



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

January 11, 2023

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Ilana Cantrell
Rachel Woods
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

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

III. MINUTES & OTHER BUSINESS

Minutes from December 21, 2022 were submitted for approval. Jim Stelter made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.

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

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

Marty Voss made a motion to appoint Dan Kwasnowski as the Onondaga County Planning Board representative at the SMTC's Policy Committee, with Megan Costa as secondary representative. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.

Megan Costa reviewed the NYS Law requirement that Planning Board members are responsible for obtaining 4 hours of annual training. The annual Onondaga County Planning Federation Symposium will be held on March 9, 2023.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-23-1	TDewPB	No Position	S-23-2	TCicPB	Modification
Z-23-10	TLafTB	No Position With Comment	Z-23-3	VNsyPB	No Position
Z-23-4	VNsyPB	No Position	Z-23-5	TPomPB	Modification
Z-23-6	TDewPB	No Position	Z-23-7	VSkavB	No Position
Z-23-8	TCicTB	No Position With Comment	Z-23-9	CSyrZA	No Position With Comment

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # S-23-1

- 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 DeWitt Planning Board at the request of Joshua Podkaminer for the property located at 6808 & 6822 Crossbow Drive and 6845 Kinne 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 East Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is proposing to subdivide three parcels, along with Town of DeWitt right-of-way lands, totaling 8.48 acres, into three new parcels, in an Industrial zoning district; and
- WHEREAS, in August 2022, the Board recommended No Position with Comment on a site plan referral (Z-22-205) to construct two manufacturing facilities (28,000 sf and 39,600 sf) on the site, consistent with the current subdivision request; the Board suggested green infrastructure and to consider further subdivision of the site to allow for the residential dwelling to occur on a separate parcel, if to remain; and
- WHEREAS, the site is located southeast of Syracuse Hancock International Airport with surrounding commercial and industrial land uses; per aerial imagery dated May 2021, the site is part of a commercial cul-de-sac with three existing buildings and an additional parcel to the north with a single-family house; the northern parcel with the dwelling has a driveway on Kinne Street, a local road, and the rear of the parcel contains actively farmed land; and
- WHEREAS, per the submitted EAF, the proposed subdivision is intended to serve the creation of two manufacturing facilities to be built on proposed Lots 1A and 2B, as well as create a parcel for future development, containing an existing residential dwelling; per the Final Plan – Crossbow Park dated December 1, 2022, the existing triangular lot would be expanded to become Lot 1A (3.87 acres) along the southwest corner of the park; Lot 2B (2.72 acres) would contain lands at the northwest portion of the site, including the terminus of Crossbow Drive; Lot 3C (1.75 acres) would contain the existing house and garage, and driveway onto Kinne Street; and
- WHEREAS, per a previously submitted Layout Plan dated April 2022, the 39,600 sf building with a potential additional storage area is proposed on the southern two parcels and the 28,000 sf building is proposed entirely within the northern parcel; per the prior local application, 65 parking spaces are proposed to serve the site, where 45 are required; the space between the buildings will be paved to facilitate loading docks for each building; the site has three proposed driveways on Crossbow Drive, a local road; a tree landscaping buffer is proposed at the front of the site along Crossbow Drive; and
- WHEREAS, proposed Lots 1A and 2B contain gas easements along frontage areas; Lot 2B

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E-mail Address: countyplanning@ongov.net

shows an area and note indicating “temporary road easement until such time as road is extended northerly”; it does not appear that the previously submitted construction project contemplates extension of the roadway; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the house on the northern parcel is served by public drinking water, and there is no existing service to the two adjacent parcels, however they have access to public drinking water; per the EAF, new connections are proposed to serve the two new manufacturing facilities;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the house on the northern parcel is served by public sewers, and there is no existing service to the two adjacent parcels, however they have access to public sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Brooklawn and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, new connections are proposed to serve the two new manufacturing facilities;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

WHEREAS, per the EAF, 5.1 acres of the site will be disturbed by the proposed project; the EAF states that stormwater will be conveyed by pipes, sheet flow, and drainage structures into on-site stormwater facilities; the Layout Plan shows two stormwater management areas on the southernmost parcel; no Stormwater Pollution Prevention Plan (SWPPP) was submitted as part of the referral materials;

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

WHEREAS, GIS mapping shows a small portion of the site may contain federal wetlands, which appears to include the proposed potential storage area south of the larger building; per the EAF, the wetlands on-site have been deemed non-jurisdictional, referring to an attached letter that was not submitted with the referral materials;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

WHEREAS, the site is within 2,000 feet of multiple sites (IDs: 734124, 734054) in the NYS

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Department of Environmental Conservation Environmental Site Remediation
database (per EAF Mapper); and

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # S-23-2

- 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 Cicero Planning Board at the request of Edward Shampine for the property located at 7381 Route 31; 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 Route 31, a state highway, and Eastwood Road (Route 215), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 28.39-acre parcel into five new lots, Lot 1 (11.317 acres), Lot 2 (3.853 acres), Lot 3 (4.400 acres), Lot 4 (5.471 acres) and convey 3.830 acres to a neighboring parcel in an Agricultural zoning district; and
- WHEREAS, the site is located on the north side of NYS Route 31 just west of the east end of Lakeshore Road and across from Eastwood Road; surrounding uses are residential and rural residential; and
- WHEREAS, the Preliminary Plan updated December 13, 2022 shows that the four new proposed lots would all have frontage on Route 31; the plan shows an existing building and drive on proposed Lot 1 and an existing drive on proposed Lot 2; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements and all proposed driveways require highway work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the plan shows state wetlands (and the 100 foot wetland buffer) and federal wetlands on a significant portion of each proposed lot, and the plan also shows an area of 100-year floodplain on the rear portion of proposed Lots 2, 3, and 4 adjacent to a stream; the plan states that the areas of land excluding wetlands and buffer are 2.28 acres for proposed Lot 1, 2.35 acres for proposed Lot 2, 2.37 acres for proposed Lot 3, and 2.16 acres for proposed Lot 4; the land that would be conveyed to the adjacent parcel is almost completely covered by wetlands; and
- WHEREAS, the plan states that wetland boundaries shown on the plan are by graphic plotting only;
ADVISORY NOTE: The applicant is advised to contact the NYS Department of Environmental Conservation and U.S. Army Corps of Engineers to confirm the presence of state wetlands (and the 100-foot state wetland buffer) and federal wetlands, respectively, on the site, and to obtain any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; all confirmed wetlands should be shown on the plans for the site; and
- WHEREAS, the plan shows an approximately 450-foot wide permanent easement for power transmission line running through the rear of the four proposed new lots; and

- WHEREAS, the plan shows a ditch running roughly along the proposed new border between proposed Lot 1 and the adjacent parcel to the west after the land is conveyed; and
- WHEREAS, the Referral Notice states that the site has access to public water; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the Referral Notice states that the proposed lots will be served by individual septic systems; 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 this property prior to Department endorsement of the subdivision; and
- WHEREAS, the Environmental Assessment Form states that there is a Class C stream on site; and
- WHEREAS, the EAF Mapper notes the site may contain the Lake Sturgeon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species; the site does not appear to contain any likely sturgeon habitats; and

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

1. The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lots prior to Department endorsement of the subdivision.
3. All future driveways on Route 31 for the proposed lots must meet NYS Department of Transportation requirements, including the availability of sight distance. The applicant must verify access plans meet department standards prior to municipal approval of the subdivision. Any work within the State right-of-way will require a Highway Work Permit.
4. The Town must ensure that the delineated wetlands and the 100-foot state wetland buffer have been confirmed by the NYS Department of Environmental Conservation and U.S. Army Corps of Engineers prior to municipal approval of the proposed project.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # Z-23-10

- 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 ZONE CHANGE from the Town of LaFayette Town Board at the request of Town of LaFayette for the property located at 3230 Webb Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Webb Road (Route 255), a county highway, and Route 11 and Route 81, both state highways; and
- WHEREAS, the applicant is proposing a zone change on an 8.39-acre parcel from Agricultural/Residential (AG) to Industrial (I); and
- WHEREAS, no further information was submitted with the referral materials as to the proposed future use of the site which would necessitate Industrial zoning; preliminary information provided by the town indicate the owner of a landscaping business may intend to construct a building for storage of equipment, and that no intense use of the site for industrial purposes is anticipated; and
- WHEREAS, the site is located in a low-density suburban/rural area in northern LaFayette, with primary access on Webb Road, and limited frontage as well onto US Route 11; nearby land uses include an adjacent auto dealer with industrial zoning; the LaFayette Jr/Sr High School, small businesses, residential and agricultural land uses; and
- WHEREAS, per aerial photography, the parcel appears to be largely wooded and has a grade change of approximately 50 feet; residential parcels line the road frontages along the east and west property boundaries; and
- WHEREAS, a submitted zone change map shows that the site has frontage on Webb Road, a county highway, and limited frontage on US Route 11, a state owned highway; a gravel road with a gated access occurs from Route 11; ADVISORY NOTE: Any proposed driveway[s] onto Route 11 or Webb Road will require highway access and work permits from the New York State or Onondaga County Departments of Transportation, respectively, and will be subject to the availability of sight distance; and
- WHEREAS, the Referral Notice states that there is no existing water or wastewater service to the vacant parcel; the site occurs outside the Onondaga County Sanitary District, and parcels in the area are served by individual wells and septic systems; it is unclear whether any infrastructure would be proposed for future developemnt of the site; and
- WHEREAS, the map shows a stream running through the southeast corner of the property; per the EAF mapper this is a Class C stream and a federal wetland; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

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

WHEREAS, the 2021 Town of LaFayette Comprehensive Plan notes this to be a Residential Future Land Use area, with primarily single-family home development on varying lot sizes and configurations; and

WHEREAS, the Plan further states "Any industrial development should be well designed. Office components should be placed closest to the public rights-of-way. The visual exposure of large metal buildings typically associated with industrial uses should be limited. Landscaping and buffering requirements are also recommended. The Town should also be cognizant of any adverse impacts to the Onondaga Nation, adjacent to this area, when reviewing any potential industrial development; as well as the residential areas to the south. It should be noted that the lack of public utilities within this area will be a significant impediment to any significant industrial development in this area."; and

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

Given the proximity of residential development on adjacent lands and the potential impacts that industrial uses might have on neighboring landowners, the Town is encouraged to set limits on the scale and impact of development allowed on site. This can potentially be accomplished by considering the applicability of non-industrial zoning districts, limiting the extent of industrial zoning to a portion of the parcel, or through site plan or special permit review processes.

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



J.Ryan McMahon, II
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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # Z-23-3

- 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 Village of North Syracuse Planning Board at the request of Mercury Speed (Patrick Barry) for the property located at 217 North Main 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 North Main Street (Route 11), a state highway, and the municipal boundaries between the Village of North Syracuse, the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is requesting site plan approval for an existing automotive service and repair facility, as the use is now allowed by special permit in the recently amended Village of North Syracuse Village Center (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-4); and
- WHEREAS, a narrative dated November 17, 2022 states that the applicant is leasing space for motor vehicle service and repairs in a 7,300 square foot building that also houses a Domino's Pizza and bottle and can redemption center; the uses share 18 parking spaces and the site is comprised of four separate tax parcels, two each in the Towns of Clay and Cicero; and
- WHEREAS, the narrative states that the applicant is seeking site plan and special permit approval for the continued operation of an existing automotive service/repair facility that has been operating since 2014, and the applicant is the sole employee; and
- WHEREAS, the narrative states that the applicant is proposing no changes to the site or current use; the applications are required for continued use of the properties; and
- WHEREAS, a survey dated November 3, 2022 shows a driveway on Route 11, a state highway, and open frontage along Singleton Avenue, a local road, for pull-in parking; and
- WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and David Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; and
- WHEREAS, the Environmental Assessment Form states that a portion of the site contains wetlands or other waterbodies regulated by a federal or state agency but the proposed action would not physically alter, or encroach into, an existing wetland or waterbody; GIS mapping shows a small portion at the very rear (west) of the site may contain federal wetlands; and

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

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

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



J.Ryan McMahon, II
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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # Z-23-4

- 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 SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of Mercury Speed (Patrick Barry) for the property located at 217 North Main 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 North Main Street (Route 11), a state highway, and the municipal boundaries between the Village of North Syracuse, the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is requesting a special permit for an existing automotive service and repair facility, as the use is now allowed by special permit in the recently amended Village of North Syracuse Village Center (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-3); and
- WHEREAS, a narrative dated November 17, 2022 states that the applicant is leasing space for motor vehicle service and repairs in a 7,300 square foot building that also houses a Dominos Pizza and bottle and can redemption center; the uses share 18 parking spaces and the site is comprised of four separate tax parcels, two each in the Towns of Clay and Cicero; and
- WHEREAS, the narrative states that the applicant is seeking site plan and special permit approval for the continued operation of an existing automotive service/repair facility that has been operating since 2014, and the applicant is the sole employee; and
- WHEREAS, the narrative states that the applicant is proposing no changes to the site or current use; the applications are required for continued use of the properties; and
- WHEREAS, a survey dated November 3, 2022 shows a driveway on Route 11, a state highway, and open frontage along Singleton Avenue, a local road, for pull-in parking; and
- WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and David Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; and
- WHEREAS, the Environmental Assessment Form states that a portion of the site contains wetlands or other waterbodies regulated by a federal or state agency but the proposed action would not physically alter, or encroach into, an existing wetland or waterbody; GIS mapping shows a small portion at the very rear (west) of the site may contain federal wetlands; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # Z-23-5

- 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 SITE PLAN from the Town of Pompey Planning Board at the request of Pastureland Realty, LLC / The Mapstone Family for the property located at 3191 Pompey Center 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 Pompey Center Road (Route 10), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to establish an agritourism event site at an existing farm on an 83.21-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the site is along Pompey Center Road, in a rural area in the Town of Pompey; surrounding lands are largely agricultural fields and wooded lands; all surrounding parcels as well as the subject parcel are enrolled in the NYS Agricultural District; and
- WHEREAS, the subject 83-acre parcel sits at the crest of a hill, which slopes down to the west approximately 150 feet from the front to back of the parcel; per aerial photography, the parcel contains a house, accessory structure, and connected barn structures and a silo at the front of the parcel, and cultivated fields (60 acres) and woods (10+ acres) covering the majority of remaining lands; the West Branch of Limestone Creek runs just beyond the rear of the parcel; and
- WHEREAS, the local application states the site will host weddings in the existing barn, affecting approximately 4 acres of the parcel; per a letter from the applicant's engineer, the applicant seeks approval for the agritourism use under the Town's Farm Business Overlay District – Accessory Uses provisions; and
- WHEREAS, the Site Plan – Proposed Plan dated November 25, 2022 shows the existing house, outbuilding, silo and two portions of a connected barn structure to remain; it appears a portion of the barn structure has been or would be removed; the remaining rear barn is labeled as event venue, with seasonal outside seating for weddings/events on permanent grass just outside the structure; and
- WHEREAS, a grass walkway is shown leading from the barn to a proposed gravel parking area along the southern edge of the parcel, where an existing long, gravel driveway occurs, leading to Pompey Center Road, a county road; another existing driveway exists which currently serves the house and barn structures; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Pompey Center Road must meet Department requirements; and
- WHEREAS, the Site Plan shows two existing wells serving the structures, and an existing drain field marked for dwelling only, near the house; the plan also shows an

area near the barn labeled “Typ location of temporary portable sanitary facilities during events/disposal and management by a licensed 3rd party”; and

WHEREAS, street lamps are shown at the northern driveway entrance, and the approximate location of signs, noting details to be determined; and

WHEREAS, per the engineer’s letter, the applicants “have completed regrading and drainage work around the buildings, including restoring it back to permanent vegetation/ stabilization”, and “can provide a SWPPP for the proposed parking area if necessary”; they are working with the local Soil & Water Conservation District to update the Farm’s conservation plan to account for changes as well; and note this plan “may be the most accurate way to ensure appropriate protections are in place that are consistent with the nature of the agricultural property”; and

WHEREAS, the remainder of lands are noted to continue as cropland; the applicant owns a significant farm property just north of the site, which is protected from development by a farmland protection conservation easement; and

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed sewage disposal plans for this property prior to, or as a condition of, municipal approval of the site plan.
2. The applicant is required to coordinate Pompey Center Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given the potential for agritourism uses to attract large gatherings, the Town is strongly encouraged to require additional information from the applicant regarding the scale and potential impacts from the proposed use. Typically required information to be considered during site plan review of uses such as this include hours and dates of operation, live music/noise details, food/alcohol provisions, traffic safety management, lighting and maximum capacity of visitors to be anticipated.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # Z-23-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Erie Mechanical for the property located at 6660 Myers 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 Fly Road (Route 77), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing construction of an 8,474 sf addition to an existing building on a 3.34-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the site is located in an industrial area bordered by I-481, I-90, and Fly Road; and
- WHEREAS, the Referral Notice states that the project includes a building addition to the rear of the building (8,474 sf) and parking lot repaving/expansion, both to occur at the rear of the property; and
- WHEREAS, the Layout and Planting Plan dated December 8, 2022 shows the existing building with a proposed addition on the back of the building, a rear parking area, which would be expanded, a small parking strip on the east side of the building near the front, and four trees that would be planted along the road frontage; and
- WHEREAS, the plan shows two existing driveways on Myers Road, a town road, and the asphalt pavement would be replaced; the site is within 500 feet of the NYS Thruway;
ADVISORY NOTE: Per the NYS Thruway Authority, site lighting shall not impact Thruway patrons, there shall be no increase in runoff entering the NYS Thruway Authority right-of-way as a result of the construction, and all noise mitigation is the sole responsibility of the owner;
and
- WHEREAS, the Referral Notice states that no changes are proposed to the public water or sewer service; the submitted project is located within the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; and
- WHEREAS, the Environmental Assessment Form states that 2.4 acres will be physically disturbed;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and it is unclear if any trees will be removed as part of the proposed project;

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # Z-23-7

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

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

WHEREAS, the applicant is proposing Local Law #1 of 2023 to amend Chapter 225 ("Zoning"), of the Village Code by adding subsections 225-14C(1)(f) and 225-14C(2)(d) to permit air conditioning condensers, generators and EV charging stations to be located in required side or rear yards without variance and to be exempt from open area calculations; and

WHEREAS, in September 2022, the Board offered No Position on a similar referral (Z-22-236) regarding the mentioned uses; and

WHEREAS, the proposed local law states "Generators, air conditioning condenser units, and electric vehicle charging stations are not permitted in any front yard, but may be located in a required side or required rear yard without the necessity of obtaining a variance provided such items listed above are not closer than five feet to a lot line. The foregoing side and rear yard requirements shall not apply in the Downtown D District."; and

WHEREAS, "In determining the percentage of open space required for purposes of this chapter, generators, air conditioning condenser units, and electric vehicle charging stations shall not be considered" in calculating required open space; and

WHEREAS, in relation to generators, the code notes testing shall be prohibited except during 9am-3pm, and newly installed generators may only use liquid propane or natural gas fuel; 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 Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # Z-23-8

- 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 Town of Cicero Town Board at the request of Group One Development, LLC for the property located at 8443 Wayfarer Drive; 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 Bay Road (Route 208), a county highway, Route 31, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a zone change on a vacant 2.390-acre parcel from General Commercial (GC) to Multiple Residential (RM); and
- WHEREAS, in March 2012, the Board recommended Disapproval on a proposed zone change (Z-12-87) for the site and two additional parcels from Neighborhood and General Commercial to Multiple Residential (RM) to construct 14 single-family attached homes; the Board noted residential uses on Route 31, a major arterial would not be appropriate, and the existing commercial zoning establishes an appropriate transition between South Bay Road and the adjacent residences in the Joseph's Landing development; the proposal was withdrawn locally; later in 2012, the Board took No Position on a zone change referral (Z-12-223) and No Position with Comment on a subdivision referral (S-12-81) on a modified proposal which limited the RM zone change and development to the northernmost lands, on which six units have since been built as part of the Joseph's Landing subdivision; and
- WHEREAS, the Board recommended No Position with Comment on site plan referrals in 2008 and 2022, to construct office and business buildings on adjacent parcels within the Joseph's Landing subdivision, Z-08-368 and Z-22-95, which have since been built; and
- WHEREAS, the vacant site is located just north of the intersection of Route 31 and South Bay Road; surrounding area character is suburban subdivisions, rural residential lots, and agriculture; and
- WHEREAS, zoning along NYS Route 31 from this area traveling west is primarily General Commercial; to the east, Route 31 is primarily Agricultural zoning; adjacent lands within Joseph's landing are Residential Multiple (RM), Neighborhood Commercial and Residential 1; allowable uses within the RM district include one- and two-family residences, townhouses, and multi-family residences, community centers, schools, clinics, religious institutions and limited other uses; and
- WHEREAS, the Proposed Zone Change plan dated December 2, 2022 shows that the site has frontage on South Bay Road and Wayfarer Drive, a town road;
ADVISORY NOTE: Any proposed driveway[s] onto South Bay Road will require highway access and work permits from the Onondaga County Department of

- Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the plan shows a 20-foot wide sanitary sewer easement running along the northern site boundary, a 30-foot drainage easement running along the western site boundary, and a 10-foot Niagara Mohawk Power Corporation and Verizon easement running along both road frontages; and
- WHEREAS, the currently vacant site is proximate to OCWA drinking water service; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site is located in the Brewerton Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, the Environmental Assessment Form (EAF) states that a portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency, but the proposed action would not physically alter, or encroach into, any existing wetland or waterbody; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

While the Board is not opposed to higher density, upper-story residential along and near the urbanized portion of the Route 31 corridor, the applicant and Town of Cicero are encouraged to explore more mixed-use, center-oriented zoning options for the site. This site and intersection in particular presents an interesting opportunity for modern, urban infill to serve new residents and existing neighborhoods with mixed-use, multi-story developments in a town-center type development.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 11, 2023

OCPB Case # Z-23-9

- 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 City of Syracuse Zoning Administration at the request of Theodore Chagnon, Erie Blvd., LLC for the property located at 2721 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to alter an existing parking lot with fencing and installation of guard booths and a bus shelter, to become remote parking for Upstate Medical University, in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2019, the Board offered No Position with Comment on a special permit referral (Z-19-76) for façade alterations to change a portion of the property from a former Sam's Club store to self-storage; 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 some industrial uses in the more immediate area; the New York State Department of Transportation (NYSDOT) recently installed bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail in this area; and
- WHEREAS, the site currently contains a portion of a larger parking lot shared with an adjacent parcel, originally constructed for a former Sam's Club store; the adjacent parcel now contains a self-storage business and approximately 300 parking spaces; the subject parcel contains a large expanse of parking, a concrete pad area, and National Grid infrastructure and easements along the rear undeveloped portion of the site; this parking is set back behind a row of frontage parcels and has limited visibility from Erie Boulevard; and
- WHEREAS, per the local application and related materials, the applicant proposes to install 6' tall chain link fencing to surround the parking lot, two 4'x6' guard booths, entrance and exit gates, and seal coat and restripe the existing parking lot, for a total of 506 spaces; and
- WHEREAS, driveway access for this parcel and the adjacent parcel occurs from a shared driveway onto Erie Boulevard East, a city street; the property line cuts across the access drive; and
- WHEREAS, a 15'x10' bus shelter would be added at the edge of the parking area, where shuttle buses serving the Upstate facility would pick up/drop off passengers; limited existing light posts are shown within the parking lot, and adjacent to the shelter area; no landscaping is shown on submitted plans; 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, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and

WHEREAS, the site does not have existing drinking water or wastewater infrastructure, nor is any proposed; and

WHEREAS, GIS mapping shows a portion of the site may contain a state wetland; ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the 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 no wooded areas will be impacted by the project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, the project is also within 2,000 feet of a site (ID: C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

1. The municipality should ensure that applicable access agreements are in place for any shared access on the subject parcel.
2. Given the expanse of parking and impervious surface on the site, and proximity of wetlands, the applicant is encouraged to consider landscaping and green infrastructure options to the extent practicable as part of site modifications.

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