 Solar Energy Systems Overlay Zone on any property in the Town; 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 5) assess the availability and feasibility of alternative sites; and

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

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

1. The Board commends the Town on the proposed local law, which will help to promote solar energy projects while minimizing impacts to the community and agricultural lands.

2. The Town is encouraged to consult with the CNY Regional Planning and Development Board (RPDB) Energy Management office regarding best practices for regulating solar energy systems, for additional feedback prior to



enacting the proposed regulations.

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

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J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-322

- 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 Clay Quad West, LLC / Kia Matthews Facility Expansion for the property located at 3885 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to expand an existing car dealership on a 4.03-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a special permit referral (Z-21-305) to expand an existing special permit as part of the proposed project; in 2020, the Board recommended modification of a site plan referral (Z-20-116) to construct a cross-access driveway on two lots, including the subject parcel; the Board cited required coordination with OCWA regarding an easement/right-of-way on the site; the application was withdrawn locally; and
- WHEREAS, the site is located along NYS Route 31, which is a highly commercialized corridor with big box retail uses; and
- WHEREAS, aerial imagery dated May 2021 and the Topographic Survey dated June 17, 2021 show the site has additional frontage on Dell Center Drive, a local road, and contains an existing auto dealership with a one-story building surrounded on all sides by asphalt; there are automobile display areas at the rear and east sides of the lot; there is an existing detention basin at the front of the parcel; the lot has an existing full access driveway onto Dell Center Drive; there is a triangular-shaped area (approximately half an acre) at the rear of the parcel labeled "Lands to be acquired"; and
- WHEREAS, a letter from a representative for the applicant to the Town, dated September 28, 2021, indicates the site plan application is intended to bring the Kia Matthews of Clay dealership into conformance with the Kia brand facility requirements; and
- WHEREAS, per the Site Layout plan, site modifications will include construction of two building additions, one at the front of the building for additional sales space and one at the rear for additional service bays; the rear vehicle display area will be expanded to the "Lands to be acquired," which will have new asphalt pavement; the Onondaga County Planning Board has not reviewed a subdivision plan relating to the land acquisition; and
- WHEREAS, the Site Layout plan shows a second proposed driveway with access to Dell Center Road; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September

29, 2021, 0.8 acres of the site will be disturbed by the proposed project;  
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Gaskin Road Pump Station service areas; per the EAF, the proposed action will increase both water demand and liquid waste generation by 300 gallons per day; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, 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; 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 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 expansion of the use on-site, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-323

- 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 Geddes Zoning Board of Appeals at the request of CB Lakeside Properties, LLC for the property located at 779 State Fair Boulevard; 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 State Fair Boulevard (Route 80) and Armstrong Road (Route 106), both county highways; and
- WHEREAS, the applicant is requesting an area variance to install an 8' tall stockade fence in the front yard of a 0.79-acre parcel in a Commercial B - Highway Commercial zoning district; and
- WHEREAS, the Board recently offered no position with comment for a site plan referral (Z-21-40) to convert a storage room in the existing building into a retail meat market, while maintaining the existing restaurant use in the remainder of the building; the Board encouraged the application to convert the asphalt islands along State Fair Boulevard to grass or landscaping; previously, the Board offered no position with comment for a special permit referral (Z-09-319) to construct a 918 sf addition to the existing building, which expanded the rear of the building; and
- WHEREAS, the site is located at the intersection of State Fair Boulevard and Armstrong Road in the Lakeland area; the surrounding area includes mostly residential properties interspersed with commercial and professional uses, particularly along State Fair Boulevard; and
- WHEREAS, aerial imagery and the submitted survey map show the site contains an existing one-story building (formerly Ernie's Lakeland Cafe) and asphalt parking at the front of the building; there are two curb cuts, one each on State Fair Boulevard and Armstrong Road; an existing sign is shown in a green space at the State Fair Boulevard/Armstrong Road intersection;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard or Armstrong Road must meet Department requirements; and
- WHEREAS, per the referral notice, an 8' tall stockade fence will be installed to screen the neighboring residential lot to the west; the fence will be 70' in length and begin 10' from the front property line, where a 30' front yard setback is required; per the Town Zoning Code, screening devices are permitted in the front yard but may not exceed 4' in height; the location of the fence is hand drawn and unclear on the survey map; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734076, 734040) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as 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

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

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-324

- 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 Spafford Town Board at the request of Town of Spafford Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. B-2021 to amend the Town of Spafford Zoning Law to limit the installation of commercial solar energy systems on important farmlands; and
- WHEREAS, the proposed Local Law will amend Article XVI (“ Solar Energy Law”) by adding definitions for Farmland of Local Importance, Farmland of Statewide Importance, Prime Farmland, and Unique Farmland; and
- WHEREAS, the definition for Farmland of Local Importance will read as follows: “Land that has been identified by the local agency or agencies as farmlands for the production of food, feed, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance. Farmland of Local Importance may include tracts of land that have been designated for agriculture by local law”; and
- WHEREAS, the definition for Farmland of Statewide Importance will read as follows: “Land, in addition to Prime Farmland and Unique Farmland, that is of statewide importance for the production of food, feed, fiber, forage, and oilseed crops as determined by the appropriate state agency or agencies. Farmland of Statewide Importance may include tracts of land that have been designated for agriculture by state law”; and
- WHEREAS, the definition for Prime Farmland will read as follows: “Land, designated as “Prime Farmland” in the U.S. Department of Agriculture Natural Resources Conservation Service’s (NRCS’s) Soil Survey Geographic (SSURGO) Database on Web Soil Survey, that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses”; and
- WHEREAS, the definition for Unique Farmland will read as follows: “Land that is uniquely suited for the production of high value crops, including, but not limited to, fruits, vegetables and horticultural specialties”; and
- WHEREAS, per the Town Zoning Code, Commercial Solar Energy Systems, which is “a Solar Energy System that produces energy primarily for the purpose of offsite sale or consumption,” are currently permitted in the Town’s Residential-Agricultural (R-A) and Planned Development District (PDD) districts upon issuance of a special use permit; and
- WHEREAS, the proposed local law will amend Section 16-6 (“Approval Standards for Commercial Solar Systems as a Special Use”) by adding the following

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

regulation: “Any Commercial Solar Energy System located on the areas that consist of Prime Farmland, Farmland of Local Importance, Farmland of Statewide Importance, or Unique Farmland shall not exceed 50% of the area of Prime Farmland or Farmland of Local Importance or Farmland of Statewide Importance of Unique Farmland on that parcel”; 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**

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J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-325

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Justin Bonn & Carrie Lindley for the property located at 7194 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 (Old Route 57) and Liverpool Bypass (Route 88), both county highways, an on-ramp to the NYS Thruway (Route 90), a state-owned highway, and the municipal boundary between the Town of Salina and the Town of Clay; and

WHEREAS, the applicant is proposing to construct an 8,700 square foot building for a dog day care (Justin's Canine Campus) on a 2.1-acre parcel in a Planned Commercial (C-3) zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-326) as part of the proposed project; and

WHEREAS, the site is located along Oswego Road with surrounding commercial land uses; the site has rear frontage on Liverpool Bypass, which is without access in this area; aerial imagery dated May 2021 shows the site contains an existing one-story house that was converted to a spa use; the site also contains an attached garage and an existing driveway onto Oswego Road, all to be removed;

ADVISORY NOTE: any work within the county right-of-way, including removal of the existing driveway, is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, the submitted Sketch Plan dated October 4, 2021 shows the new building (8,700 SF) will be set back 158' from Oswego Road; there will be an asphalt parking area (25 spaces) at the front of the building, an outdoor asphalt play area at the rear of the building, to be enclosed by a 7' tall chainlink fence with green fabric screen, and a dumpster enclosure on the side of the building; and

WHEREAS, per the Sketch Plan, a new 20' wide driveway is proposed with access to Oswego Road occurring close to the southern lot line;  
ADVISORY NOTE: the proposed driveway onto Oswego Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the local application, hours of operation will be Monday through Friday from 6:30AM to 6PM; Justin's Canine Campus offers dog training, dog grooming, and dog day care services with 80-100 dogs enrolled in day care; the maximum number of employees is 13 with approximately 6 on-site at a given time; peak pick up and drop off times are 6:30AM to 9AM and 4PM to 6PM, respectively; and

WHEREAS, the site is served by public drinking water and an individual septic system; a



new septic system is proposed, though it is not shown in the plans for the project; and

WHEREAS, there is a tributary to Onondaga Lake on parcel north across Liverpool Bypass from the site; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the rear, wooded portion of the site is located within the 100-year floodplain, which may require 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; 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 trees will need to 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, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

1. The 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 project.
2. The applicant is required to coordinate Oswego Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must contact the Department to discuss any traffic data requirements and submit a copy of a lighting plan. 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 comment:

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

The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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

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J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-326

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of Justin Bonn & Carrie Lindley for the property located at 7194 Oswego 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 Oswego Road (Old Route 57) and Liverpool Bypass (Route 88), both county highways, an on-ramp to the NYS Thruway (Route 90), a state-owned highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is requesting a special permit to allow a dog day care facility (Justin's Canine Campus) on a 2.1-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-325) as part of the proposed project; and
- WHEREAS, the site is located along Oswego Road with surrounding commercial land uses; the site has rear frontage on Liverpool Bypass, which is without access in this area; aerial imagery dated May 2021 shows the site contains an existing one-story house that was converted to a spa use; the site also contains an attached garage and an existing driveway onto Oswego Road, all to be removed;
- ADVISORY NOTE: any work within the county right-of-way, including removal of the existing driveway, is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the submitted Sketch Plan dated October 4, 2021 shows the new building (8,700 SF) will be set back 158' from Oswego Road; there will be an asphalt parking area (25 spaces) at the front of the building, an outdoor asphalt play area at the rear of the building, to be enclosed by a 7' tall chainlink fence with green fabric screen, and a dumpster enclosure on the side of the building; and
- WHEREAS, per the Sketch Plan, a new 20' wide driveway is proposed with access to Oswego Road occurring close to the southern lot line;
- ADVISORY NOTE: the proposed driveway onto Oswego Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the local application, hours of operation will be Monday through Friday from 6:30AM to 6PM; Justin's Canine Campus offers dog training, dog grooming, and dog day care services with 80-100 dogs enrolled in day care; the maximum number of employees is 13 with approximately 6 on-site at a given time; peak pick up and drop off times are 6:30AM to 9AM and 4PM to 6PM, respectively; and

WHEREAS, the site is served by public drinking water and an individual septic system; a new septic system is proposed, though it is not shown in the plans for the project; and

WHEREAS, there is a tributary to Onondaga Lake on parcel north across Liverpool Bypass from the site; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the rear, wooded portion of the site is located within the 100-year floodplain, which may require 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; 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 trees will need to 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, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

1. The 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 project.
2. The applicant is required to coordinate Oswego Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must contact the Department to discuss any traffic data requirements and submit a copy of a lighting plan. 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 comment:

The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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

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J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-327

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Joseph Rinefierd for the property located at 4648 & 4650 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 31, a state highway, and Grange Road (Route 197), a county highway; and
- WHEREAS, the applicant is requesting several area variances in order to demolish 8 existing greenhouses and construct 9 new ones on two parcels totaling 5.07 acres in a Residential / Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located along NYS Route 31 with surrounding low-density residential and commercial land uses interspersed with small pockets of suburban-style residential neighborhoods; and
- WHEREAS, the submitted Final Plot dated October 4, 2021 shows the site contains an existing one-story house that is served by an asphalt driveway, to remain; the greenhouse use (Joe's Plant Shak, formerly Goike's Greenhouses) is situated at the front of the site and includes an existing one-story building, to remain, and 8 existing greenhouse buildings, all to be demolished; the Final Plot shows the two lots will be combined into one 5.07-acre parcel; the Onondaga County Planning Board has not reviewed a subdivision referral associated with this action; and
- WHEREAS, the submitted Area Variance Site Plan dated October 27, 2021 shows 9 proposed greenhouses, 5 to be constructed as part of the proposed project and 4 labeled "future"; aerial imagery dated May 2021 shows the site currently has unrestricted access to Route 31 with pull-in parking spaces that require backing into the right-of-way; as part of the proposed project, a new parking area (33 spaces) will be constructed with two designated driveways onto Route 31, one entrance-only and one exit-only;  
ADVISORY NOTE: the proposed driveways onto Route 31 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the local application, additional site modifications include relocating an existing free-standing sign from the state right-of-way to a location inside the property boundaries; there is an existing pond adjacent to the new parking area that will be protected by a proposed retaining wall;  
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, per the local application, area variances are sought to 1) reduce the side yard setback from 50 feet to 25 feet, 2) reduce the required front yard setback for the Highway Overlay Zone District from 165 feet to 124 feet for the principal

structure and 90 feet to 44 feet for parking, and 3) reduce the required setback for freestanding signs from 25 feet to 5 feet; the submitted Standards of Proof indicate the variances sought are reduced from the existing non-conformities; furthermore, the site is constrained by an existing pond, wooded areas, and the existing septic system location, which prevents alternative site layouts; and

WHEREAS, the existing house is served by an individual well and septic system shown in the Area Variance Site Plan to occur behind the house; it is not clear if the greenhouse use has drinking water or wastewater services; no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows the site may contain a riverine federal wetland, which appears to occur at the front of the site where existing and proposed structures are located;

ADVISORY NOTE: 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; 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 trees will need to 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

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:

Should the Town grant the variance request, the Board offers the following comments for the next phase of development:

1. The applicant will be required to continue coordinating Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit 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 existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the project.

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

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J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-328

- 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 Keplinger Freeman Associates for the property located at 8195 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and Pompey Center Road (Route 10), a county highway; and
- WHEREAS, the applicant is proposing construction of a 3,090 sf dental office on a proposed 0.594-acre parcel in a Commercial A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-21-77) to subdivide the subject parcel into two new lots, Lot 1 (2.794 acres) and Lot 2 (0.594 acres); and
- WHEREAS, the site is located just outside the Village of Manlius with surrounding commercial, office and civic land uses; the site abuts the Eagle Hill Middle School to the north; the Topographic Survey Map dated August 17, 2021 shows the site has frontage on NYS Route 92 and contains an existing two-story, multi-tenant building, the Millstone Building, and a detached garage structure; there is a row of parking at the front of the building with two existing access points onto Route 92; the site also contains a rear gravel parking lot and a side parking lot that has an additional driveway onto Route 92;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 92 must meet Department requirements; and
- WHEREAS, the submitted Subdivision Survey Map dated August 17, 2021 shows proposed Lot 1 (2.794 acres) to contain the existing structures and access; proposed Lot 2 (0.594 acres) will have 131.59' of frontage on Route 92 and includes lands at the western corner of the property; proposed Lot 2 appears to contain part of the side parking lot, which will be partially removed and modified to allow for the new dental office; and
- WHEREAS, the Site Layout and Planting Plan shows the proposed 3,090 SF building on Lot 2 with parking (20 spaces total) on two sides of the building; the site will use an existing driveway on Lot 1; an Agreement for Ingress and Egress Easement was included with the referral materials, granting ingress and egress rights to the buyer of Lot 2 for the easement area depicted; and
- WHEREAS, proposed lighting is shown in a Site Photometric Plan to include four wall-mounted fixtures; per the elevation drawings, proposed signage will include a wall-mounted sign on the side of the building facing Route 92; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 30, 2021, 0.97 acres will be disturbed by the proposed project; stormwater



discharges will be directed to on-site facilities and then discharged to Route 92; per the submitted Concept Site Plan, a subsurface stormwater management area (1,880 SF) will be designed and located under the parking lot; a Drainage Study dated October 8, 2021 was included with the referral materials

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections for drinking water and wastewater services are proposed; ADVISORY NOTES: 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; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan 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, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The applicant must continue to coordinate with the New York State Department of Transportation on review of traffic data, stormwater management plans, and lighting plans and issuance of a 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.

The Board also offers the following comment:

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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

DRAFT



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-329

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Albert LaValley for the property located at 633-539 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing façade renovations on an existing building and various site improvements on a 0.28-acre parcel in a Commercial A (CA) zoning district; and
- WHEREAS, the site is located in the City's Northside neighborhood with surrounding commercial, office, and residential; buildings in this area commonly have first floor commercial uses and office or residential on upper floors; the site is located in the North Salina Street Historic District, which is listed on the National and State Registers of Historic Places; and
- WHEREAS, aerial imagery dated May 2021 and the submitted survey map show the site has frontage on North Salina Street and contains an existing one- to two-story building; the remainder of the side yard is covered by asphalt parking and has an existing curb cut onto North Salina Street; and
- WHEREAS, per the local application, the existing building was previously used for offices and will remain an office use; interior renovations are intended to accommodate the needs of the new owner's business, Sustainable Comfort; and
- WHEREAS, the submitted elevation drawings show exterior alterations will include prepping and painting the existing brick, installing a new glass storefront system, replacing windows, and installing new signage; proposed signage will include a wall sign on the front of building, which will be lit by three new gooseneck-style, wall-mounted fixtures, and a projecting sign; and
- WHEREAS, per the submitted Site Plan, the parking lot will be seal coated and striped for 19 parking spaces, a new dumpster enclosure and fence will be installed, the fencing along the rear and side lot lines will be replaced, and new planter beds will be added at the front of the site; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734143, V00588, E734109, C734089) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

DRAFT



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-330

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Napierala Consulting for the property located at 1308 Buckley 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 Buckley Road (Route 48) and Seventh North Street (Route 45), both county highways, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing to construct a 46,000 square foot retail/warehouse facility (Restaurant Depot) on a 5.17-acre parcel in a Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-331) as part of the proposed project; and
- WHEREAS, the vacant site is located along Buckley Road in a node of commercial and hotel uses along the NYS Thruway (I-90); the site abuts a Thruway ramp to the east; aerial imagery dated May 2021 shows the site contains remnant asphalt, gravel, and concrete pads from a previous hotel that has been demolished;  
ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and
- WHEREAS, the submitted Layout Plan dated November 1, 2021 shows the proposed one-story building (46,000 SF) for retail/warehousing for Restaurant Depot; the building will be surrounded on four sides by asphalt with parking at the front and sides (167 spaces total) and loading areas at the rear of the building; there is an area at the front of the building labeled "future building expansion 3,893 SF"; and
- WHEREAS, the site has two existing driveways onto Buckley Road that will be used to serve the site; the southernmost driveway is intended for truck access only and the other driveway will provide access to the parking areas;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and
- WHEREAS, the Layout Plan shows a proposed freestanding sign (20' high, 24 SF) at the front of the site; the building elevation drawings show additional signage to include 4 internally-illuminated wall signs (circular, 12' diameter), one on each face of the building, and 4 internally-illuminated wall signs (rectangular, 3' x 20'), one on each face of the building;  
ADVISORY NOTES: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; any fencing between the proposed property and

Thruway Authority right-of-way must be maintained; and

WHEREAS, area variances are sought to 1) increase the building height to 36' where 30' is allowed, 2) decrease parking from 470 spaces to 167 spaces, and 3) increase signage area from 192 SF to 692 SF; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 4, 2021, 4.2 acres of the site will be physically disturbed by the proposed project; stormwater runoff will be directed to existing stormwater drainage systems; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; 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 has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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 Buckley Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and 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 municipality must submit a copy of the Stormwater Pollution

Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to, or as a condition of, municipal approval.

3. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

4. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

5. Per the New York State Thruway Authority, headlight screening must be provided to prevent headlight glare from affecting Thruway patrons.

The Board also offers the following comment:

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-331

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Napierala Consulting for the property located at 1308 Buckley Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Buckley Road (Route 48) and Seventh North Street (Route 45), both county highways, and the NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant is requesting several area variances related to the construction of a 46,000 sf retail/warehouse facility (Restaurant Depot) on a vacant 5.17-acre parcel in a Commercial (C-3) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-330) as part of the proposed project; and

WHEREAS, the vacant site is located along Buckley Road in a node of commercial and hotel uses along the NYS Thruway (I-90); the site abuts a Thruway ramp to the east; aerial imagery dated May 2021 shows the site contains remnant asphalt, gravel, and concrete pads from a previous hotel that has been demolished;

ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

WHEREAS, the submitted Layout Plan dated November 1, 2021 shows the proposed one-story building (46,000 SF) for retail/warehousing for Restaurant Depot; the building will be surrounded on four sides by asphalt with parking at the front and sides (167 spaces total) and loading areas at the rear of the building; there is an area at the front of the building labeled "future building expansion 3,893 SF"; and

WHEREAS, the site has two existing driveways onto Buckley Road that will be used to serve the site; the southernmost driveway is intended for truck access only and the other driveway will provide access to the parking areas;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and

WHEREAS, the Layout Plan shows a proposed freestanding sign (20' high, 24 SF) at the front of the site; the building elevation drawings show additional signage to include 4 internally-illuminated wall signs (circular, 12' diameter), one on each face of the building, and 4 internally-illuminated wall signs (rectangular, 3' x 20'), one on each face of the building;

ADVISORY NOTES: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; any fencing between the proposed property and



Thruway Authority right-of-way must be maintained; and

WHEREAS, area variances are sought to 1) increase the building height to 36' where 30' is allowed, 2) decrease parking from 470 spaces to 167 spaces, and 3) increase signage area from 192 SF to 692 SF; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 4, 2021, 4.2 acres of the site will be physically disturbed by the proposed project; stormwater runoff will be directed to existing stormwater drainage systems; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; 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 has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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 the following comments for the project as a whole:

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

3. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

4. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

5. Per the New York State Thruway Authority, headlight screening must be provided to prevent headlight glare from affecting Thruway patrons.

6. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-332

- 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 Ashraf Almulaiki for the property located at 901 North Main Street (aka 7769 Brewerton Road); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Brewerton Road / Route 11), a state highway, Bear Road (Route 191), a county highway west of Route 11 and a state highway to the east, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to establish a smoke shop (Power Exotic) in an existing vacant retail store on a 0.15-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located at the intersection of US Route 11 and Bear Road, just outside the Village of North Syracuse boundary; surrounding land uses are commercial; the Bear Road frontage at this location is under county jurisdiction; and
- WHEREAS, the submitted Site Plan – Existing Features dated September 24, 2021 shows the site contains a one-story, vacant building (1,250 SF), formerly a Verizon store, surrounded on three sides by asphalt that is contiguous with adjacent parcels to the north and west; there is an existing concrete sidewalk along Route 11, and there appears to be 13 parking spaces wholly or partially located on the site; some of the parking spaces are located in the state and county rights-of-way;  
ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the submitted Site Plan – Proposed Features shows the parking lot will be restriped with 6 spaces occurring wholly on the subject parcel; the site has an existing curb cut onto Route 11, to remain; no additional site modifications are indicated;  
ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the submitted sign plan shows proposed signage to include LED-illuminated wall signs (16" x 10' and 6" x 36") on the two sides of the building that face the intersection; and

WHEREAS, per the local application, hours of operation will be Monday through Sunday from 8AM to 8PM with a maximum of 3 employees on-site at one time; the smoke shop will sell tobacco, hemp and CBD products; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; projected daily water usage is estimated on the Site Plan – Proposed Features at 25 gallons; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, 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; and

WHEREAS, the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

1. The Board and Onondaga County and NYS Departments of Transportation encourage the Town to work with the applicant and adjacent property owners to develop an access and parking management strategy for this corner with shared driveways, fewer curbs cuts on Route 11 and Bear Road, shared parking areas, and cross connections between the parcels. Appropriate access and parking agreements should be put in place for any shared driveways or parking.

2. To improve the aesthetics of the site and enhance walkability in this area, the applicant is encouraged to convert any unused asphalt to grass or landscaping and install a sidewalk along the Bear Road frontage.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-333

- 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 Daryle Loguidice for the property located at 5665 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to establish a jiu jitsu and yoga studio in an existing commercial building on a 7.43-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment for a preliminary and final subdivision referral (S-19-37) to subdivide the subject parcel into two new lots, Lot 1 (0.87 acres) and Lot 2 (6.57 acres), which was never approved or filed; and
- WHEREAS, the site is located along NYS Route 31 just west of the intersection with NYS Route 11 and I-81; surrounding land uses are commercial and residential; the site abuts a vacant 22-acre parcel to the north; and
- WHEREAS, the submitted survey map dated April 26, 2021 shows the site contains a one-story, vacant building, formerly Awning Mart, with an 11-space front yard parking lot and two rear shed structures; there is an existing garage building on a neighboring residential parcel that encroaches on the subject parcel; and
- WHEREAS, the site has an existing driveway onto Route 31, to remain;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, the submitted Parking Plan dated October 28, 2021 shows site modifications to include 4 new paved parking spaces (15 spaces total) and a new access aisle for a handicap accessible parking space; and
- WHEREAS, the submitted sign plan shows new signage (97.75" x 48") will be mounted on the existing double-sided ground sign at the front of the site; the Parking Plan indicates the ground sign is located in the state right-of-way; and
- WHEREAS, per the local application, proposed hours of operation will be Monday through Friday from 11AM to 8PM, Saturday 10AM to 1PM, and Sunday 11AM to 1PM; there will be a maximum of 2 employees on-site at one time; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, 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; and

WHEREAS, GIS mapping shows a potential, federal riverine wetland crossing the northeast corner of the site; and

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

Per the NYS Department of Transportation, signage is not permitted in the state right-of-way. The existing ground sign must be relocated from the right-of-way and the new location must be reflected on the plans for the project prior to municipal approval.

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

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J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-334

- 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 PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Opus AE Group, LLC for the property located at 1030-1060 East 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 the Institute for Human Performance (SUNY Upstate), a state-owned facility; and
- WHEREAS, the applicant is proposing to construct a seven-story residential building with 104 dwelling units on a proposed 0.885-acre parcel in an Office, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-21-80) to subdivide the subject parcel into two new lots, New Scholar Hotel Lot (1.801 acres) and New Opus at Syracuse Lot (0.885 acres); previously, the Board offered no position for concurrent project site review (Z-14-111) and area variance (Z-14-112) referrals to enclose an existing open terrace associated with the property and located primarily in the City right-of-way; and
- WHEREAS, the site is located in the City's University Hill neighborhood; surrounding land uses include retail and restaurants, parking lots, student housing, and various buildings for the surrounding universities and hospitals; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on three city streets, East Genesee Street, University Avenue, and Madison Street, and contains existing two-story and seven-story buildings for the Scholar Hotel and an associated parking lot; the site has three existing driveways, one on East Genesee Street and two on Madison Street; the proposed New Scholar Hotel Lot (1.801 acres) will have the East Genesee Street and University Avenue frontages and contain the existing hotel buildings and a portion of the parking lot, to be reconfigured for 24 hotel parking spaces; the proposed New Opus at Syracuse Lot (0.885 acres) will have the Madison Street frontage and contain the remainder of the parking lot; and
- WHEREAS, the submitted Site Plan dated September 20, 2021 shows the proposed seven-story residential building will be constructed on the New Opus at Syracuse Lot; both driveways on Madison Street will be removed; a new driveway is proposed that will provide direct access to the building's first level parking and three basement floor parking levels; the indoor parking will include 93 spaces for the apartment use and 136 spaces for Scholar Hotel; the upper floors of the new building will have 104 residential units including studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom apartments; additional amenities for the residential use will include an outdoor deck and pool, lobby, indoor bike storage, fitness center, clubroom, and lounge; and
- WHEREAS, the submitted Project Overview indicates the applicant is requesting waivers

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for maximum lot coverage of buildings or structures (73% where 40% is permitted or 65% is permitted with premiums granted for provision of amenities), residential density (371 SF per dwelling unit where 425 SF per unit is required or 374 SF per unit is required with granted side and rear yard reductions), and off-street parking (93 spaces where 104 is required) for the Opus at Syracuse Lot; additional waivers will be necessary for the Scholar Lot and include maximum lot coverage for parking, floor area ratio, and open space; and

WHEREAS, per the local application, proposed signage includes five wall signs (60" x 11'-4", 14" x 12'-3", or 15" x 13'-6" in size) and two awning signs (20" x 23' or 12" x 11'-9" in size); all signs will be located on the north or south face of the building; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 23, 2021, 0.88 acres of the site will be disturbed by the proposed project; an underground stormwater detention system is proposed;  
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections to drinking water and wastewater services are proposed for the residential building; per the EAF, anticipated water usage and liquid waste generation are each estimated at 31,240 gallons per day; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the site is located near the Grace Episcopal Church and Temple Society or Concord which are both listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss offset requirements.



2. Given the volume and density of recently proposed and completed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a project level basis. A sewer flow study, to be completed by applicants or City staff, in consultation with WEP's Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.

3. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of transportation options for University Hill workers, students and

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

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J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-335

- 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 Park Outdoor Advertising for the property located at 607-619 North 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 Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install one center-mount, v-shaped, static billboard on a 0.10-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the Board recently recommended modification of an other authorization referral (Z-21-170) to install a billboard, as currently proposed; the Board cited permit and approval requirements of the NYS Department of Transportation for off-premises signs located within 660 feet of a state right-of-way and discouraged the placement of new billboards near existing residential land uses; and
- WHEREAS, the vacant corner lot is located in the City's Westside neighborhood; surrounding land uses include residential lots and several auto repair shops; the site is just south of I-690 and near the highway on- and off-ramps; and
- WHEREAS, the submitted plan shows the site has frontage on two city streets, North Geddes Street and Edison Street; the proposed v-shaped billboard will be constructed at the front of the site with two externally-illuminated sign faces mounted on a center pole; one sign face will be visible from eastbound traffic traveling on I-690 and the other will be visible by westbound traffic; total sign height will be 40'; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 10, 2021, the billboard sign faces will be static and sized at 10'-6" x 40';  
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; and
- WHEREAS, a letter to the City of Syracuse dated November 4, 2021, included with the referral materials, indicates the sign faces will be lit from dusk to midnight; as part of its revised application, the applicant is proposing to remove an existing off-premises advertising sign located in the City's Lakefront neighborhood if this application is granted; the application also shows imagery with new sidewalks and landscaping along both road frontages, though the site modifications are not depicted in the plans; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed as part of the project; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00222, 734039, 734020) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The City must ensure the appropriate approvals and permits are obtained from the NYS Department of Transportation for the proposed signage prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Board discourages the placement of a new billboard near existing residential land uses, as these uses are generally considered incompatible in scale and aesthetic. This area also functions as a gateway to the City's Lakefront and Park Avenue areas, which have been targets for recent investment and redevelopment.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 17, 2021

OCPB Case # Z-21-336

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Classy Chassy for the property located at 3610 NYS Route 31; 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 NYS Route 31, a state highway, and Oswego Road (Route 91), a county highway; and
- WHEREAS, the applicant is requesting a special permit to operate an automobile car wash facility on a 1.507-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently recommended modification of a special permit referral (Z-21-209) for the proposed project, which was denied locally; the special permit application currently under review (Z-21-336) has been revised from the previous application; in 2011, the Board offered no position with comment for a site plan referral (Z-11-306) to renovate an existing fast food restaurant for a new fast food restaurant; and
- WHEREAS, the site is located at the major regional intersection of NYS Route 31 and Oswego Road, known as Moyers Corners; surrounding land uses are primarily commercial; and
- WHEREAS, the submitted Site Plan – Existing Features dated November 14, 2021 shows the site contains an existing vacant building, historically housing a number of drive-thru fast food franchises and other restaurants; the building is surrounded on all sides by asphalt; the site has two existing driveways onto an internal road network at the rear of the site that serves the adjacent shopping plaza; the internal road network has access to Route 31 at a signalized intersection to the east and two full access connections to Oswego Road to the south; per the local application, the existing building will be demolished where the previous special permit application (Z-21-209) planned to renovate and reuse the building; and
- WHEREAS, the submitted Site Plan dated 10/21 shows the proposed building with two lanes for queueing on the west side of the building; vehicles will enter the car wash on the north side of the building and exit on the south side where they can then exit the site or enter the vacuum stations; 22 vacuum stations are proposed and 7 employee parking spaces are indicated, all to occur on the east side of the building; the Site Plan with Vehicle Stacking shows the queueing lanes can accommodate up to 37 vehicles; and
- WHEREAS, per the local application, Classy Chassy is a staffed car wash with between two and four employees on-site at one time; the car wash building is a single lane wash bay tunnel; hours of operation will be 7AM to 9PM daily; and

WHEREAS, the Onondaga County Planning Board (OCPB) resolution for Z-21-209 cited required coordination with the Onondaga County Department of Transportation (OCDOT) on any traffic requirements; per the local application, the applicant has coordinated with OCDOT and provided additional information requested by the Department; and

WHEREAS, the OCPB resolution for Z-21-209 also recommended site plan improvements to screen parking and vacuum stations by maintaining existing greenspace and providing additional landscaping; the submitted Landscaping Plan shows proposed landscape beds for flowers, herbaceous plants, and shrubs near the building and six proposed trees along Oswego Road; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed though the new use will likely increase water demand and wastewater generation by the site; the local application indicates Classy Chassy will incorporate a system to recycle and reuse water; ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, 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; 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 no trees will be removed as part of the proposed project; and

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

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

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