



# Onondaga County Planning Board

January 03, 2024

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

J.Ryan McMahon, II  
COUNTY EXECUTIVE

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Marty Masterpole  
Don Radke  
David Skeval  
Jim Stelter

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Rachel Woods  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 03, 2024.

## III. MINUTES & OTHER BUSINESS

Minutes from December 13, 2023 were submitted for approval. David Skeval made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

Megan Costa notified the Board that the Board's Rules of Procedure state that the Board shall conduct an annual organizational meeting at the first meeting of each year, to elect officers, conduct a review of the Rules of Procedure and confirm delegations.

Marty Voss opened the elections of Chairperson and Vice Chairperson. Marty Masterpole made a motion to nominate Marty Voss for the position of Onondaga County Planning Board Chairperson. Don Radke seconded the motion. The motion passed and the votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes. Marty Voss made a motion to nominate Mike LaFlair for the position of Onondaga County Planning Board Vice Chairperson. Marty Masterpole seconded the motion. The motion passed and the votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

Rachel Woods reviewed the NYS Law requirement that Planning Board members are responsible for obtaining 4 hours of annual training. The annual Onondaga County Planning Federation Symposium will be held on March 13, 2024.

Rachel Woods reviewed proposed changes to the Administrative Review process. David Skeval made a motion to accept the changes. Don Radke seconded the changes. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

Z-24-1	TSaITB	<i>No Position With Comment</i>	Z-24-10	CSyrPB	<i>No Position</i>
Z-24-11	TClaPB	<i>Modification</i>	Z-24-2	TSaITB	<i>No Position With Comment</i>
Z-24-5	VLivVB	<i>No Position</i>	Z-24-6	TOnoPB	<i>No Position With Comment</i>
Z-24-7	TOnoZBA	<i>No Position With Comment</i>	Z-24-8	TOnoTB	<i>No Position With Comment</i>

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 03, 2024

OCPB Case # Z-24-1

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Town of Salina 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 the site is located within 500 feet of Brewerton Road (Route 11), the NYS Thruway (Route 90), both state highways, and the Ley Creek Transfer Station, a county-owned facility; and
- WHEREAS, the applicant is proposing a zone change on four parcels from Industrial (I-1) to Planned Unit Development (PUD) to allow for a solar facility to be constructed on the Ley Creek Landfill property; and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-24-2) to create the Ley Creek Planned Unit Development on four parcels comprising this site; and
- WHEREAS, the site is a vacant area between the NYS Thruway, Interstate 81, and Brewerton Road (Route 11) with commercial and industrial uses to the south, and nearby residential neighborhoods; and
- WHEREAS, the site over the Town landfill and is comprised of four vacant, irregularly shaped parcels, abutting the NYS Thruway to the north and Ley Creek and its associated floodway and floodplain to the south; the site has frontage on Brewerton Road, a state highway; the four parcels are split by power lines belonging to National Grid bisecting the site; and
- WHEREAS, the applicant is proposing to change the site to be zoned PUD to create the Ley Creek Planned Unit Development District to allow a 5 MW solar facility; per the local law, the Ley Creek PUD will allow solar energy systems and solar energy systems battery storage as permitted uses; the local law states the PUD will require 30' front yard setbacks and 15' side and rear yard setbacks; and
- WHEREAS, per the referral materials, the Town “desires to create zoning options so that underutilized and abandoned, underutilized properties can be restored for uses that are not ordinary for the type of zoning traditional for a specific property” and the “Ley Creek PUD is intended to make productive use of land previously used as the Ley Creek Landfill which is unsuitable for other types of development”; solar energy systems are not currently a permitted use in the Town code; and
- WHEREAS, per the Town Code, a PUD District Plan should include a detailed description of the proposed uses and layout of the site including the Plan Description, District Plan Map, and Phasing Plan; projects in the PUD are also subject to site plan review; the Solar District Plan map dated 11/27/23 is an aerial photograph with parcel boundaries superimposed and shading covering the

parcels contained in the PUD; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the southern and western boundaries of the site are located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the southern boundary of the site may contain federal wetlands, which appears to coincide with the boundaries of Ley Creek; and

WHEREAS, a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734123, 734074, 734036 and is within 2,000 feet of multiple sites (IDs: 734004, 734063, V00264) (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 has no position regarding the proposed zone change, but offers the following comment regarding future development of the site:

1. The Board encourages and supports the placement of large-scale solar arrays in areas such as this site that would otherwise be unsuitable for other types of development. The placement of solar arrays on former landfills makes productive use of unproductive land while allowing the preservation of lands containing prime agricultural soils, habitats, and other important natural resources.
2. The proposed development site contains areas of FEMA floodplain as well as the more restrictive floodway, federal wetlands, and is within close proximity to Ley Creek, a county owned drainage channel. The Town is encouraged to ensure adequate information is shown on subsequent site plans to indicate sensitive environmental features, and ensure that any proposed development is in accordance with applicable permits and Town flood ordinances, will not negatively affect drainage patterns, or allow for drainage of sediment and contaminants into the waterway. Development of any kind, including stormwater management facilities, within a floodway is generally discouraged by the Onondaga County Planning Board.
3. The New York State Thruway Authority (NYSTA) requests a glare study be submitted to the NYSTA for approval and any appropriate mitigation as may be determined by the Department be completed prior to municipal approval of the prproject.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 03, 2024

OCPB Case # Z-24-10

- 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 Tom Hornstein for the property located 400 Burnet Ave & Catherine St; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Routes 81 and 690, both state highways; and
- WHEREAS, the applicant is proposing to change the occupancy from storage to retail use on the first and second floor, interior renovations, and renovations to exterior facades along with multiple site improvements to be made by the City to sidewalks, curbing, and road access on a 1.23-acre parcel in a Mixed Use Transition (MX3) zoning district; and
- WHEREAS, the Board previously offered no position on a site plan review referral (Z-22-259) to establish an antique store on a portion of the existing building, per the referral, this project was later denied by the City Planning Commission; per the resolution included in the referral materials, the application was denied for multiple reasons including the applicant failing to attend two public hearings, failure to present requested updates and revisions, and failure to provide sufficient justification for a requested parking waiver; and
- WHEREAS, the site is located in the City's Hawley Green neighborhood with nearby commercial and residential land uses; the property abuts Interstate 690 West and the Townsend Street exit and has frontage on Catherine Street and Burnet Avenue, both local roads;  
ADVISORY NOTE: Any work within the state right-of-way is subject to a highway work permit from the NYS Department of Transportation; and
- WHEREAS, the site survey dated 7/13/1971 and recertified on 8/21/2020 shows four adjacent brick buildings, a former railroad platform, coal hopper, chimney, and two areas of concrete; a tarvia area with a curb cut on Burnet Avenue exists in the middle of the site; and
- WHEREAS, per the Proposed Site Plan dated 12/7/23, the applicant is proposing to change the occupancy from storage to retail on the first and second floors of the western side of the complex; renovations including new ADA compliant restrooms, new exterior entrances to the first floor and bike rack, and updates to comply with fire code; existing parking areas at the center of the complex and along the eastern side of the building will contain a total of 13 parking spaces, accessed via 24'-wide automatic parking gates; and
- WHEREAS, the Site Plan details multiple improvements to be made by Syracuse Department of Public Works including a new 5'-wide sidewalk, 6" curb, a 1.5" header curb, and sidewalk ramp to the western entrance from Burnet Avenue, a local road; and

WHEREAS, per the New York State Department of Transportation, the subject parcel have some property acquired for the Interstate 81 Viaduct project, but the building will not be impacted; and

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

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; an increase in flow is proposed;

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

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

WHEREAS, the site may contain the Peregrine Falcon, 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, the site contains the New York Central Railroad Passenger & Freight Station, and is near the Hawley-Green Street Historic District 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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 03, 2024

OCPB Case # Z-24-11

- 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 Buckley Warehouse for the property located 4583 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, a county road; and
- WHEREAS, the applicant is proposing to construct a 58,000 sf warehouse, 45-space parking lot, and exterior improvements on a 16.7-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located along Buckley Road, a county highway, in a commercial area; neighboring businesses include Herc Rentals, Kamco Supply, and a Rite Aid warehouse; railroad tracks belonging to NY Central Lines abut the site to the north and parcels belonging to National Grid abut to the east; and
- WHEREAS, the site contains an existing warehouse on the eastern side of the property, a parking lot at the center of the lot with an internal drive to Buckley Road, and exterior storage at the rear; wooded and lawn areas cover the western and northern sides of the lots; and
- WHEREAS, per the referral, the applicant is proposing to construct a warehouse facility on the western side of the lot with a 34-space parking lot between the building and Buckley Road; per the Overall Plan dated 12/20/23, the proposed parking lot will connect to the existing parking lot and to the internal driveway Buckley Road, a county route; internal roads will wrap the building, providing access to 7 loading docks at the rear of the building and 9 additional parking spaces; the current outdoor storage area will be expanded to span the rear of the proposed warehouse; and
- WHEREAS, the Overall Plan shows a portion of land at the rear of the site as a possible "Phase II pavement expansion" with adjacent stormwater management basin; per the narrative, the construction for the current site plan will commence in Spring 2024, no timeline is provided for construction of Phase II; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/14/23, 9.15 acres of the site will be disturbed by the proposed project; per the Grading, Drainage, and Utilities plan dated 12/20/23, stormwater will drain to a bioretention and wet pond stormwater basin proposed for the northeastern corner of the site; per the EAF "stormwater will use best management practices";  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Topographic survey dated 3/23/17, a sanitary sewer easement exists along the site's frontage on Buckley Road and along the site's eastern boundary; an easement belonging to Niagara Mohawk Power Company traverses the site from the northwest to southeast; a New York Transit Company easement containing a 10" high pressure buckeye pipeline and a petroleum gas line crosses the rear of the site, per the Overall Plan, all Phase I sitework will occur outside of this easement; and

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas; a new connection is proposed for the warehouse;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site 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 aerial imagery dated May 2021, it appears that some trees will be removed as part of the proposed project;  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

The applicant is required to coordinate 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 information, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.



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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 03, 2024

OCPB Case # Z-24-2

- 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 Salina Town Board at the request of Town of Salina for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Chapter 235 of the Code of the Town of Salina to establish the Ley Creek Planned Unit Development (PUD) on four parcels; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-24-1) to designate four parcels as the Ley Creek Planned Unit Development; and
- WHEREAS, the site is a vacant area between the NYS Thruway, Interstate 81, and Brewerton Road (Route 11) with commercial and industrial uses to the south, and nearby residential neighborhoods; and
- WHEREAS, the Ley Creek Planned Unit Development District site is over the Town landfill and is comprised of four vacant, irregularly shaped parcels, abutting the NYS Thruway to the north and Ley Creek and its associated floodway and floodplain to the south; the site has frontage on Brewerton Road, a state highway; the four parcels are split by power lines belonging to National Grid bisecting the site; and
- WHEREAS, the applicant is proposing to create the Ley Creek Planned Unit Development District to allow a 5 MW solar facility on site; per the local law, the Ley Creek PUD will allow solar energy systems and solar energy systems battery storage as permitted uses; the local law states the PUD will require 30' front yard setbacks and 15' side and rear yard setbacks; and
- WHEREAS, per the referral materials, the Town “desires to create zoning options so that underutilized and abandoned, underutilized properties can be restored for uses that are not ordinary for the type of zoning traditional for a specific property” and the “Ley Creek PUD is intended to make productive use of land previously used as the Ley Creek Landfill which is unsuitable for other types of development”; solar energy systems are not currently a permitted use in the Town code; and
- WHEREAS, per the Town Code, a PUD District Plan should include a detailed description of the proposed uses and layout of the site including the Plan Description, District Plan Map, and Phasing Plan; projects in the PUD are also subject to site plan review; the Solar District Plan map dated 11/27/23 is an aerial photograph with parcel boundaries superimposed and shading covering the parcels contained in the PUD; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the southern and western boundaries of the site are located within the 100-year floodplain,

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

WHEREAS, GIS mapping shows the southern boundary of the site may contain federal wetlands, which appears to coincide with the boundaries of Ley Creek; and

WHEREAS, a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734123, 734074, 734036 and is within 2,000 feet of multiple sites (IDs: 734004, 734063, V00264) (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 has no position regarding the proposed zone change, but offers the following comment regarding future development of the site:

1. The Board encourages and supports the placement of large-scale solar arrays in areas such as this site that would otherwise be unsuitable for other types of development. The placement of solar arrays on former landfills makes productive use of unproductive land while allowing the preservation of lands containing prime agricultural soils, habitats, and other important natural resources.

2. The proposed development site contains areas of FEMA floodplain as well as the more restrictive floodway, federal wetlands, and is within close proximity to Ley Creek, a county owned drainage channel. The Town is encouraged to ensure adequate information is shown on subsequent site plans to indicate sensitive environmental features, and ensure that any proposed development is in accordance with applicable permits and Town flood ordinances, will not negatively affect drainage patterns, or allow for drainage of sediment and contaminants into the waterway. Development of any kind, including stormwater management facilities, within a floodway is generally discouraged by the Onondaga County Planning Board.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 03, 2024

OCPB Case # Z-24-5

- 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 Liverpool Village Board at the request of Village of Liverpool 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 to amend Chapter 380 (Zoning) of the Code of the Village of Liverpool; and
- WHEREAS, the Village is proposing amendments to the zoning regulations pertaining to accessory structures in Single Family Residential (R-1), Two-Family Residential (R-2), and Multiple-Family Residential (R-3) zoning districts; and
- WHEREAS, regulations pertaining to R-1 districts, R-2 districts, R-3 districts (380-14, 380-21, 380-28) have been modified to include a size limit for accessory structures approvable by special permit; previously an accessory structure to a dwelling unit which exceeded “150 sf in building area” required a special permit; the proposed language states an accessory structure which “exceeds 150 sf building area up to a maximum of 600 sf” requires an special permit; accessory structures over 600 sf will require an area variance; and
- WHEREAS, regulations pertaining to R-1 districts, R-2 districts, R-3 districts (380-16, 380-23, 380-30) have also been modified to eliminate an exception for the building height of accessory structures; these sections permitted a maximum height of an accessory structures of 15’ noting “Exceptions may be made by Planning Board for historic or related structures such as willow barns”; the exception will be eliminated, capping the height of accessory structures in these zoning districts to 15’; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 03, 2024

OCPB Case # Z-24-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Dr. Michael Grossman for the property located at 4834 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, and Makyes Road (Route 129) and Velasko Road (Route 130), both county highways; and
- WHEREAS, the applicant is proposing to construct a 1,635 sf addition on an existing dental office on a 1.01-acre parcel in the Onondaga Hill Business District; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-7) to have 40 parking spaces instead of the required 50 and an other authorization referral (Z-24-8) regarding the Onondaga Hill Business District review, a review conducted by the Town Planning Board; and
- WHEREAS, the site is located along West Seneca Turnpike, a state road, west of the intersection of Seneca Turnpike and Onondaga Road; the area is characterized by commercial businesses along main routes, surrounded by residential; single family homes and the Onondaga Free Library are on adjacent parcels; nearby businesses include an insurance agent, a barber shop, a church, and gas station; and
- WHEREAS, the site is a long, narrow parcel containing an existing dental office in a converted house, a parking lot at the rear, and a driveway to West Seneca Turnpike; the site has 85' of frontage on West Seneca Turnpike and approximately 190' of frontage at the rear of the parcel onto Streets Drive; and
- WHEREAS, per the Site Plan dated 6/1/23, the applicant is proposing a 70' x 31' addition to the rear of the existing building along with construction of a 40-space parking lot with landscaping, and dumpster enclosure; and
- WHEREAS, per GIS mapping, the existing structure is approximately 1,715 sf with a proposed 1,635 sf addition; per the Proposed Floor Plan dated 6/1/23, the office will contain 6 treatment rooms, 2 hygiene rooms, and employee break room, with an office, receptionist space, and waiting room located at the rear of the building by the entrance from the parking lot; and
- WHEREAS, a note on the Site Plan states " provide cross access agreement to property to the south per language provided by Planning Board Attorney"; per aerial imagery dated May 2021, this property appears to have access to Streets Drive, a local road; and
- WHEREAS, per the referral notice, the site is served by public drinking water; it is assumed the expansion will result in an increase in demand;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA

easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

- WHEREAS, the submitted project is located within the Metropolitan Wastewater Treatment Plant, an area designated as flow constrained and impacted by excessive wet weather flow;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/9/23, 0.75 acres of the site will be disturbed by the proposed project; per the EAF “stormwater will be collected and conveyed through drywells, catch basins, and storm inlets”; stormwater mitigation is not reflected on the Site Plan; and
- WHEREAS, per GIS mapping, within 0.25 miles of the site are state and federal wetlands and a 100-year floodplain; and
- WHEREAS, the site is located near the Easton Storehouse which is eligible or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Given the applicant’s limited need for additional parking, and neighborhood scale of the building and parcel, a further reduction in the amount of parking provided is encouraged, to retain tree cover for buffering and stormwater control.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 03, 2024

OCPB Case # Z-24-7

- 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 Onondaga Zoning Board of Appeals at the request of Dr. Michael Grossman for the property located at 4834 West Seneca Turnpike; 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 West Seneca Turnpike (Route 175), a state highway, and Makyes Road (Route 129) and Velasko Road (Route 130), both county highways; and
- WHEREAS, the applicant is requesting an area variance to construct a 1,635 sf addition on an existing dental office with reduced parking of 40 spaces where 50 is required on a 1.01-acre parcel in the Onondaga Hill Business District; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-6) to be reviewed by the Town Board and an other authorization referral (Z-24-8) regarding the Onondaga Hill Business District review, a review conducted by the Town Planning Board, for this proposed addition to the existing dental office and associated parking lot; and
- WHEREAS, the site is located along West Seneca Turnpike, a state road, west of the intersection of Seneca Turnpike and Onondaga Road; the area is characterized by commercial businesses along main routes, surrounded by residential; single family homes and the Onondaga Free Library are on adjacent parcels; nearby businesses include an insurance agent, a barber shop, a church, and gas station; and
- WHEREAS, the site is a long, narrow parcel containing an existing dental office in a converted house, a parking lot at the rear, and a driveway to West Seneca Turnpike; the site has 85' of frontage on West Seneca Turnpike and approximately 190' of frontage at the rear of the parcel onto Streets Drive; and
- WHEREAS, per the Site Plan dated 6/1/23, the applicant is proposing a 70' x 31' addition to the rear of the existing building along with construction of a 40-space parking lot with landscaping, and dumpster enclosure; and
- WHEREAS, per the local application, an area variance is required for relief of 10 spaces where 50 are required because "existing slopes at the rear of the site make parking 50 cars on site infeasible" requiring large retaining walls; it is noted the quantity of parking spaces is determined by square footage, the proposed 40 spaces are excessive to the needs of the dental office, and at capacity, the dental office would require a maximum of 31 spaces; and
- WHEREAS, per GIS mapping, the existing structure is approximately 1,715 sf with a proposed 1,635 sf addition; per the Proposed Floor Plan dated 6/1/23, the office will contain 6 treatment rooms, 2 hygiene rooms, and employee break room, with an office, receptionist space, and waiting room located at the rear



of the building by the entrance from the parking lot; and

WHEREAS, a note on the Site Plan states “ provide cross access agreement to property to the south per language provided by Planning Board Attorney”; per aerial imagery dated May 2021, this property appears to have access to Streets Drive, a local road; and

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/9/23, 0.75 acres of the site will be disturbed by the proposed project; per the EAF “stormwater will be collected and conveyed through drywells, catch basins, and storm inlets”; stormwater mitigation is not reflected on the Site Plan; and

WHEREAS, per GIS mapping, within 0.25 miles of the site are state and federal wetlands and a 100-year floodplain; and

WHEREAS, the site is located near the Easton Storehouse which is eligible or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and  
the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 applicant’s limited need for additional parking, and neighborhood scale of the building and parcel, a further reduction in the amount of parking provided is encouraged, to retain tree cover for buffering and stormwater control.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 03, 2024

OCPB Case # Z-24-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Onondaga Planning Board at the request of Dr. Michael Grossman for the property located at 4834 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, and Makyes Road (Route 129) and Velasko Road (Route 130), both county highways; and
- WHEREAS, the applicant is proposing to construct a 1,635 sf addition on an existing dental office on a 1.01-acre parcel in the Onondaga Hill Business District; and
- WHEREAS, the Board is concurrently reviewing site plan referral (Z-24-6) regarding the proposed addition and an area variance referral (Z-24-7) to have 40 parking spaces instead of the required 50; and
- WHEREAS, the site is located along West Seneca Turnpike, a state road, west of the intersection of Seneca Turnpike and Onondaga Road; the area is characterized by commercial businesses along main routes, surrounded by residential; single family homes and the Onondaga Free Library are on adjacent parcels; nearby businesses include an insurance agent, a barber shop, a church, and gas station; and
- WHEREAS, the site is a long, narrow parcel containing an existing dental office in a converted house, a parking lot at the rear, and a driveway to West Seneca Turnpike; the site has 85' of frontage on West Seneca Turnpike and approximately 190' of frontage at the rear of the parcel onto Streets Drive; and
- WHEREAS, per the Site Plan dated 6/1/23, the applicant is proposing a 70' x 31' addition to the rear of the existing building along with construction of a 40-space parking lot with landscaping, and dumpster enclosure; and
- WHEREAS, per GIS mapping, the existing structure is approximately 1,715 sf with a proposed 1,635 sf addition; per the Proposed Floor Plan dated 6/1/23, the office will contain 6 treatment rooms, 2 hygiene rooms, and employee break room, with an office, receptionist space, and waiting room located at the rear of the building by the entrance from the parking lot; and
- WHEREAS, a note on the Site Plan states “ provide cross access agreement to property to the south per language provided by Planning Board Attorney”; per aerial imagery dated May 2021, this property appears to have access to Streets Drive, a local road; and
- WHEREAS, per the referral notice, the site is served by public drinking water; it is assumed the expansion will result in an increase in demand;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering

Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/9/23, 0.75 acres of the site will be disturbed by the proposed project; per the EAF “stormwater will be collected and conveyed through drywells, catch basins, and storm inlets”; stormwater mitigation is not reflected on the Site Plan; and

WHEREAS, per GIS mapping, within 0.25 miles of the site are state and federal wetlands and a 100-year floodplain; and

WHEREAS, the site is located near the Easton Storehouse which is eligible or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

Given the applicant’s limited need for additional parking, and neighborhood scale of the building and parcel, a further reduction in the amount of parking provided is encouraged, to retain tree cover for buffering and stormwater control.

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

### OCPB Referrable Actions Breakdown By Review Type

Action Type	GML 239 Referrable Action	Exempt from Review	Administrative Review	Onondaga County Planning Board Full Review
		<i>No County Action Necessary</i>	<i>Referral to County Planning for Staff Level Review</i>	<i>Referral to County Planning for full OCPB Review</i>
Area Variance	Residential front, side, or rear yard setbacks or lot depth (sole referrable action)	x		
	Building height (sole referrable action)	x		
	Residential accessory structures (sole referrable action)	x		
	Reduction in the number of parking spaces (sole referrable action)	x		
	Variances in combination with a related referral requiring Board review			x
	Any other area variance		x	
Subdivision	Creation of up to 3 lots (sole referrable action)	x		
	Combination of lots (sole referrable action)	x		
	Lot line adjustments (sole referrable action)	x		
	Creation of 4-5 lots		x	
	Creation of 6 or more lots where each resulting lot is 10 acres or more		x	
	Creation of 6 or more lots where any resulting lot is less than 10 acres			x
	Subdivision actions in combination with a related referral requiring Board review			x
Special Permit or Site Plan	Co-location of telecommunication equipment and accessories on existing structures	x		
	<i>Co-location of telecommunication equipment and accessories within prior established project boundaries</i>		x	
	Façade or interior building modifications, not affecting square footage	x		
	<i>Minor changes to an existing parking area not affecting square footage (restriping, installation of EV chargers, addition of up to 3 spaces)</i>		x	
	<i>Exterior changes limited to fencing</i>		x	
	A change of tenant in an existing building (no other site changes)	x		
	Residential accessory structures	x		
	<i>Commercial accessory structures (up to 1,000 sf)</i>		x	
	On-premises signs (not requiring variance)	x		
	<i>Off-premises signs (not requiring variance)</i>		x	
	Residential accessory uses (including dwelling units and home occs)		x	
All other special permits and site plans			x	
Site plans or special permit actions in combination with a related referral requiring Board review			x	
Zoning Actions	Administration and fees	x		
	Interpretations of language	x		
	Moratoriums, and extensions thereto		x	
	Use variances			x
	Zone change			x
	All other zoning actions			x
Other	Plan amendment / adoption			x
	Map amendment / adoption			x
	Text or Local Law adoption			x

*Please note, this table is an unofficial summary, refer to agreements/policies to make official determination.*