



Onondaga County Planning Board

January 06, 2021

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Dan Kwasnowski - via teleconference
Megan Costa - via teleconference
Allison Bodine - via teleconference
Robin Coon - via teleconference

GUESTS PRESENT

Patty Jeschke - via teleconference
Patrick Griffin - via teleconference

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 06, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from December 16, 2020 were submitted for approval. Jim Stelter made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.

James Corbett nominated Daniel Cupoli for the position of Planning Board Chairperson. 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. Daniel Cupoli nominated James Corbett for the position of Vice Chairperson of the Planning Board. 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.

Allison Bodine reviewed the policy on Planning Board training requirements and updated the Board on possible future changes to Planning Board processes. Megan Costa updated the Board on the Onondaga County Comprehensive Plan and welcomed the Board as the primary Steering Committee for the County Plan.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-1	TLysPB	No Position With Comment	S-21-2	TEIbPB	No Position With Comment
S-21-3	TSpaPB	No Position With Comment	Z-21-1	TClaTB	No Position With Comment
Z-21-10	TCicPB	Modification	Z-21-11	TCicTB	No Position With Comment
Z-21-12	TSalTB	No Position With Comment	Z-21-13	CSyrPB	No Position
Z-21-14	CSyrPB	Modification	Z-21-2	TClaZBA	No Position
Z-21-3	TManPB	Modification	Z-21-4	TLysPB	No Position
Z-21-5	TLysZBA	No Position	Z-21-6	CSyrZA	No Position
Z-21-7	CSyrPB	No Position	Z-21-8	VNsyVB	No Position With Comment
Z-21-9	TVanPB	No Position			



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421 MONTGOMERY STREET
SYRACUSE, NEW YORK



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # S-21-1

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Hafner for the property located at 1870 West Genesee 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 West Genesee Road (Route 370), a state highway, the municipal boundary between the Towns of Lysander and Van Buren, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide 1.4 acres from a 16-acre parcel in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the site is located along NYS Route 370 and has rear frontage on the Seneca River; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; other surrounding land uses include single-family residential; and
- WHEREAS, aerial imagery dated May 2020 and the submitted Sketch Plan dated October 23, 2020 show the site contains six existing buildings for Rivers Edge Greenhouses, all clustered near the Seneca River frontage, and served by an existing fire lane which appears to occur on an adjacent parcel; the site surrounds a separate 1-acre residential lot with frontage on Route 370 on three sides; the site has a 15' wide strip of land on the east side of the residential lot; and
- WHEREAS, the Sketch Plan appears to be hand drawn on a previous survey from 1995; ADVISORY NOTE: unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law; and
- WHEREAS, aerial imagery shows the front half of the site contains an active farm field; proposed Lot 1 (1.4 acres) will be divided from the farmland and have 200' of frontage on Route 370; per the local application, the new lot is intended for construction of a new home, to be owned by a family member; the remaining lands will continue to be used for agriculture; ADVISORY NOTE: any proposed or future driveways onto Route 370 and serving Lot 1 will require a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, the site is served by public drinking water and an individual septic system; a new drinking water connection and septic system would be required to serve the proposed building lot; ADVISORY NOTES: 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 proposed Lot 1 prior to Department endorsement of the subdivision; the applicant is advised to

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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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear 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 is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat or bald eagle, or its associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

WHEREAS, the Seneca River is part of the NYS Barge Canal Historic District, which is listed on the National Register of Historic Places; the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

The Board 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 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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # S-21-2

- 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 PRELIMINARY SUBDIVISION from the Town of Elbridge Planning Board at the request of Russell Cooper for the property located at 5271 Halfway 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 Halfway Road (Route 107), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 12.7-acre parcel into two new lots, Lot 1 (2.90 acres) and Remaining Lands (9.8 acres), in a Residential-1 (R-1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge; the site is enrolled in NYS Agricultural District 3 and appears to contain active farmland; lands south and east of the site are also enrolled in the Ag District and contain agricultural operations; other surrounding land uses are single-family residential; and
- WHEREAS, the submitted Sketch Plan dated November 18, 2020 shows the site has frontage on Halfway Road, a county road, and abuts a Conrail (Auburn Branch) rail line to the south; the site contains an existing two-story house and a barn; there is an existing u-shaped driveway with two access points onto Halfway Road; and
- WHEREAS, the Sketch Plan shows proposed Lot 1 (2.90 acres) will be divided from the farm field at the front of the site and split the frontage roughly in half; the existing structures and remaining farmland are labeled "Remaining Lands" (9.8 acres); per the local application, the project is intended to create a building lot for a new house; and
- WHEREAS, a letter from the Onondaga County Department of Transportation to the applicant, dated December 16, 2020, indicates sight distance information was submitted to the Department for review and determined to meet requirements to allow for access to proposed Lot 1;
ADVISORY NOTE: the proposed driveway onto Halfway Road will require highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; a new well and septic system would be required to serve the proposed building lot;
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 proposed Lot 1 prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows a potential federal wetland area at the rear of the property, which would be located on the remaining lands; and

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # S-21-3

- 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 Spafford Planning Board at the request of James Vitkus for the property located at 2723 Hardscrabble Point; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to subdivide a 1.64-acre parcel into two new lots, Lot 1 (0.69 acres) and Lot 2 (0.95 acres), in Residential Agricultural (R-A) and Skaneateles Lake (SL) zoning districts; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake in an area with surrounding residential lakefront properties; and
- WHEREAS, the submitted subdivision plan dated December 18, 2020 shows the site has frontage on Hardscrabble Point, a private gravel road that serves the lakefront residential lots and ultimately connects to East Lake Road, a state road, to the north; the site contains an existing camp with rear porch and patio, and lakefront structures, including decking, steps, dock, sea wall, shed, and building; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (0.69 acres) will include undeveloped land at the front of the site; proposed Lot 2 (0.95 acres) will be a flag lot with an existing gravel drive on a 42' wide strip of land that extends to the existing structures and land on the lakefront half of the parcel; and
- WHEREAS, per the submitted Agricultural Data Statement, proposed Lot 1 is intended for a new structure; the subdivision plan shows a proposed single-family house within the building lines of Lot 1 and a proposed septic area between the house and Hardscrabble Point; and
- WHEREAS, the site is served by an individual septic system and drinking water is drawn directly from Skaneateles Lake; per the submitted Environmental Assessment Form (EAF) dated October 1, 2020, the proposed lot will draw drinking water from the lake and have an on-site septic system for wastewater services; 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 proposed Lot 1 prior to Department endorsement of the subdivision; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed;
ADVISORY NOTE: Skaneateles Watershed Rules and Regulations require that

the applicant submit plans to the City of Syracuse Water Department for approval; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the Skaneateles Lake shoreline 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

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

The Board encourages the Town to consider the potential long-term effects of small-lot subdivisions and continued development along Skaneateles Lake.

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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-1

- 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 Clay Town Board at the request of Robert Aluzzo for the property located at 4993 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.48-acre portion of a 0.786-acre parcel from Residential Agricultural (RA-100) to Industrial (I-2) to allow for warehouse/indoor equipment storage; and
- WHEREAS, in 2014, the Board offered no position with comment for a special permit referral (Z-14-89) to allow a two-family dwelling on the subject parcel, which appears to have been combined with an adjacent parcel since the Board reviewed the 2014 special permit; and
- WHEREAS, the site is located in the Clay hamlet with surrounding single-family houses, a community center, a church, and some low-density commercial properties, including a recently established brewery (Z-16-447, Z-17-32, Z-17-288); the site is located within a large industrially-zoned area, which includes the White Pine Commerce Park and additional vacant land designated for industrial development; and
- WHEREAS, the submitted survey map dated October 16, 2020 shows the site has frontage on NYS Route 31 and contains a 24' x 18.4' garage and wooden shed, both near the rear property line; the front of the property is undeveloped; there are several encroachments from the residential lots on either side of the site, including part of the house to the east and portions of the driveway/parking on each lot; and
- WHEREAS, the Town Zoning Map shows the site is split-zoned; the proposed zone change will rezone 0.48 acres, which is currently zoned RA-100, to I-2; the remainder of the 0.786-acre parcel is already I-2; the referral notice indicates the zone change is intended to allow for warehouse/indoor equipment storage for the applicant's business; no additional information regarding plans for the site were included; and
- WHEREAS, per the Town Zoning Code, the current RA-100 zoning is intended "to accommodate agricultural activities, to provide a setting for low-density family dwellings, and supportive nonresidential development in areas of the Town that are unlikely to be served by both public water and sewers"; uses allowed include one-family dwellings, farms, cropland, and farm stands upon issuance of a building permit, parks/playgrounds, cemeteries, and commercial nurseries or greenhouses upon site plan approval, and schools, day-care centers, religious institutions, libraries, community centers, private marinas, and special uses upon special permit approval; and

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WHEREAS, per the Town Zoning Code, the proposed I-2 zoning would permit exhibit halls, wholesale, warehouses, trucking terminals, manufacturing, utility substations, emergency vehicle stations, building products sale, storage, and display, and cropland upon site plan approval, and heavy equipment sales, service, exterior storage, and display, contractor's service yards, motor vehicle storage, outdoor furnaces, motor vehicle rental, commercial nurseries, and commercial greenhouses upon special permit approval; and

WHEREAS, the site is served by public drinking water and an individual septic system; the site is located in the Oak Orchard Wastewater Treatment Plant service area, however, no public wastewater facilities are located in this area; 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 it appears that there are some trees on the site; 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 municipality approve the proposed zone change, the Board offers the following comments for the next phase of development:

1. Any new access to Route 31 should be coordinated with the NYS Department of Transportation early in the planning process. Driveways will require highway access and work permits and must meet the Department's driveway standards and sight distance requirements.
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 issuance of a building permit.
3. The Town is advised to work with the applicant and adjacent property owners to resolve the existing encroachments.

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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-10

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Gary G. Gasparini for the property located at 5655 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19), a county highway, the ramp system for Interstate 81, a state highway, and the municipal boundaries between the Towns of Clay and Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to establish a used car sales business in an existing vacant commercial building on a 1.0-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located along East Taft Road with surrounding commercial and industrial land uses; the site abuts NYS right-of-way for I-81 to the east, which includes an off-ramp with access to East Taft Road; and
- WHEREAS, the submitted survey map dated December 14, 2020 shows the site contains an existing one-story building surrounded on all sides by asphalt; there is an existing driveway onto East Taft Road and an existing sidewalk along the frontage of the site; and
- WHEREAS, the submitted plan dated November 30, 2020 shows car sales areas around the perimeter of the existing paved area, to be cleaned and resealed, and 10 customer parking spaces at the front and side of the building; per the submitted narrative, the site will be used exclusively for used vehicle sales; and
- WHEREAS, the narrative and plan indicate additional site improvements will include replacing light fixtures in the parking lot with new energy efficient LED fixtures and relocating the existing pylon sign from the corner of the site to a new landscape bed adjacent to the driveway; overgrown vegetation around the building and property will be updated; exterior improvements include painting the building and replacing the roof; minor interior improvements will include new sheetrock and flooring; and
- WHEREAS, no changes to access are proposed; communications between the applicant and Onondaga County Department of Transportation (OCDOT) indicate the Department has reviewed the proposed project and submitted traffic data and found no issues of concern; OCDOT notes that any changes to the project resulting in impacts to the County's right-of-way will be subject to permitting requirements and should be coordinated with the Department; and
- WHEREAS, per the local application, hours of operation will be 9AM to 7PM Monday through Thursday, 9AM to 6PM on Friday, 9AM to 5PM on Saturday, and 10AM to 3PM on Sunday; there will be a maximum of 4 employees on site at one time and 10 off-street parking spaces; and

WHEREAS, the survey map shows a 10' sanitary sewer easement crossing the front of the site, which contains a County-owned trunk sewer; a portion of the parking area and driveway occur in the easement;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 14, 2020, there is presently one catch basin on-site, which stormwater will presumably be directed to; 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, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Town must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval of the site plan.

The motion was made by Mike LaFlair 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.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-11

- 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 ZONE CHANGE from the Town of Cicero Town Board at the request of Leslieanne Associates, Inc. for the property located at Lakeshore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500' of Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is proposing a zone change of a 64.8-acre parcel from Agricultural to Residential (R-12) to allow for future development of single-family detached homes; and
- WHEREAS, the vacant parcel has frontage on Lakeshore Road, a county road, and is situated between two suburban-style residential developments, Eldan Meadow to the west and Wallington Meadows (S-04-119, S-16-73, S-18-27, S-18-63) to the east; aerial imagery dated May 2020 shows active farmland on a portion of the parcel and roughly 16.5 acres of forested land at the rear of the site; and
- WHEREAS, the submitted zone change map dated November 11, 2020 shows the frontage of the site is restricted by a 300' wide easement to the Power Authority of the State of New York and existing overhead utility lines; the site also contains four mapped wetland areas, which were flagged by Delta Engineers, Architects & Land Surveyors on November 6, 2020; Wetland "A" appears to occur in the wooded area at the rear of the parcel, while Wetlands "B", "C", and "D" are at the front of the site and further limit access to Lakeshore Road; and
- WHEREAS, per the Town Zoning Code, all residential zoning districts in the Town permit one-family residences, enclosed accessory buildings, and private garages by right and home occupations, golf courses, public utility substations, clinics, schools, religious institutions, and community centers with site plan approval; residential uses in the proposed R-12 zoning district are subject to minimum lot area (12,000 sf), minimum building line (80 ft), minimum lot depth (130 ft), front (30 ft), rear (30 ft), and side (25 ft total, minimum 10 ft for one side) yard setback, maximum coverage (25%), and maximum building height (35 ft) requirements; zoning of the adjoining single-family residential lots is primarily R-12 and Residential (R-10), which allows for slightly higher density; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 23, 2020, the project will be completed in 8 phases and include 120 lots ranging from 12,000 sf to 3+ acres; and
- WHEREAS, aerial imagery shows an existing farm access road onto Lakeshore Road, to be removed; a new road network is shown to serve the proposed lots in the submitted Sketch Plan dated November 11, 2020; the network will have a single access point onto Lakeshore Road and two connections to the adjacent Eldan Meadow subdivision, which allow for additional access to Lakeshore

Road, South Bay Road, and NYS Route 31; no cross-connections to Wallington Meadows are shown; per the EAF, the road network shown in the Sketch Plan will be under town jurisdiction; a consultant is preparing a traffic study and has already contacted the Onondaga County Department of Transportation regarding the scope of the study;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed access on Lakeshore Road must meet Department requirements; the proposed access will require highway access and work permits and be subject to the availability of sight distance; and

WHEREAS, per the EAF, less than 1/10-acre wetland disturbance is anticipated and shown in the Sketch Plan to occur at two road crossings; the EAF notes that a nationwide permit will be required for the disturbance and include any mitigation as may be determined by the U.S. Army Corps of Engineers; ADVISORY NOTE: any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers; and

WHEREAS, per the EAF, stormwater management will be determined during the subdivision process if the zone change is granted; 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 is located in an area that has access to public drinking water and sewers, which ultimately flow to the Brewerton Wastewater Treatment Plant; new municipal connections to both are proposed; per the EAF, anticipated water usage and liquid waste generation are each estimated at 30,000 gallons per day; drinking water lines and sanitary sewer lines will be run along the proposed road network to serve the new lots; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department early in the planning process 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 also contact the Department's Flow Control office early in the planning process to determine sewer availability and capacity; 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:

Should the Town approve the proposed zone change, the Board offers the following comments for the next phase of development:

1. The applicant is advised to continue coordinating with the Onondaga County Department of Transportation (OCDOT) regarding Lakeshore Road access plans and traffic data requirements for full buildout. To further meet Department requirements, the applicant will be required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval of the subdivision.
2. The New York State Department of Transportation requests a copy of any traffic data prepared and provided to OCDOT to ensure the proposed subdivision will not have significant traffic impacts to NYS Route 31.
3. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval of the subdivision.
4. The Town and applicant are advised to explore options for potential connections to Wallington Meadows via Alizarin Avenue. Providing for such connections between residential neighborhoods can help to reduce traffic burdens on collector roads.
5. Given the wetland areas on site and proximity of the development to a watercourse and nearby floodplains, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) limit the proposed road network to the north side of Wetland "A", and 3) avoid the creation of building lots in wetland areas.
6. The Board recommends that the Town ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of any stormwater management facilities to serve the subdivision, as well as non-buildable areas such as wetlands. Potential strategies may include separating such areas onto non-residential parcels, to be owned and maintained by a Homeowner's Association (HOA) or the Town, and establishing adequate easements to allow for access to such facilities and preservation of restricted lands.
7. The Town and applicant must ensure that appropriate agreements are in place with National Grid for permanent road access across their easement prior to or as a condition of subdivision plan approval.
8. The Town and applicant must ensure the project meets requirements for fire safety and emergency vehicle access.

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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-12

- 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 Ur-Ban Villages PFA LCC for the property located at 100 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500' of Buckley Road (Route 48) and Old Liverpool Road (Route 137), both county highways, Interstate 81 and NYS Route 370, both state highways, and the municipal boundary between the Town of Salina and City of Syracuse; and
- WHEREAS, the applicant is proposing to apply the Repurposing and Reuse Overlay District (RROD) to an 11.5-acre parcel in an Industrial (I-1) zoning district to allow for redevelopment of the former Will & Baumer Candle Factory into a 250-unit multi-family development; and
- WHEREAS, the Board recently recommended approval of a text amendment referral (Z-20-303) to create the RROD, the purpose of which is to encourage reuse of abandoned or underutilized commercial buildings, achieve a pattern of development that encourages walking, bicycling, and use of public transit, allow for a mix of uses, discourage development of singular use buildings within an expansive parking lot, encourage adaptive reuse of aging commercial buildings, provide a high level of pedestrian and bicyclist amenities, provide sufficient density of people to support public transit, maintain an adequate level of parking appropriate to the use and integrated safely with pedestrians, bicyclists, and other users, and take advantage of existing infrastructure and resources; and
- WHEREAS, the site is located at the southeast corner of Onondaga Lake and just outside the City limits; nearby uses include Destiny USA mall, the Syracuse Regional Transportation Center, the CNY Regional Market, and NBT Bank Stadium, which are separated from the site by I-81 and Ley Creek; the site abuts medical offices in the Greenfield Corporate Office Center to the north; and
- WHEREAS, the submitted survey map shows the site has frontage on Buckley Road and contains multiple one- to three-story buildings consisting of various building materials (brick, metal) and sizes; there is a 24" concrete pipe, which is a County-owned trunk sewer, and a 15' sanitary sewer easement along the western side of the site; the site has two existing access points onto Buckley Road, both of which occur across from slip lanes for the intersection of Buckley Road and Old Liverpool Road; per the Central New York Regional Transportation Authority (CENTRO), Buckley Road has public transit service and bus stops are located less than 500' north of the site;
- ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within

the County easement; any other work within the County easement must be coordinated with WEP; per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; any work within the county right-of-way will be subject to a work permit; and

WHEREAS, per the local application, the existing buildings on the site will be repurposed from a former industrial use, the Will & Baumer Candle Factory, to a multi-family apartment use, with potential for a small commercial or industrial component as a secondary use; the submitted Environmental Assessment Form (EAF) dated December 11, 2020 notes the existing buildings will be renovated for the new use and there is potential for construction of three additional buildings; the multi-family apartment use will consist of 250 units; the project will be completed in 3-5 phases involving 2-3 structures at a time; there will be a net increase of 400 parking spaces on-site; the submitted Concept Plan dated December 10, 2020 shows 377 of the 500 proposed parking spaces to be indoor parking, including some underground parking; one- and two-bedroom apartments of varying sizes are shown in three of the existing buildings, though a complete breakdown of residential and non-residential space is not provided; other proposed site improvements are shown to include an internal road network and exterior parking lots; and

WHEREAS, the Concept Plan shows proposed parking and part of the interior road network to occur on an adjacent parcel, 001.2-02-23.0, that is located in the City of Syracuse limits; per the City Zoning Map, this parcel is zoned Industrial, Class A (IA); parking is a permitted use in the IA district subject to approval by the City; a proposed driveway onto Park Street is also planned for the adjacent City parcel; Park Street is under City jurisdiction in this area and restricted to one-way traffic; County jurisdiction of the roadway begins at the City boundary and becomes Buckley Road;

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

WHEREAS, the submitted Zone Change Map dated December 10, 2020 shows four wetland areas totaling just over an acre; three of the delineated wetlands appear to occur almost entirely outside of the proposed and existing development; significant encroachments into Wetland "A" are shown; there is no indication that the wetland boundaries have been confirmed by the NYS Department of Environmental Conservation or U.S. Army Corps of Engineers; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern side of the site is also located within the 100-year floodplain, which may require elevation of structures and other mitigation;

ADVISORY NOTES: 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; the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all

confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the Concept Plan shows two pond areas near the center of the site, presumably stormwater facilities, with a bridge crossing one of the ponds; no additional information regarding existing or proposed stormwater management was provided;

ADVISORY NOTES: per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county's or state's drainage systems 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 service area; 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); per the EAF, anticipated water usage and liquid waste generation are each estimated at 45,000 gallons per day;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department early in the planning process 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 also contact the Department's Flow Control office early in the planning process to determine sewer availability and capacity; 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 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 NOTE: 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; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734075, 734048, C734132, C734131, 734123, 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site #734123 consists of the portion of Ley Creek occurring near the site and site #734030 involves Onondaga Lake, which has been the subject of significant remediation efforts; the other remediation sites are generally located south of the site in the lakefront area or on the opposite side of Onondaga Lake and do not appear to be impacted by the proposed project; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may also contain the bald eagle, or its

associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

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 Board commends the Town and applicant on the proposed redevelopment of this abandoned industrial property, which provides a great opportunity to make use of existing infrastructure and realize a creative new use for the site. The Town is encouraged to consider additional zoning regulations and design guidelines that would ensure allowances for live/work-type uses, like makerspace, and high-quality architectural design in anticipation of more future projects like this.

Should the Town approve the proposed zone change, the Board offers the following comments for the next phase of development:

1. The applicant is advised to continue coordinating with the Onondaga County Department of Transportation regarding Buckley Road access plans. To further meet Department requirements, the applicant will be required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data for full buildout, and a lighting plan to the Department for review.
2. The applicant is advised to contact the New York State Department of Transportation early in the planning process to discuss Department requirements, which will include submitting a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data for full buildout, and a lighting plan for review. Any work in the state right-of-way will be subject to a work permit.
3. Any development on the adjacent parcel (001.2-02-23.0) is subject to review and approval by the City of Syracuse, and the proposed driveway is subject to City curb cut permitting requirements. The City notes that parking lots are permitted in the Industrial, Class A (IA) zoning district subject to planting and screening requirements indicated in Part C of the City Zoning Ordinance.
4. The Town must ensure that no construction of permanent structures

occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval of the site plan.

5. To further meet the intentions of the Town's Repurposing and Reuse Overlay District, the Board encourages incorporating an internal street network into the project that focuses on small blocks with pedestrian-scale design elements, on-street parking, bicycle racks and storage, and features, like sidewalks, crosswalks, and street trees, to promote walkability. Cross-connections to the adjacent office park are also encouraged to provide additional access to Buckley Road and facilitate use of nearby public transit services.

6. As part of the site planning process, the Town and applicant are encouraged to provide shared green space areas for the multi-family use and high-quality wetlands instead of traditional detention ponds for stormwater management. Additional forestation and landscape buffering along I-81 is advised for both noise and aesthetics.

7. Given historic manufacturing functions of the site, the Town and applicant are encouraged to consider the potential for harmful contaminants, and environmental testing and remediation as part of the review and pre-development process.

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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-13

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the City of Syracuse Planning Commission at the request of City of Syracuse Common Council 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 City of Syracuse Common Council is proposing to amend the City of Syracuse Zoning Ordinance to require special permit review for care homes in Commercial, Class A (CA), Commercial, Class B (CB), and Industrial, Class A (IA) zoning districts; and
- WHEREAS, Resolution 23 of 2020 dated November 9, 2020 notes that care homes are subject to special permit review in all other zoning districts in which they are permitted, including Residential Classes A, A-2, AA, B, B Transitional, B-1, B-1 Transitional, and C, Office Classes A and B, Local Business Class A, Central Business Districts High-Density Residential and Medium-Density Residential; and
- WHEREAS, per the resolution, the proposed text amendment requiring special permit review to also take place in the CA, CB, and IA districts is intended to create a uniform procedure across the City for the development of care homes in all zoning districts; and
- WHEREAS, per the City Zoning Ordinance, a care home is defined as "[a] structure occupied as a temporary or permanent residence by three (3) or more persons and which is either designed principally for housing for the aged where specific age limits are prescribed by public or private regulatory or administrative agencies, irrespective of the need for custodial care and/or supervision on the premises, or designed for occupancy by persons, who by reason of chronic illness, handicap, age, senility, convalescence or infirmity are dependent upon varying amounts of custodial care and/or supervision"; and
- WHEREAS, adoption of the proposed text amendment will result in changes to Part B, Section V, Article 1, Paragraphs 2 and 3 of the Zoning Ordinance, to remove care homes from the list of permitted uses in the CA district and add it to the list of special permit uses; Part B, Section V, Article 2, Paragraphs 2 and 3 and Part B, Section VI, Article 1, Paragraphs 2 and 3 will similarly be edited to apply the change to the CB and IA districts; 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 Marty Masterpole 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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of 2027 Park Street LLC for the property located at 2027 Park Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway, and the CNY Regional Market, a facility owned by a state authority; and
- WHEREAS, the applicant is requesting to modify a special permit to establish a car wash facility at an existing vacant building on a 4.22-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the Board previously recommended modification of a referral (Z-20-77) for the original special permit, which was approved locally; and
- WHEREAS, the site is located at the intersection of Park Street and Hiawatha Boulevard, both city streets, in the City's Northside neighborhood; the site abuts portions of the I-81 highway and ramps and is across Park Street from parcels containing the Regional Market, NBT Bank Stadium, and the Syracuse Regional Transportation Center; the City's Land Use and Development Plan identifies this area as an industrial legacy character area; and
- WHEREAS, the submitted survey map dated February 4, 2020 shows the site contains an existing building, a former Babies R Us, with parking at the front and side of the building; the site has two existing driveways onto Park Street, one full access drive and one with right-in, right-out only access; there are existing sidewalks along Park Street with a planting strip and crosswalks through the driveways, to remain; and
- WHEREAS, previous referral materials for Z-20-77 indicated the existing building will be renovated for a car wash facility, Valet Auto Wash; interior renovations include modifying the building layout to allow for one wash bay tunnel, indoor vacuum equipment parking spaces and a wax/polish bay tunnel; exterior improvements include painting the building and installing new overhead doors for vehicle access to the interior car wash services; site improvements include parking lot striping for wash queue lanes, pay stations and vacuum stations; and
- WHEREAS, per the local application, the proposed modifications to the previously approved special permit include removing the overhead doors on the equipment bay, replacing the overhead doors adjacent to the wash entry with windows and a man door, removing the wax tunnel and replacing with an additional row of vacuums, updating man door locations for the revised restroom and laundry room configurations, reducing the exterior vacuum rows to two, providing additional parking, and lengthening the approach to the

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wash bay for easier car access; the modifications are reflected in the Site Layout Plan dated January 29, 2020 (last revised December 16, 2020) and Alteration Plan dated September 2, 2020; and

WHEREAS, per the submitted elevation drawings and site signage summary, signage includes four proposed building-mounted wall signs, 120 sf on the front face and 69 sf each on the remaining faces, and an existing pylon sign (300 sf, 40' in height), to be remain; per the local application, the car wash facility will operate from 7am to 7pm, 7 days a week; there will be a maximum of 6 employees on site at one time; and

WHEREAS, per the City Zoning Ordinance, car wash facilities are permitted in the IA zoning district upon issuance of a special permit; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses”; car wash facilities are not a permitted use in the proposed MX-4 zoning district; and

WHEREAS, the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; per the NYS Department of Transportation, this parcel will not be impacted by any of the project alternatives; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), “existing site drainage system includes catch basins and stormwater management system discharging to the existing City drainage system, all of which will remain in service for the renovation”; 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; 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 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, the project is within 2,000 feet of multiple sites (IDs: V00002, C734133, C734132, 734048, C734130, C734134, C734135, C734137, C734131, 734013, C734104, 734123) 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); 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 New York State Department of Transportation has determined that the applicant must submit a copy of the traffic data for the proposed project. 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.

The motion was made by Mike LaFlair 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.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-2

- 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 SPECIAL PERMIT from the Town of Clay Zoning Board of Appeals at the request of Anthony Cifra for the property located at 5194 Bear 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 Bear Road (Route 191) and Allen Road (Route 205), both county highways; and
- WHEREAS, the applicant is requesting a special permit to establish a home occupation (barbershop) in an existing residence on a 1.26-acre parcel in a Residential (R-7.5) zoning district; and
- WHEREAS, the site is located in a suburban-style residential neighborhood at the intersection of Bear Road and Allen Road; the submitted survey map dated March 16, 2020 shows the site contains an existing house, detached garage, shed, and lean-to; the existing structures are grouped towards the Bear Road/Allen Road intersection, and the remainder of the site appears to be maintained lawn; and
- WHEREAS, the survey map and aerial imagery dated May 2020 show the site has an existing u-shaped driveway with two access points to Allen Road; no changes to access are indicated;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Allen Road must meet Department requirements; no access to Bear Road will be permitted, nor is any shown or proposed; and
- WHEREAS, per the local application, there will be no additional employees and the owner will live on the premises; no additional information regarding the proposed home occupation was included; 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); and
- WHEREAS, the site may contain the Pied-billed Grebe, 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 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 Marty Masterpole 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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-3

- 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 John Zellar / Oak Tree Real Estate for the property located at 7115 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 East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to convert a residential structure to a real estate office on a 0.55-acre parcel in a Residential (RM) zoning district; and
- WHEREAS, the site is located along East Genesee Street (NYS Route 5) in a span of suburban-style residential housing between nodes of regional commercial, which includes the DeWitt Wegmans plaza to the west and Fayetteville Towne Center to the east; this area is interspersed with other residential lots that have been converted to similar professional office uses; and
- WHEREAS, the submitted survey map dated May 8, 2020 shows the site contains an existing two-story house with an attached garage and rear deck; there is an existing tarvia driveway onto East Genesee Street with a turnaround on the site;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on East Genesee Street must meet Department requirements; and
- WHEREAS, the submitted Site Plan and floor plans dated November 19, 2020 show site improvements for the proposed office, Oak Tree Real Estate, to include demolishing the existing garage and deck and constructing a new rear deck and stair/ramp system; 5 new parking spaces are shown along the driveway; interior renovations will include removing the existing fireplace and chimney and establishing office space on the first and second floors, as well as creating space for a kitchenette and conference room; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone 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 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

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 New York State Department of Transportation to coordinate requirements for the existing driveway on East Genesee Street, in order to satisfy minor commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Mike LaFlair 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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-4

- 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 Lysander Planning Board at the request of Reeves for the property located at 1184 West Genesee 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 West Genesee Road (Route 370), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 2,880 sf farm worker housing dormitory on a 49.34-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-5) as part of the proposed project; and
- WHEREAS, the site is located in a rural area with surrounding agricultural land uses and low-density housing; the site has frontage on NYS Route 370 and contains part of a large farm operation, Reeves Farms, which also occurs on surrounding parcels under common ownership; Snogles Lane, a private road, runs north-south through the site and serves the farm fields and several adjacent residential lots; the site and surrounding lands are enrolled in NYS Agricultural District 3; and
- WHEREAS, the submitted Site Plan dated December 7, 2020 shows the site contains existing structures for worker housing, including a wood frame house, a wood frame kitchen and bath facility, and three existing mobile homes (no bath or kitchen facilities); the structures are grouped towards Route 370 and served by an existing gravel/asphalt driveway; aerial imagery dated May 2020 shows the remainder of the site contains active farm fields and some wooded areas; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 370 must meet Department requirements; and
- WHEREAS, aerial imagery dated May 2020 shows the site has a small amount of frontage on the Seneca River to the south; there is also a wet weather ditch that is tributary to the river and crosses the front of the site; GIS mapping and current FEMA Flood Insurance Rate Maps (FIRM) show lands immediately adjacent to the tributary contain federal wetlands and the 100-year floodplain; no development near the tributary is proposed; and
- WHEREAS, per the Site Plan, the proposed 36' x 80' building will be constructed adjacent to the existing structures; per the submitted Environmental Assessment Form (EAF) dated December 7, 2020, the building will be a 10-room dormitory for farm workers, and each room will house 4 workers; and
- WHEREAS, per the Town Zoning Code, regulations for farm worker housing require at least 25 feet between structures; the applicant is requesting an area variance to reduce the distance requirement to 12 feet for the new building to minimize

impacts to the farmland on the site; and

WHEREAS, the site is served by an individual well and septic system, to be extended; a letter from the Onondaga County Health Department to a representative for the applicant, dated December 10, 2020, indicates a disposal system consisting of a 1500 gallon minimum septic tank and 600 lineal feet of absorption trench has been approved by the Department for the service of a 1,000 gallon per day design flow maximum and up to 20 occupants in the new dormitory; and

WHEREAS, the Health Department letter advises that the NYSDEC should be contacted to update the existing SPDES permit; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that a tree will have to 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 Marty Masterpole 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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-5

- 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 AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Reeves for the property located at 1184 West Genesee 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 West Genesee Road (Route 370), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 2,880 sf farm worker housing dormitory on a 49.34-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-4) as part of the proposed project; and
- WHEREAS, the site is located in a rural area with surrounding agricultural land uses and low-density housing; the site has frontage on NYS Route 370 and contains part of a large farm operation, Reeves Farms, which also occurs on surrounding parcels under common ownership; Snogles Lane, a private road, runs north-south through the site and serves the farm fields and several adjacent residential lots; the site and surrounding lands are enrolled in NYS Agricultural District 3; and
- WHEREAS, the submitted Site Plan dated December 7, 2020 shows the site contains existing structures for worker housing, including a wood frame house, a wood frame kitchen and bath facility, and three existing mobile homes (no bath or kitchen facilities); the structures are grouped towards Route 370 and served by an existing gravel/asphalt driveway; aerial imagery dated May 2020 shows the remainder of the site contains active farm fields and some wooded areas; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 370 must meet Department requirements; and
- WHEREAS, aerial imagery dated May 2020 shows the site has a small amount of frontage on the Seneca River to the south; there is also a wet weather ditch that is tributary to the river and crosses the front of the site; GIS mapping and current FEMA Flood Insurance Rate Maps (FIRM) show lands immediately adjacent to the tributary contain federal wetlands and the 100-year floodplain; no development near the tributary is proposed; and
- WHEREAS, per the Site Plan, the proposed 36' x 80' building will be constructed adjacent to the existing structures; per the submitted Environmental Assessment Form (EAF) dated December 7, 2020, the building will be a 10-room dormitory for farm workers, and each room will house 4 workers; and
- WHEREAS, per the Town Zoning Code, regulations for farm worker housing require at least 25 feet between structures; the applicant is requesting an area variance

to reduce the distance requirement to 12 feet for the new building to minimize impacts to the farmland on the site; and

WHEREAS, the site is served by an individual well and septic system, to be extended; a letter from the Onondaga County Health Department to a representative for the applicant, dated December 10, 2020, indicates a disposal system consisting of a 1500 gallon minimum septic tank and 600 lineal feet of absorption trench has been approved by the Department for the service of a 1,000 gallon per day design flow maximum and up to 20 occupants in the new dormitory; and

WHEREAS, the Health Department letter advises that the NYSDEC should be contacted to update the existing SPDES permit; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that a tree will have to 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 Marty Masterpole 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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-6

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Lew Kibling - ALDI, Inc. for the property located at 2015 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing façade alterations to an existing ALDI supermarket on a 2.4-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, in 2019, the Board recommended modification of a project site review referral (Z-19-257) to install a standalone ATM machine with canopy for Citizens Bank and a single drive-thru lane on the subject parcel, requiring that the applicant submit a lighting plan to the NYS Department of Transportation for review; aerial imagery dated May 2020 shows the project has since been completed; previously, the Board offered no position for concurrent project site review (Z-14-62) and sign waiver (Z-14-63) referrals to replace the canopy on the existing grocery store and add additional signage; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; and
- WHEREAS, aerial imagery and the submitted Site Plan show the site has additional frontage on Peat Street, a city street, and contains an existing one-story building, an ALDI grocery store; the remainder of the site is almost entirely covered by asphalt parking; there are two existing full access driveways onto Peat Street; aerial imagery shows existing concrete sidewalks along both road frontages; and
- WHEREAS, per the local application, proposed façade improvements include painting exterior metals and replacing existing aluminum panels with Nichiha panels that have a “wood-like” appearance; new wall sconces will be installed for additional lighting; all existing light fixtures will remain; and
- WHEREAS, per the local application, two existing “Food Market” wall signs will be removed; the exterior elevation drawings show two existing wall-mounted signs (46.6 sf each), one each on the south and east elevations of the building, to remain; no site improvements are proposed; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated December 16, 2020 indicates minor interior improvements will include incorporating new energy efficient refrigeration and lighting; 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; 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 site is located along a stretch of Erie Boulevard that is undergoing a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00072, B00146, 734047, C734090) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site C734090, formerly the Carbacio Auto Site, is located across Peat Street from the subject parcel and is a classified completed site in the Brownfield Cleanup Program; no impacts to this site are anticipated; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; 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 Marty Masterpole 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.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-7

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Woodside Commercial, LLC for the property located at 4938 Wintersweet Drive; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of West Taft Road (Route 48), a county highway; and
- WHEREAS, the applicant is proposing to subdivide an 8.13-acre parcel into two new lots, New Lot C-R1A (6.65 acres) and New Lot C-R1B (1.48 acres), in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board recently offered no position for the subdivision referral (S-20-61) associated with this three-mile limit review; the submitted Town of Clay Planning Board Case Decision notes the subdivision was approved by the Town on December 9, 2020; and
- WHEREAS, the Board recently recommended modification of site plan (Z-20-282) and special permit (Z-20-155) referrals to develop a WellNow Urgent Care on one of the proposed lots, as part of Inverness Gardens Commercial Phase II development; in 2015, the Board offered no position with comment for a text amendment referral (Z-15-431) to amend the Inverness Gardens Planned Development District (PDD), which includes the subject parcel; the Board previously offered no position with comment on a site plan referral to construct a Mavis Discount Tire store on the subject lot (Z-15-250) and a site plan referral for an adjacent commercial building (Simon Agency) in the PDD (Z-14-226), commenting on drainage, access, water, and wastewater, and encouraging a strategy for site layout, parking, and access for the entire Inverness Gardens development; the Board previously offered no position with comment for a zone change referral (Z-09-185) and recommended modification of a subdivision referral (S-09-89) to create the PDD; and
- WHEREAS, the vacant site is located at the intersection of Wintersweet Drive, a local road, and West Taft Road, a county road, with residential neighborhoods north across West Taft Road and south across Wintersweet Drive; other surrounding land uses including medical offices, professional offices, and a grocery store; and
- WHEREAS, the submitted subdivision plan dated September 21, 2020 shows proposed New Lot C-R1A (6.65 acres) will include the western portion of the site and New Lot C-R1B (1.48 acres) will include the eastern lands; each lot will retain frontage on West Taft Road and Wintersweet Drive; a 24' wide proposed cross-access easement is shown on New Lot C-R1B, which would access one of the driveways proposed as part of the urgent care project and serve the adjacent

undeveloped lands of New Lot C-R1A, presumably to allow for future development; and

WHEREAS, plans for the WellNow Urgent Care, previously submitted with the site plan (Z-20-282) and special permit (Z-20-155) referrals, show the new 3,500 sf building to be intended for New Lot C-R1B; additional site improvements for this new lot include asphalt parking (45 spaces total) along both road frontages, a dumpster enclosure at the southwest corner of the urgent care building, and two proposed driveways on Wintersweet Drive; a proposed monument sign will be constructed near the intersection of West Taft Road and Wintersweet Drive;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to West Taft Road will be permitted; and

WHEREAS, the submitted Project Plan approved October 12, 2016, which was included with the special permit referral (Z-20-155), shows the Inverness Gardens PDD to include 17 two-unit townhouses and 44 detached single-family houses on the southern half of the district and 65,500 sf of commercial space, divided among multiple buildings, with parking and an interior road network on the northern half of the district; the residential portion of the PDD appears to be mostly built out, while the commercial portion is still mostly vacant; 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; new connections to the public drinking water and sewer infrastructure are proposed as part of the urgent care 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, a portion of the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; the entirety of New Lot C-R1B is outside the Drainage District boundary; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the remediation site, the "Miller-Duva site," is south of the project area and is remediated/closed with continued monitoring; 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 Marty Masterpole 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.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-8

- 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 ZONE CHANGE from the Village of North Syracuse Village Board at the request of Giovanni LaFace for the property located at 407 South Main Street; 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 South Main Street (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is requesting a zone change from Residential 9000 (R-9) to Business (C-1) for 0.959 acres of a 3-parcel site totaling 6.159 acres; and
- WHEREAS, the site has frontage on South Main Street (US Route 11) and South Bay Road, a county road, and contains St. Rose of Lima Church and School; there is a cemetery across South Bay Road from the site and various religious, commercial, and residential land uses in the surrounding area; and
- WHEREAS, the submitted Zone Change map dated November 9, 2020 shows the three subject parcels will be subdivided into two new lots, Lot No. 1 (5.2 acres) and Lot No. 2 (0.959 acres), with the proposed zone change only intended for Lot 2; the subdivision action will be pursued if the zone change is approved; the proposed zone change is intended to facilitate future development of Lot 2 for apartments and offices; and
- WHEREAS, the Zone Change map shows Lot 2 to contain an existing one- to two-story brick building with parking on the southern side of the lot and an existing driveway and sidewalks on Route 11; Lot 1 is shown to contain additional buildings for the church, oriented towards Route 11, and the school, oriented towards South Bay Road; there are two large parking lots serving the church and school and four existing driveways, one on Route 11 and three on South Bay Road;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements; per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, per the Zone Change map, the applicant first applied for, and was granted, two area variances to facilitate the subdivision; the area variances reduced the side yard setback on Lot 2 from the required 25' (residential use) or 30' (nonresidential use) to 12.7' (proposed), and reduced the rear yard setback on Lot 2 from the required 40' (residential use) or 50' (nonresidential use) to 30.5' (proposed); the area variance actions are included in the Village's intermunicipal agreement with the County exempting certain actions from referral under GML 239, and therefore not subject to review by the County Planning Board; and

WHEREAS, per the Village Zoning Code, the current R-9 zoning district permits one-family dwellings and accessory uses and structures, as well as home occupations, public outdoor recreation, community centers, religious institutions, golf courses, schools, cemeteries, and public utility substations subject to issuance of a special permit; the proposed C-1 zoning district permits multiple-family dwellings, retail and personal services (less than 4,000 sf), professional and business offices (less than 4,000 sf), schools, mortuaries/funeral homes, public utility substations and accessory uses and structures; special permit uses in the C-1 district include public outdoor recreation, community centers, private clubs, residential units in combination with nonresidential uses, religious institutions, restaurants/bars, and package food restaurants; per the Zone Change map, Lot 1 will remain in the R-9 zoning district; 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;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department early in the planning process 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 also contact the Department's Flow Control office early in the planning process 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 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; 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:

Should the Village approve the proposed zone change, the Board offers the following comment for the next phase of development:

The applicant is advised to contact the New York State and Onondaga County Departments of Transportation early in the planning process. Given the proposed change of use, traffic data will likely be required for review.

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.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021

OCPB Case # Z-21-9

- 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 Van Buren Planning Board at the request of AJ Signs for the property located at 7472 Van Buren 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 Van Buren Road (Route 159), a county highway; and
- WHEREAS, the applicant is proposing to remove all A-Plus branding at an existing gas station and convenience store and re-sign to 7-Eleven branding on a 0.64-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the site is located along Van Buren Road, a county road, in the Village Green hamlet; surrounding land uses include the Foxfire Golf Course, a self-storage facility, a car wash, and various residential uses; and
- WHEREAS, aerial imagery dated May 2020 shows the site contains an existing one-story convenience store and a freestanding fuel canopy; almost the entirety of the site is otherwise covered by asphalt; there are two existing driveways onto Van Buren Road and a cross-connection to the adjacent car wash parcel to the north; the site has another driveway with access to Village Boulevard, a local road to the south, through an adjacent, undeveloped parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Van Buren Road must meet Department requirements; and
- WHEREAS, the submitted Project Narrative indicates the existing price cabinet on the freestanding sign at the front of the site will be removed; a new 98.5" x 97.375" (66 sf) internally-lit sign cabinet, to read "7-Eleven," and a 48" x 98.5" (32.8 sf) price cabinet will be added to the freestanding sign structure; the existing Sunoco sign at the top of the structure will remain; the existing wall sign on the front of the building will be replaced by a new, smaller 48" x 48" (16 sf) sign cabinet; and
- WHEREAS, per the local application, the signage changes are proposed to rebrand the former A-Plus gas station and convenience store to a 7-Eleven; no other site improvements are proposed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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 and may consequently be acted on solely by the referring board.

The motion was made by Marty Masterpole 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.