



Onondaga County Planning Board

January 19, 2022

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
Allison Bodine
Danielle Salisbury
Robin Coon

GUESTS PRESENT

David Herkala
David Neuman
Shane O'Connor
Joe Durand

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 19, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from December 29, 2021 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.

Megan Costa introduced new SOCPA staff member Danielle Salisbury, who will be assuming Allison Bodine's Planning Board responsibilities.

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 confirmed with the Board that it would delay the Rules review, in favor of a presentation on an updated Rules of Procedure document at an upcoming meeting.

Megan Costa opened the election of Chairperson and Vice Chairperson. Mike LaFlair made a motion to nominate Marty Voss for the position of Onondaga County Planning Board Chairperson. Marty Masterpole seconded the motion. The motion passed, and the votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes. Marty Voss made a motion to nominate Mike LaFlair for the position of Onondaga County Planning Board Vice Chairperson. Marty Masterpole seconded the motion. Jim Stelter nominated himself for the position of Onondaga County Planning Board Vice Chairperson. The motion was not seconded. The Board voted on the motion to elect Mike LaFlair as Vice Chairman, and the motion passed, with the votes 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.

Allison Bodine reviewed the NYS Law requirement that Planning Board members are responsible for obtaining 4 hours annual training. The annual Onondaga County Planning Federation Symposium will be held on March 10, 2022.

IV. ACTIONS ON GML SECTION 239 REFERRALS



Onondaga County Planning Board

January 19, 2022

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
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Summary

S-22-1	TManPB	<i>Modification</i>	S-22-2	CSyrPB	<i>No Position</i>
S-22-3	CSyrPB	<i>No Action</i>	S-22-4	VLivPB	<i>No Position</i>
Z-22-1	CSyrPB	<i>No Position</i>	Z-22-10	VSkaPB	<i>No Position With Comment</i>
Z-22-11	VLivZBA	<i>No Position</i>	Z-22-12	TDewPB	<i>No Position With Comment</i>
Z-22-13	TSkaPB	<i>No Position</i>	Z-22-14	TSkaPB	<i>No Position</i>
Z-22-15	TGedTB	<i>No Position With Comment</i>	Z-22-2	TGedTB	<i>Modification</i>
Z-22-3	TLafPB	<i>Modification</i>	Z-22-4	TLysZBA	<i>Disapproval</i>
Z-22-5	CSyrPB	<i>No Position With Comment</i>	Z-22-6	TManTB	<i>No Position With Comment</i>
Z-22-7	VSkaPB	<i>No Position</i>	Z-22-8	VSkaPB	<i>Modification</i>
Z-22-9	VSkaPB	<i>Modification</i>			



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # S-22-1

- 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 PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Harrington Homes for the property located at Brandywine off Henneberry 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 Henneberry Road (Route 182), a county highway, East Seneca Turnpike (Route 173), a state highway, and the municipal boundary between the Town of Manlius and the Town of Pompey; and
- WHEREAS, the applicant is proposing to subdivide a 54-acre parcel into 34 new residential parcels in a Residential (R-1) zoning district; and
- WHEREAS, in 2020, the Board recommended modification of a preliminary subdivision (S-20-51) for a previous iteration of the proposed subdivision; the plan currently under review appears to have minimal changes from the 2020 iteration; and
- WHEREAS, the site is located along the boundary between the Towns of Manlius and Pompey and just southwest of the Village boundary; surrounding land uses include low-density residential and large wooded lots to the west and south transitioning to higher density residential subdivisions occurring at the outskirts of the Village; the site abuts single-family dwellings on roughly 1-acre lots to the north; these lots have frontage on Brandywine Drive, a local road that dead ends at a hammerhead on the site; and
- WHEREAS, aerial imagery dated May 2021 shows the vacant site has additional frontage on Henneberry Road and appears to contain open fields and some wooded areas; there is an existing farm access road onto Henneberry Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Henneberry Road must meet Department requirements; and
- WHEREAS, the submitted Overall Grading Plan dated September 17, 2020 shows the subdivision for Harrington Homes at Brandywine will include 34 proposed lots ranging in size from 43,000 SF (0.99 acres) to 143,000 SF (3.28 acres); the plan shows 3,000 sf building footprints on all lots; proposed Lots 9 and 10 will have frontage on the hammerhead at the end of Brandywine Drive; all other lots will front on a proposed u-shaped road with two access points onto Henneberry Road; no connections between Brandywine Drive and Henneberry Road are shown; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 11, 2020, 20 acres of the site will be physically disturbed by the proposed project; stormwater management systems will be designed to current standards; a revised Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials; the plans show a proposed storm sewer

network with outlet to a proposed detention basin on Lot 11; the detention basin will have two adjacent bioretention areas, one on Lot 11 and one on Lot 8; the storm sewer lines appear to occur within a utility easement or the road right-of-way; the detention basin and bioretention areas appear to also occur within easements on the proposed lots;

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, per the EAF, drinking water services for each proposed lot will be provided by an individual well; per OCWA and the Onondaga County Health Department, public drinking water service to the remaining lots is restricted by the elevation of the site, which would require an increase in water pressure via a pumping station or a new water tank; a letter to the Town of Manlius, dated August 31, 2021, indicates concerns were raised by the Town Planning Board regarding water availability and sustainability on-site for the proposed subdivision; a Well Report dated August 31, 2021 was subsequently completed by DW Stoner & Associates, LLC and provided to the Town; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the plans show a Town sewer line along Brandywine Drive that will be extended to serve the new parcels; new sewer lines are shown to occur in a sanitary sewer easement or the road right-of-way; the submitted project is located in the Meadowbrook Limestone Waste Water Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; 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 aerial imagery it appears that there are some wooded areas on the site; the revised SWPPP includes a letter from the NYS Department of Environmental Conservation (DEC) indicating the project site is within 2.5 miles of a documented winter hibernaculum of both bat species and that further information from on-site surveys or other resources may be required to fully assess impacts on biological resources; 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); the revised SWPPP includes a letter from the State historic Preservation Office/Office of Parks, Recreation and Historic Preservation noting that a Phase IA/IB archaeological survey is recommended for components of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented; and

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized

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

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

1. Per the Onondaga County Department of Transportation, all access to the proposed lots must come from Brandywine Drive or the proposed subdivision road. No driveways on Henneberry Road will be permitted for individual lots. The applicant must coordinate plans for the new subdivision road with the Department, and submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Prior to approval of infrastructure plans for this development, the Town is strongly advised to coordinate this proposal with the adjacent Town of Pompey, to ensure that development is well-considered, efficient and orderly. Decisions on individual well service and a closed loop road to serve this development may impact the ability to efficiently allow for continued development on Henneberry Road in future years. In conducting this coordination, the towns should consider whether the infrastructure as planned is appropriate for the area if any future development is anticipated, even in the long term. Conversely, the towns should consider if there are any existing protections in place that will minimize urban development in this area, or if any protections should be established.
2. The Town and applicant are encouraged to cluster the proposed lots to help minimize infrastructure costs and allow for the retention of existing wooded areas for shared green space, which may help to preserve open space, protect habitats, screen the development from Henneberry Road, and ensure buffering for neighboring residential lots.
3. For better access management and to better meet the needs of local emergency service providers, the Town is encouraged to require an interconnected road network to allow for vehicle and pedestrian movement between the new development and Brandywine Drive to the north.
4. The Town and applicant are advised that compliance with Section 10 of the Onondaga County Right of Way Designation Law (Local Law # 5-1972) is required for any new streets/street names, and the subdivision map must be modified to reflect approved street names prior to subdivision filing. The

applicant should contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at rachelwoods@ongov.net for approval of street names and addresses prior to filing the subdivision.

5. The Board recommends that the Town ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of stormwater management facilities to serve the subdivision. Potential strategies may include separating such areas onto non-residential parcels, to be owned and maintained by a Homeowner's Association (HOA), land trust, or the Town.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # S-22-1

- 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 PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Harrington Homes for the property located at Brandywine off Henneberry 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 Henneberry Road (Route 182), a county highway, East Seneca Turnpike (Route 173), a state highway, and the municipal boundary between the Town of Manlius and the Town of Pompey; and
- WHEREAS, the applicant is proposing to subdivide a 54-acre parcel into 34 new residential parcels in a Residential (R-1) zoning district; and
- WHEREAS, in 2020, the Board recommended modification of a preliminary subdivision (S-20-51) for a previous iteration of the proposed subdivision; the plan currently under review appears to have minimal changes from the 2020 iteration; and
- WHEREAS, the site is located along the boundary between the Towns of Manlius and Pompey and just southwest of the Village boundary; surrounding land uses include low-density residential and large wooded lots to the west and south transitioning to higher density residential subdivisions occurring at the outskirts of the Village; the site abuts single-family dwellings on roughly 1-acre lots to the north; these lots have frontage on Brandywine Drive, a local road that dead ends at a hammerhead on the site; and
- WHEREAS, aerial imagery dated May 2021 shows the vacant site has additional frontage on Henneberry Road and appears to contain open fields and some wooded areas; there is an existing farm access road onto Henneberry Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Henneberry Road must meet Department requirements; and
- WHEREAS, the submitted Overall Grading Plan dated September 17, 2020 shows the subdivision for Harrington Homes at Brandywine will include 34 proposed lots ranging in size from 43,000 SF (0.99 acres) to 143,000 SF (3.28 acres); the plan shows 3,000 sf building footprints on all lots; proposed Lots 9 and 10 will have frontage on the hammerhead at the end of Brandywine Drive; all other lots will front on a proposed u-shaped road with two access points onto Henneberry Road; no connections between Brandywine Drive and Henneberry Road are shown; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 11, 2020, 20 acres of the site will be physically disturbed by the proposed project; stormwater management systems will be designed to current standards; a revised Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials; the plans show a proposed storm sewer

network with outlet to a proposed detention basin on Lot 11; the detention basin will have two adjacent bioretention areas, one on Lot 11 and one on Lot 8; the storm sewer lines appear to occur within a utility easement or the road right-of-way; the detention basin and bioretention areas appear to also occur within easements on the proposed lots;

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, per the EAF, drinking water services for each proposed lot will be provided by an individual well; per OCWA and the Onondaga County Health Department, public drinking water service to the remaining lots is restricted by the elevation of the site, which would require an increase in water pressure via a pumping station or a new water tank; a letter to the Town of Manlius, dated August 31, 2021, indicates concerns were raised by the Town Planning Board regarding water availability and sustainability on-site for the proposed subdivision; a Well Report dated August 31, 2021 was subsequently completed by DW Stoner & Associates, LLC and provided to the Town; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the plans show a Town sewer line along Brandywine Drive that will be extended to serve the new parcels; new sewer lines are shown to occur in a sanitary sewer easement or the road right-of-way; the submitted project is located in the Meadowbrook Limestone Waste Water Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; 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 aerial imagery it appears that there are some wooded areas on the site; the revised SWPPP includes a letter from the NYS Department of Environmental Conservation (DEC) indicating the project site is within 2.5 miles of a documented winter hibernaculum of both bat species and that further information from on-site surveys or other resources may be required to fully assess impacts on biological resources; 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); the revised SWPPP includes a letter from the State historic Preservation Office/Office of Parks, Recreation and Historic Preservation noting that a Phase IA/IB archaeological survey is recommended for components of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented; and

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized

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

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

1. Per the Onondaga County Department of Transportation, all access to the proposed lots must come from Brandywine Drive or the proposed subdivision road. No driveways on Henneberry Road will be permitted for individual lots. The applicant must coordinate plans for the new subdivision road with the Department, and submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Prior to approval of infrastructure plans for this development, the Town is strongly advised to coordinate this proposal with the adjacent Town of Pompey, to ensure that development is well-considered, efficient and orderly. Decisions on individual well service and a closed loop road to serve this development may impact the ability to efficiently allow for continued development on Henneberry Road in future years. In conducting this coordination, the towns should consider whether the infrastructure as planned is appropriate for the area if any future development is anticipated, even in the long term. Conversely, the towns should consider if there are any existing protections in place that will minimize urban development in this area, or if any protections should be established.
2. The Town and applicant are encouraged to cluster the proposed lots to help minimize infrastructure costs and allow for the retention of existing wooded areas for shared green space, which may help to preserve open space, protect habitats, screen the development from Henneberry Road, and ensure buffering for neighboring residential lots.
3. For better access management and to better meet the needs of local emergency service providers, the Town is encouraged to require an interconnected road network to allow for vehicle and pedestrian movement between the new development and Brandywine Drive to the north.
4. The Town and applicant are advised that compliance with Section 10 of the Onondaga County Right of Way Designation Law (Local Law # 5-1972) is required for any new streets/street names, and the subdivision map must be modified to reflect approved street names prior to subdivision filing. The

applicant should contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at rachelwoods@ongov.net for approval of street names and addresses prior to filing the subdivision.

5. The Board recommends that the Town ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of stormwater management facilities to serve the subdivision. Potential strategies may include separating such areas onto non-residential parcels, to be owned and maintained by a Homeowner's Association (HOA), land trust, or the Town.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # S-22-2

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of St. Paul's Church for the property located at 300-310 Montgomery Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Senator Hughes State Office Building, a state facility, the Carnegie Building and the Onondaga County Courthouse, both county facilities; and
- WHEREAS, the applicant is proposing to combine two parcels into Proposed Lot 5A (0.876 acres) in a Central Business Office and Service (CBD-OS) zoning district; and
- WHEREAS, the site is located in Downtown Syracuse with a mix of surrounding land uses, including offices, residential, commercial, and parking facilities; aerial imagery dated May 2021 and the submitted Resubdivision Map show the site has frontage on East Fayette Street and Montgomery Street, both city streets, and contains St. Paul's Cathedral and Parish House, which is listed on the State or National Register of Historic Places; and
- WHEREAS, per the Resubdivision Map, the site also contains an asphalt parking lot located on the side of the building with an existing curb cut onto East Fayette Street; there are existing concrete sidewalks on both frontages; the map shows a 10' right-of-way along the eastern lot line; and
- WHEREAS, per the local application, the proposed lot combination is part of a larger renovation project of the Parish House; interior and exterior renovations are planned, to include exterior painting, window, door, and roof repair, and miscellaneous interior repairs; the resubdivision is intended to allow for a new door on the side of the Parish House facing the parking lot, which will include construction of a new roof that crosses the existing property line; the application indicates the project is under review by the Syracuse Landmark Preservation Board and all work will meet the Secretary of the Interior's Standards for Treatment of Historic Properties; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is partially within the Montgomery Street-Columbus Circle Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic

Places; the site is also in close proximity to the South Salina Street Historic District; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734060, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site 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 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 19, 2022

OCPB Case # S-22-2

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of St. Paul's Church for the property located at 300-310 Montgomery Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Senator Hughes State Office Building, a state facility, the Carnegie Building and the Onondaga County Courthouse, both county facilities; and
- WHEREAS, the applicant is proposing to combine two parcels into Proposed Lot 5A (0.876 acres) in a Central Business Office and Service (CBD-OS) zoning district; and
- WHEREAS, the site is located in Downtown Syracuse with a mix of surrounding land uses, including offices, residential, commercial, and parking facilities; aerial imagery dated May 2021 and the submitted Resubdivision Map show the site has frontage on East Fayette Street and Montgomery Street, both city streets, and contains St. Paul's Cathedral and Parish House, which is listed on the State or National Register of Historic Places; and
- WHEREAS, per the Resubdivision Map, the site also contains an asphalt parking lot located on the side of the building with an existing curb cut onto East Fayette Street; there are existing concrete sidewalks on both frontages; the map shows a 10' right-of-way along the eastern lot line; and
- WHEREAS, per the local application, the proposed lot combination is part of a larger renovation project of the Parish House; interior and exterior renovations are planned, to include exterior painting, window, door, and roof repair, and miscellaneous interior repairs; the resubdivision is intended to allow for a new door on the side of the Parish House facing the parking lot, which will include construction of a new roof that crosses the existing property line; the application indicates the project is under review by the Syracuse Landmark Preservation Board and all work will meet the Secretary of the Interior's Standards for Treatment of Historic Properties; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is partially within the Montgomery Street-Columbus Circle Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic

Places; the site is also in close proximity to the South Salina Street Historic District; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734060, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site 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 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 19, 2022

OCPB Case # S-22-3

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation for the property located at 522-524 & 526-528 Richmond Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot (Lot 19A) in a Residential, Class A (RA) zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding residential land uses and Frazer Middle School; aerial imagery dated May 2021 and the submitted Resubdivision Map show the site has frontage on Richmond Avenue, a city street and contains a two story single-family house with a detached frame garage on the back of the property; and
- WHEREAS, per the Resubdivision Map, the site also contains a gravel driveway located on the side of the house and a wooden fence and chain link fence surrounding the property; and
- WHEREAS, per the local application, the proposed lot combination would allow the Greater Syracuse Land Bank to sell the vacant lot to the owner of 522-24 Richmond Avenue for additional yard space; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022 and 734039) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

did not take action due to a lack of quorum. Consequently, the action may be solely acted on by the referring board.

The motion was made by Marty Masterpole and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - abstain; Marty Masterpole - yes; Jim Stelter - yes. No action taken due to a lack of quorum.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # S-22-3

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation for the property located at 522-524 & 526-528 Richmond Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot (Lot 19A) in a Residential, Class A (RA) zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding residential land uses and Frazer Middle School; aerial imagery dated May 2021 and the submitted Resubdivision Map show the site has frontage on Richmond Avenue, a city street and contains a two story single-family house with a detached frame garage on the back of the property; and
- WHEREAS, per the Resubdivision Map, the site also contains a gravel driveway located on the side of the house and a wooden fence and chain link fence surrounding the property; and
- WHEREAS, per the local application, the proposed lot combination would allow the Greater Syracuse Land Bank to sell the vacant lot to the owner of 522-24 Richmond Avenue for additional yard space; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022 and 734039) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

did not take action due to a lack of quorum. Consequently, the action may be solely acted on by the referring board.

The motion was made by Marty Masterpole and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - abstain; Marty Masterpole - yes; Jim Stelter - yes. No action taken due to a lack of quorum.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # S-22-4

- 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 PRELIMINARY SUBDIVISION from the Village of Liverpool Planning Board at the request of Thomas DiBuono for the property located at 201 Seventh Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the NYS Thruway (I-90), a state highway, Tulip Street (Route 51), a county highway, and the municipal boundary between the Village of Liverpool and Town of Salina; and
- WHEREAS, the applicant is proposing a lot alteration between two parcels totaling 1.709 acres to create Lot 1 (0.747 acres) and Lot 2 (0.962 acres) in a Single-Family Residential (R-1) zoning district; and
- WHEREAS, the site is located in a residential neighborhood that abuts the NYS Thruway (I-90); land uses north across the Thruway are primarily industrial; the site also abuts the municipal boundary between the Village of Liverpool and the Town of Salina; and
- WHEREAS, the submitted Preliminary/Final Plan dated November 9, 2021 shows TM# 001.-01-11.1 is a large triangular-shaped lot with frontage on Tulip Street; per the local application, the parcel contains an existing house, shed, detached garage, and driveway onto Tulip Street; TM# 002.-03-05.1 is a smaller, rectangular-shaped lot with frontage on Seventh Street, a local road; this parcel contains an existing house, deck, in-ground pool, greenhouse, and driveway on Seventh Street; and
- WHEREAS, per the plan, the lot alteration will convey lands from the larger parcel to the smaller one; the land occurs at the rear of the smaller parcel and appears to be mostly wooded; proposed Lot 2 (0.962 acres) will include the smaller parcel and conveyed lands; Lot 1 (0.747 acres) will contain the remainder of the larger parcel; no development plans are indicated; and
- WHEREAS, each of the houses are served by public drinking water and sewers and are located in the Metropolitan Wastewater Treatment Plant and Liverpool 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 is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection 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 the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The motion was made by Marty Masterpole 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 19, 2022

OCPB Case # S-22-4

- 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 PRELIMINARY SUBDIVISION from the Village of Liverpool Planning Board at the request of Thomas DiBuono for the property located at 201 Seventh Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the NYS Thruway (I-90), a state highway, Tulip Street (Route 51), a county highway, and the municipal boundary between the Village of Liverpool and Town of Salina; and
- WHEREAS, the applicant is proposing a lot alteration between two parcels totaling 1.709 acres to create Lot 1 (0.747 acres) and Lot 2 (0.962 acres) in a Single-Family Residential (R-1) zoning district; and
- WHEREAS, the site is located in a residential neighborhood that abuts the NYS Thruway (I-90); land uses north across the Thruway are primarily industrial; the site also abuts the municipal boundary between the Village of Liverpool and the Town of Salina; and
- WHEREAS, the submitted Preliminary/Final Plan dated November 9, 2021 shows TM# 001.-01-11.1 is a large triangular-shaped lot with frontage on Tulip Street; per the local application, the parcel contains an existing house, shed, detached garage, and driveway onto Tulip Street; TM# 002.-03-05.1 is a smaller, rectangular-shaped lot with frontage on Seventh Street, a local road; this parcel contains an existing house, deck, in-ground pool, greenhouse, and driveway on Seventh Street; and
- WHEREAS, per the plan, the lot alteration will convey lands from the larger parcel to the smaller one; the land occurs at the rear of the smaller parcel and appears to be mostly wooded; proposed Lot 2 (0.962 acres) will include the smaller parcel and conveyed lands; Lot 1 (0.747 acres) will contain the remainder of the larger parcel; no development plans are indicated; and
- WHEREAS, each of the houses are served by public drinking water and sewers and are located in the Metropolitan Wastewater Treatment Plant and Liverpool 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 is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection 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 the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The motion was made by Marty Masterpole 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 19, 2022

OCPB Case # Z-22-1

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of LaMar Freeman for the property located at 2616 (aka 2612) Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to modify an existing wireless telecommunications facility by replacing a tower-mounted antenna array on a 0.62-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located in the City's Eastwood neighborhood; aerial imagery dated May 2021 shows the site has frontage on Burnet Avenue, a city street, and contains an existing one-story building, an auto sales and service business, with a side yard parking lot; surrounding land uses include commercial land uses on the same side of Burnet Avenue as the subject parcel and residential uses across the street; the site abuts I-690 to the south; and
- WHEREAS, the rear of the site contains an unmanned wireless telecommunications facility and a two-sided, v-shaped billboard that faces I-690; the site has unrestricted access to Burnet Avenue across the entirety of the frontage; and
- WHEREAS, per the submitted Site Plan dated August 6, 2021, the telecommunications facility is enclosed by a chain link fence and contains a 60' tall monopole, ice bridges, a Verizon Wireless shelter, a Verizon Wireless pad with ground-mounted equipment, and another pad (by others); and
- WHEREAS, per the local application, the proposed work will include replacing 9 existing antennas, 9 remote radio heads (RRHs), and ancillary equipment with upgraded equipment as part of a Verizon Wireless upgrade to 5G technology; the elevation drawings show the equipment is located on the existing monopole at a mounting height of 58' at centerline; the top of the appurtenance is 64'; and
- WHEREAS, the site is served by public drinking water and sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant service area, an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of a site (ID: C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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); 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 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 19, 2022

OCPB Case # Z-22-1

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of LaMar Freeman for the property located at 2616 (aka 2612) Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to modify an existing wireless telecommunications facility by replacing a tower-mounted antenna array on a 0.62-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located in the City's Eastwood neighborhood; aerial imagery dated May 2021 shows the site has frontage on Burnet Avenue, a city street, and contains an existing one-story building, an auto sales and service business, with a side yard parking lot; surrounding land uses include commercial land uses on the same side of Burnet Avenue as the subject parcel and residential uses across the street; the site abuts I-690 to the south; and
- WHEREAS, the rear of the site contains an unmanned wireless telecommunications facility and a two-sided, v-shaped billboard that faces I-690; the site has unrestricted access to Burnet Avenue across the entirety of the frontage; and
- WHEREAS, per the submitted Site Plan dated August 6, 2021, the telecommunications facility is enclosed by a chain link fence and contains a 60' tall monopole, ice bridges, a Verizon Wireless shelter, a Verizon Wireless pad with ground-mounted equipment, and another pad (by others); and
- WHEREAS, per the local application, the proposed work will include replacing 9 existing antennas, 9 remote radio heads (RRHs), and ancillary equipment with upgraded equipment as part of a Verizon Wireless upgrade to 5G technology; the elevation drawings show the equipment is located on the existing monopole at a mounting height of 58' at centerline; the top of the appurtenance is 64'; and
- WHEREAS, the site is served by public drinking water and sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant service area, an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of a site (ID: C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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); 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 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 19, 2022

OCPB Case # Z-22-10

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of FMR TWO, LLC / Vlassis for the property located at 124 East Genesee Street; 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 East Genesee Street (US Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing an area variance to allow for the width of the house as a percentage of the lot to exceed the 55% maximum to equal 62.7% on a 4-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the board is concurrently reviewing a site plan referral (Z-22-8) and special permit referral (Z-22-9) as part of the proposed project; in 2017 the Board recommended a No Position with Comment of a Preliminary Subdivision referral (S-17-93) proposing to subdivide the subject parcel into two residential lots; the submitted Narrative of the proposed project states that the property is part of the 130 East Genesee Subdivision as amended in 2018; and
- WHEREAS, aerial imagery dated May 2021 show the site is located along the northern shoreline of Skaneateles Lake, within the Village of Skaneateles in a prominent location along East Genesee Street, and just east of the Skaneateles Historic District; per the submitted Narrative, the site contained the former Stella Maris Retreat and Renewal Center, of which remains only a partial driveway, parking lot with an entrance from East Genesee Street, and concrete pier at the lake;
- ADVISORY NOTE: any work in the state right-of-way, including removal of the existing east driveway, is subject to a work permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, the proposed site plan indicates the 1565 square foot single- family gate house (also referred to as guest house) will be 94.3 feet from the street line and 27.3 feet from the west property line, have two parking spaces on the east side of the dwelling, and have a sidewalk that connects to the East Genesee Street public sidewalks; the 2,005 square foot barn will be located on the eastern side of the property, set back 203 feet from the street line and 25 feet from the east property line; the 17,209 square foot single-family house will be set back 585 feet from the street line, 45.5 feet from the east property line, 26.4 feet from the west property line, and 58.5 feet from the lake; the paved asphalt driveway to the main house will be 660 feet long and 12 feet wide including a paved circle in front of the house with brick pavers in the center; the driveway also connects to the guest house and the barn; the proposed stone wall around the property will be set back 30 feet from the front property line and

25 feet from the east and west property lines; all which meet current zoning requirements;

ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on US Route 20 must meet Department requirements; and

WHEREAS, utility and sewer easements and service locations are shown on the plan; per the referral notice, a new connection to the Village public drinking water is proposed and new connections to the Village public sewers is proposed to serve the gate house, barn, and house;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/14/2021, 2 acres of the site will be disturbed by the proposed project

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 property is located within 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; the total open space will be 92.1% meeting the 90% minimum requirement; and

WHEREAS, the site contains limited areas of state and federal wetlands and floodplains located along the lake shoreline; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

While the Board offers no position regarding the requested area variance, the following comment is intended for the project as a whole:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. 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 19, 2022

OCPB Case # Z-22-10

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of FMR TWO, LLC / Vlassis for the property located at 124 East Genesee Street; 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 East Genesee Street (US Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing an area variance to allow for the width of the house as a percentage of the lot to exceed the 55% maximum to equal 62.7% on a 4-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the board is concurrently reviewing a site plan referral (Z-22-8) and special permit referral (Z-22-9) as part of the proposed project; in 2017 the Board recommended a No Position with Comment of a Preliminary Subdivision referral (S-17-93) proposing to subdivide the subject parcel into two residential lots; the submitted Narrative of the proposed project states that the property is part of the 130 East Genesee Subdivision as amended in 2018; and
- WHEREAS, aerial imagery dated May 2021 show the site is located along the northern shoreline of Skaneateles Lake, within the Village of Skaneateles in a prominent location along East Genesee Street, and just east of the Skaneateles Historic District; per the submitted Narrative, the site contained the former Stella Maris Retreat and Renewal Center, of which remains only a partial driveway, parking lot with an entrance from East Genesee Street, and concrete pier at the lake;
- ADVISORY NOTE: any work in the state right-of-way, including removal of the existing east driveway, is subject to a work permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, the proposed site plan indicates the 1565 square foot single- family gate house (also referred to as guest house) will be 94.3 feet from the street line and 27.3 feet from the west property line, have two parking spaces on the east side of the dwelling, and have a sidewalk that connects to the East Genesee Street public sidewalks; the 2,005 square foot barn will be located on the eastern side of the property, set back 203 feet from the street line and 25 feet from the east property line; the 17,209 square foot single-family house will be set back 585 feet from the street line, 45.5 feet from the east property line, 26.4 feet from the west property line, and 58.5 feet from the lake; the paved asphalt driveway to the main house will be 660 feet long and 12 feet wide including a paved circle in front of the house with brick pavers in the center; the driveway also connects to the guest house and the barn; the proposed stone wall around the property will be set back 30 feet from the front property line and

25 feet from the east and west property lines; all which meet current zoning requirements;

ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on US Route 20 must meet Department requirements; and

WHEREAS, utility and sewer easements and service locations are shown on the plan; per the referral notice, a new connection to the Village public drinking water is proposed and new connections to the Village public sewers is proposed to serve the gate house, barn, and house;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/14/2021, 2 acres of the site will be disturbed by the proposed project

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 property is located within 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; the total open space will be 92.1% meeting the 90% minimum requirement; and

WHEREAS, the site contains limited areas of state and federal wetlands and floodplains located along the lake shoreline; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

While the Board offers no position regarding the requested area variance, the following comment is intended for the project as a whole:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The motion was made by Mike LaFlair and seconded by Marty Masterpole. 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 19, 2022

OCPB Case # Z-22-11

- 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 AREA VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of Francine LaValle for the property located at 705 First Street; 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 Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is requesting several area variances to allow for replacement of an existing one-car garage with a two-car garage and rear addition in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a residential neighborhood that backs up to Onondaga Lake Park; the submitted survey map dated June 8, 1996 shows the site has frontage on First Street, a village street, and contains an existing house and attached garage that encroach into the right-of-way up to 1.5'; the site also contains a rear deck and has a driveway onto First Street; there are existing concrete sidewalks along First Street; and
- WHEREAS, the submitted Site Plan shows area variances are required for existing and proposed non-conformities and include 1) reducing the rear yard setback from 30' (required) to 16.2' (proposed), 2) reducing the front yard setback from 30' (required) to 0' (existing), 3) reducing the east side yard setback from 5' to 3.7' (existing), and 4) increasing the lot coverage from 39.7% (existing) to 58.6% (proposed) where 30% is the maximum permitted; and
- WHEREAS, the Site Plan shows the existing garage will be demolished; a one-story, two-car attached garage and rear addition will be constructed (24' x 60.7') in place of the existing garage; per the local application, the addition will include a new bathroom and bedroom; the existing garage encroachment will be corrected and the new garage will occur 0.5' from the front lot line; the elevation drawings show the rear addition will include a walkout basement; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool 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

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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 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 19, 2022

OCPB Case # Z-22-11

- 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 AREA VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of Francine LaValle for the property located at 705 First Street; 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 Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is requesting several area variances to allow for replacement of an existing one-car garage with a two-car garage and rear addition in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a residential neighborhood that backs up to Onondaga Lake Park; the submitted survey map dated June 8, 1996 shows the site has frontage on First Street, a village street, and contains an existing house and attached garage that encroach into the right-of-way up to 1.5'; the site also contains a rear deck and has a driveway onto First Street; there are existing concrete sidewalks along First Street; and
- WHEREAS, the submitted Site Plan shows area variances are required for existing and proposed non-conformities and include 1) reducing the rear yard setback from 30' (required) to 16.2' (proposed), 2) reducing the front yard setback from 30' (required) to 0' (existing), 3) reducing the east side yard setback from 5' to 3.7' (existing), and 4) increasing the lot coverage from 39.7% (existing) to 58.6% (proposed) where 30% is the maximum permitted; and
- WHEREAS, the Site Plan shows the existing garage will be demolished; a one-story, two-car attached garage and rear addition will be constructed (24' x 60.7') in place of the existing garage; per the local application, the addition will include a new bathroom and bedroom; the existing garage encroachment will be corrected and the new garage will occur 0.5' from the front lot line; the elevation drawings show the rear addition will include a walkout basement; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool 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

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WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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 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 19, 2022

OCPB Case # Z-22-12

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Altamont Program, Inc. / William Balfe for the property located at 6590 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 13), a county highway, and Route 298 and Route 90 (NYS Thruway), both state highways; and
- WHEREAS, the applicant is proposing to convert an existing hotel into a veteran housing complex on a 1.3-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located between Carrier Circle and the NYS Thruway in a band of industrial and commercial land uses, including a significant number of hotels; the site abuts property owned by the NYS Thruway that includes truck parking and part of the Thruway ramp system; and
- WHEREAS, the submitted survey map dated November 5, 2021 shows the site has frontage on Thompson Road and contains two existing two-story buildings, formerly the Magnuson Hotel; the site is otherwise covered by asphalt parking that is contiguous with an adjacent parcel that contains a restaurant; the survey map shows "Area "A" (Easement) per Agreement" on the subject site and "Area "B" (Improvements) per Agreement"; and
- WHEREAS, per the survey map, the site has an existing driveway onto Thompson Road and additional access to Thompson Road through the adjacent parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Thompson Road must meet Department requirements; and
- WHEREAS, the submitted plan dated December 27, 2021 shows minimal site modifications, including new trees and shrubs at the front of the site, with several plantings encroaching in the county right-of-way; the submitted Environmental Assessment Form (EAF) dated December 28, 2021 notes the hotel has a total of 72 rooms, which will be utilized for veteran housing along with several offices, lounge areas, a residential manager suite, and a dining facility; per the local application, the project will be funded through the US Department of Veterans Affairs' Homeless Providers Grant and Per Diem (GPD) Program; and
- WHEREAS, per the EAF, stormwater runoff is conveyed via existing swales to the NYS Thruway storm sewer system; and
- WHEREAS, the site is served by public drinking water and sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and

impacted by excessive wet weather flow; the plan shows a proposed 4" PVC water line for sprinkler service to extend the water main from the front building to the rear one; a proposed 1,000 gallon grease trap and connection to the sewer service are also shown adjacent to the rear building;

ADVISORY NOTE: capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of the issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or re-connect into the public sanitary system; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734043, C734113) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

The motion was made by Marty Masterpole 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 19, 2022

OCPB Case # Z-22-12

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Altamont Program, Inc. / William Balfe for the property located at 6590 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 13), a county highway, and Route 298 and Route 90 (NYS Thruway), both state highways; and
- WHEREAS, the applicant is proposing to convert an existing hotel into a veteran housing complex on a 1.3-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located between Carrier Circle and the NYS Thruway in a band of industrial and commercial land uses, including a significant number of hotels; the site abuts property owned by the NYS Thruway that includes truck parking and part of the Thruway ramp system; and
- WHEREAS, the submitted survey map dated November 5, 2021 shows the site has frontage on Thompson Road and contains two existing two-story buildings, formerly the Magnuson Hotel; the site is otherwise covered by asphalt parking that is contiguous with an adjacent parcel that contains a restaurant; the survey map shows "Area "A" (Easement) per Agreement" on the subject site and "Area "B" (Improvements) per Agreement"; and
- WHEREAS, per the survey map, the site has an existing driveway onto Thompson Road and additional access to Thompson Road through the adjacent parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Thompson Road must meet Department requirements; and
- WHEREAS, the submitted plan dated December 27, 2021 shows minimal site modifications, including new trees and shrubs at the front of the site, with several plantings encroaching in the county right-of-way; the submitted Environmental Assessment Form (EAF) dated December 28, 2021 notes the hotel has a total of 72 rooms, which will be utilized for veteran housing along with several offices, lounge areas, a residential manager suite, and a dining facility; per the local application, the project will be funded through the US Department of Veterans Affairs' Homeless Providers Grant and Per Diem (GPD) Program; and
- WHEREAS, per the EAF, stormwater runoff is conveyed via existing swales to the NYS Thruway storm sewer system; and
- WHEREAS, the site is served by public drinking water and sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and

impacted by excessive wet weather flow; the plan shows a proposed 4" PVC water line for sprinkler service to extend the water main from the front building to the rear one; a proposed 1,000 gallon grease trap and connection to the sewer service are also shown adjacent to the rear building;

ADVISORY NOTE: capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of the issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or re-connect into the public sanitary system; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734043, C734113) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

The motion was made by Marty Masterpole 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 19, 2022

OCPB Case # Z-22-13

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of Kary & Ian Raddant for the property located at 1786 West Lake 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 Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to replace existing lakefront stairs, construct a rock retaining wall and install a dock on a 51.3-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on the western side of Skaneateles Lake with surrounding residential and agricultural land uses; parcels west and south of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the site has frontage on West Lake Road and contains two existing houses, multiple barn structures, and an existing driveway onto West Lake Road; the site is not enrolled in the NYS Agricultural District, but appears to contain several farm fields; there are two private roads on-site, Tamarack Lane and Tamarack Trail, both of which serve neighboring residential lots; the site has two lake frontages separated by adjacent residential lots; each lakefront area has existing shoreline structures; and
- WHEREAS, the submitted Narrative indicates the parcel was subdivided in 2000 creating two 2-acre residential lots and a Shared Lakefront Recreation easement (24,412 SF) with 100' of lake frontage; and
- WHEREAS, the easement owners are proposing to replace the existing lakefront stairs and construct a rock retaining wall and a 320 SF dock along the lake line in the easement area;
ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; 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; impermeable surface coverage for the easement area will be 15.3%; impermeable surface coverage for the entire lot is less than the 10% maximum

that is permitted; the referral materials include a letter from the City of Syracuse Water Department that indicates the project has been reviewed by the office and no comments were offered; and

WHEREAS, the site may 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); 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 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 19, 2022

OCPB Case # Z-22-13

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of Kary & Ian Raddant for the property located at 1786 West Lake 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 Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to replace existing lakefront stairs, construct a rock retaining wall and install a dock on a 51.3-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on the western side of Skaneateles Lake with surrounding residential and agricultural land uses; parcels west and south of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the site has frontage on West Lake Road and contains two existing houses, multiple barn structures, and an existing driveway onto West Lake Road; the site is not enrolled in the NYS Agricultural District, but appears to contain several farm fields; there are two private roads on-site, Tamarack Lane and Tamarack Trail, both of which serve neighboring residential lots; the site has two lake frontages separated by adjacent residential lots; each lakefront area has existing shoreline structures; and
- WHEREAS, the submitted Narrative indicates the parcel was subdivided in 2000 creating two 2-acre residential lots and a Shared Lakefront Recreation easement (24,412 SF) with 100' of lake frontage; and
- WHEREAS, the easement owners are proposing to replace the existing lakefront stairs and construct a rock retaining wall and a 320 SF dock along the lake line in the easement area;
ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; 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; impermeable surface coverage for the easement area will be 15.3%; impermeable surface coverage for the entire lot is less than the 10% maximum

that is permitted; the referral materials include a letter from the City of Syracuse Water Department that indicates the project has been reviewed by the office and no comments were offered; and

WHEREAS, the site may 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); 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 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 19, 2022

OCPB Case # Z-22-14

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of GTS Holdings for the property located at 2560 West Lake 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 Lake Road (Route 41A), a state highway, and a farm operation located within 500 feet of a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 3,671 sf single family dwelling with a 1,335 sf covered patio and driveway on a 3.2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agriculture uses; and
- WHEREAS, aerial imagery dated May 2021 and the submitted site plan show that the site has frontage on State Route 41A and contains vacant land with the exception of a driveway along the entire south side of the property; and
- WHEREAS, per the local application, the proposed use would include a three story house with a patio to be constructed including a new driveway with access from the existing driveway; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/23/2021, 0.5 acres of the site will be disturbed by the proposed project; drainage features including a silt fence in a horseshoe shape around the backside of the house, a bioswale off of the northeast corner of the house, and permeable pavement for the patio behind the house and the walk and stairs on the north side of the house; permeable pavers at the front entrance to the house; and
- WHEREAS, the property is located within 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; impermeable surface coverage is currently 4.7% and will increase to 9.9% following the proposed project; and
- WHEREAS, per the referral notice, a new individual septic system and a new individual well is proposed to serve the house; the applicant has received a letter from the Onondaga County Health Department approving the proposed septic plan; ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and
- WHEREAS, surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland;
- 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 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 19, 2022

OCPB Case # Z-22-14

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of GTS Holdings for the property located at 2560 West Lake 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 Lake Road (Route 41A), a state highway, and a farm operation located within 500 feet of a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 3,671 sf single family dwelling with a 1,335 sf covered patio and driveway on a 3.2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agriculture uses; and
- WHEREAS, aerial imagery dated May 2021 and the submitted site plan show that the site has frontage on State Route 41A and contains vacant land with the exception of a driveway along the entire south side of the property; and
- WHEREAS, per the local application, the proposed use would include a three story house with a patio to be constructed including a new driveway with access from the existing driveway; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/23/2021, 0.5 acres of the site will be disturbed by the proposed project; drainage features including a silt fence in a horseshoe shape around the backside of the house, a bioswale off of the northeast corner of the house, and permeable pavement for the patio behind the house and the walk and stairs on the north side of the house; permeable pavers at the front entrance to the house; and
- WHEREAS, the property is located within 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; impermeable surface coverage is currently 4.7% and will increase to 9.9% following the proposed project; and
- WHEREAS, per the referral notice, a new individual septic system and a new individual well is proposed to serve the house; the applicant has received a letter from the Onondaga County Health Department approving the proposed septic plan; ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and
- WHEREAS, surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland;
- 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 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 19, 2022

OCPB Case # Z-22-15

- 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 Geddes Town Board at the request of Town of Geddes for the property located at 1255 State Fair Boulevard; 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 State Fair Boulevard (Route 80), a county highway, Route 690, a state highway, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and
- WHEREAS, the applicant is requesting a zone change on a land-locked 6.69-acre parcel from Residential A: Single Family Residential to Commercial C: Heavy Commercial in order to facilitate a future sale of several parcels; and
- WHEREAS, the site is currently undeveloped and vacant; the parcel is bounded by the Nation Grid Power Company land tax parcel to the south, Commercial C and Industrial A zoning to the north and east, and the Town border to the west; and
- WHEREAS, the uses allowed in a Commercial C district after site plan review include retail business, wholesale business, business office, motor vehicle sales, motor vehicle service and repair, veterinary clinic or hospital, mortuary or undertaking establishment, public library or museum, religious use, public park or playground, community center, commercial dry-cleaning and laundry establishment, indoor recreation, public or private school, facilities for the provision of natural gas, other than containerized natural gas, to the local community, except storage or heavy equipment yards, accessory buildings and structures for all of the previous uses, facilities necessary for the provision of electrical service to the local community, except storage or heavy equipment yards, facilities, other than towers, necessary for the provision of standard land line telephone service to the local community, except storage or heavy equipment yards, facilities, other than towers, necessary for the provision of cable television service to the local community, except storage or heavy equipment yards, public self-storage facility; Uses permitted only upon issuance of a special permit include kennel, medical center, outdoor recreation, storage yard, gasoline station, hotel or motel, restaurant, and accessory buildings and structures for those uses; and
- WHEREAS, the proposed zoning amendment would align use of this parcel with the two adjacent parcels (tax ID numbers 019.-01-12.1 and 019.-01-14.1) to the northeast, which have access to State Fair Boulevard, so the property owner who owns all three parcels could sell them together; and
- WHEREAS, the site has access to public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the site is located over, or immediately adjoining, a primary aquifer and a principle aquifer (per EAF Mapper); and

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E-mail Address: countyplanning@ongov.net

WHEREAS, the site may contain the Indiana Bat and/or 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); 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:

Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the landlocked parcel including for any shared driveways on State Fair Boulevard.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-15

- 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 Geddes Town Board at the request of Town of Geddes for the property located at 1255 State Fair Boulevard; 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 State Fair Boulevard (Route 80), a county highway, Route 690, a state highway, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and
- WHEREAS, the applicant is requesting a zone change on a land-locked 6.69-acre parcel from Residential A: Single Family Residential to Commercial C: Heavy Commercial in order to facilitate a future sale of several parcels; and
- WHEREAS, the site is currently undeveloped and vacant; the parcel is bounded by the Nation Grid Power Company land tax parcel to the south, Commercial C and Industrial A zoning to the north and east, and the Town border to the west; and
- WHEREAS, the uses allowed in a Commercial C district after site plan review include retail business, wholesale business, business office, motor vehicle sales, motor vehicle service and repair, veterinary clinic or hospital, mortuary or undertaking establishment, public library or museum, religious use, public park or playground, community center, commercial dry-cleaning and laundry establishment, indoor recreation, public or private school, facilities for the provision of natural gas, other than containerized natural gas, to the local community, except storage or heavy equipment yards, accessory buildings and structures for all of the previous uses, facilities necessary for the provision of electrical service to the local community, except storage or heavy equipment yards, facilities, other than towers, necessary for the provision of standard land line telephone service to the local community, except storage or heavy equipment yards, facilities, other than towers, necessary for the provision of cable television service to the local community, except storage or heavy equipment yards, public self-storage facility; Uses permitted only upon issuance of a special permit include kennel, medical center, outdoor recreation, storage yard, gasoline station, hotel or motel, restaurant, and accessory buildings and structures for those uses; and
- WHEREAS, the proposed zoning amendment would align use of this parcel with the two adjacent parcels (tax ID numbers 019.-01-12.1 and 019.-01-14.1) to the northeast, which have access to State Fair Boulevard, so the property owner who owns all three parcels could sell them together; and
- WHEREAS, the site has access to public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the site is located over, or immediately adjoining, a primary aquifer and a principle aquifer (per EAF Mapper); and

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WHEREAS, the site may contain the Indiana Bat and/or 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); 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:

Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the landlocked parcel including for any shared driveways on State Fair Boulevard.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-2

- 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 SITE PLAN from the Town of Geddes Town Board at the request of Andrew Watkins for the property located at 877 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is proposing to construct a rear addition and awning on an existing building (Lakeland Winery) on a 0.26-acre parcel in a Commercial B: Highway Commercial zoning district; and
- WHEREAS, in 2015, the Board recommended disapproval of a site plan referral (Z-15-275) to construct an addition on the subject parcel; in the Board's reasons for recommending disapproval, it is noted that the proposed plan does not reflect safe access and shows parking in the county right-of-way, which is not permitted; and
- WHEREAS, the site is located in the Lakeland area on the west side of Onondaga Lake; surrounding land uses are a mix of low-density commercial and residential; the submitted Survey Plan dated September 25, 2021 shows the site has frontage on State Fair Boulevard and contains an existing one-story building, Lakeland Winery; there is parking along the front and side of the building and the rear of the site contains a shed, to be removed, and maintained lawn; and
- WHEREAS, per the survey map, the site has unrestricted access to State Fair Boulevard and a portion of the front yard parking is located in the county right-of-way; the configuration of the front yard parking area is also such that vehicles exiting the site will have to back into the county right-of-way; parking at the side of the building butts up to the side property line; access to the side yard parking must come from the adjacent car wash parcel, which has a contiguous asphalt area;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the submitted Site Plan dated September 25, 2021 shows the proposed addition (23' x 30') will be constructed at the rear of the building; the proposed awning (23' x 18') is shown to extend from the addition towards the rear lot line; a 4" thick concrete slab will be constructed under the awning and the side yard asphalt area will be extended to the concrete slab; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant; no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: given the expansion of the use, the Onondaga County Department of Water Environment Protection asks that the applicant contact

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the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734025, 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the 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); and

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

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

The proposed plan does not reflect safe access and shows parking within the county right-of-way. The Town and applicant are advised to resubmit an alternative plan which shows legal and safe access, parking, and circulation for both cars and trucks, and includes any necessary easement agreements with the adjacent car wash parcel.

Should the applicant resubmit an alternative plan, the Board offers the following comments:

1. The Town and applicant are encouraged to utilize permeable surfaces and incorporate landscaping, including street trees, into the proposed front yard plan.
2. The Town and applicant are further encouraged to explore shared parking with adjacent sites, off-site parking for employees, or other safe parking options.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-2

- 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 SITE PLAN from the Town of Geddes Town Board at the request of Andrew Watkins for the property located at 877 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is proposing to construct a rear addition and awning on an existing building (Lakeland Winery) on a 0.26-acre parcel in a Commercial B: Highway Commercial zoning district; and
- WHEREAS, in 2015, the Board recommended disapproval of a site plan referral (Z-15-275) to construct an addition on the subject parcel; in the Board's reasons for recommending disapproval, it is noted that the proposed plan does not reflect safe access and shows parking in the county right-of-way, which is not permitted; and
- WHEREAS, the site is located in the Lakeland area on the west side of Onondaga Lake; surrounding land uses are a mix of low-density commercial and residential; the submitted Survey Plan dated September 25, 2021 shows the site has frontage on State Fair Boulevard and contains an existing one-story building, Lakeland Winery; there is parking along the front and side of the building and the rear of the site contains a shed, to be removed, and maintained lawn; and
- WHEREAS, per the survey map, the site has unrestricted access to State Fair Boulevard and a portion of the front yard parking is located in the county right-of-way; the configuration of the front yard parking area is also such that vehicles exiting the site will have to back into the county right-of-way; parking at the side of the building butts up to the side property line; access to the side yard parking must come from the adjacent car wash parcel, which has a contiguous asphalt area;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the submitted Site Plan dated September 25, 2021 shows the proposed addition (23' x 30') will be constructed at the rear of the building; the proposed awning (23' x 18') is shown to extend from the addition towards the rear lot line; a 4" thick concrete slab will be constructed under the awning and the side yard asphalt area will be extended to the concrete slab; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: given the expansion of the use, the Onondaga County Department of Water Environment Protection asks that the applicant contact

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the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734025, 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the 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); and

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

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

The proposed plan does not reflect safe access and shows parking within the county right-of-way. The Town and applicant are advised to resubmit an alternative plan which shows legal and safe access, parking, and circulation for both cars and trucks, and includes any necessary easement agreements with the adjacent car wash parcel.

Should the applicant resubmit an alternative plan, the Board offers the following comments:

1. The Town and applicant are encouraged to utilize permeable surfaces and incorporate landscaping, including street trees, into the proposed front yard plan.
2. The Town and applicant are further encouraged to explore shared parking with adjacent sites, off-site parking for employees, or other safe parking options.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-3

- 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 LaFayette Planning Board at the request of Joseph Nicotra for the property located at 2813 US Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of US Route 11 and Interstate 81, both state highways; and
- WHEREAS, the applicant is proposing to create a used car lot with an office in the existing building on a 0.8 parcel in a business zoning district; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential, business, and agricultural uses;
- WHEREAS, aerial imagery dated May 2021 and the submitted site plan show that the site has frontage on US Route 11, a state highway, and contains a vacant one story building, formerly Log Cabin Inn Restaurant, with an unrestricted asphalt parking lot across the front of the property with entrance from Route 11, a gravel drive, and a gazebo;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, per the local application, the proposed use will establish a used car lot with an office space in the existing building, two customer parking spaces in front of the building on the existing asphalt parking lot, a parking display area for 15-17 cars on the South side of the property, and a parking display area for 5-6 cars across the frontage of the property; no site modifications are shown in the referral materials; no signage information was provided;
ADVISORY NOTE: Per the NYS Department of Transportation, signage is not permitted on state property; private use of and parking in the state right-of-way is prohibited; and
- WHEREAS, the site is served by an individual well and by an individual septic system; no changes to the existing infrastructure are proposed; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards, which may require reducing the width of access to Route 11 or delineating driveways. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of,

municipal approval.

2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-3

- 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 LaFayette Planning Board at the request of Joseph Nicotra for the property located at 2813 US Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of US Route 11 and Interstate 81, both state highways; and
- WHEREAS, the applicant is proposing to create a used car lot with an office in the existing building on a 0.8 parcel in a business zoning district; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential, business, and agricultural uses;
- WHEREAS, aerial imagery dated May 2021 and the submitted site plan show that the site has frontage on US Route 11, a state highway, and contains a vacant one story building, formerly Log Cabin Inn Restaurant, with an unrestricted asphalt parking lot across the front of the property with entrance from Route 11, a gravel drive, and a gazebo;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, per the local application, the proposed use will establish a used car lot with an office space in the existing building, two customer parking spaces in front of the building on the existing asphalt parking lot, a parking display area for 15-17 cars on the South side of the property, and a parking display area for 5-6 cars across the frontage of the property; no site modifications are shown in the referral materials; no signage information was provided;
ADVISORY NOTE: Per the NYS Department of Transportation, signage is not permitted on state property; private use of and parking in the state right-of-way is prohibited; and
- WHEREAS, the site is served by an individual well and by an individual septic system; no changes to the existing infrastructure are proposed; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards, which may require reducing the width of access to Route 11 or delineating driveways. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of,

municipal approval.

2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-4

- 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 AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Michelle Musuraca for the property located at 9452 Pendergast 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 Pendergast Road (Route 189), a county highway, and the municipal boundary between the Town of Lysander and Oswego County; and
- WHEREAS, the applicant is requesting several area variances to allow for future subdivision of a 2.8-acre parcel in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the site is a long, narrow parcel with frontage on the Seneca River which is part of the NYS Barge Canal Historic District; it is bisected by a private road that serves the site and neighboring parcels; surrounding land uses are mostly low-density residential; and
- WHEREAS, the submitted Variance Plan dated November 15, 2021 shows the site has frontage on Pendergast Road and contains an existing house and rear pool; there are two detached garages that occur across the private road from the house; the private road occurs in a 60' wide right-of-way; and
- WHEREAS, per the local application, area variances are requested to allow for future subdivision of the site; the Variance Plan shows the future subdivision plan, which will create two lots; Lot 1 (1.06 acres) will include the detached garages and Pendergast Road frontage and Lot 2 (1.7 acres) will include the right-of-way, house, pool, and river frontage; the referral materials indicate that the landowner intends to sell Lot 2 and keep Lot 1;
ADVISORY NOTE: per the Onondaga County Department of Transportation, any proposed or future access to Lots 1 or 2 must from the private road as it currently does; no additional access to Pendergast Road will be permitted; and
- WHEREAS, per the Variance Plan, area variances necessary for the subdivision to take place include 1) increasing the allowable lot depth from 4 times the lot width to 4.6 for Lot 1, 2) increasing the allowable lot depth from 4 times the lot width to 7.7 for Lot 2, and 3) allowing for the creation of a landlocked parcel where all lots are required to abut a street; and
- WHEREAS, the Variance Plan shows additional area variances are requested to address existing non-conformities on proposed Lot 1, including 1) one of the individual side yard setbacks of the detached garage is 9.5' where 15' is required and 2) the lot width is 100' where 150' is required; and
- WHEREAS, additional area variances are also requested for existing non-conformities on proposed Lot 2, including 1) one of the individual side yard setbacks of the house is 4.7' where 15' is required, 2) the total side yard setback of the house

is 22.5' where 40' is required, 3) the lot width is 100' where 150' is required, and 4) the river frontage is 107' where lots abutting the river system must have frontage equal to the front lot width; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed at this time; any future development of the proposed lots may necessitate a new well and/or septic system; and

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

WHEREAS, the site may contain the Northern long-eared bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as 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 recommends that said application be DISAPPROVED for the following REASON(S):

The Board discourages granting the requested area variances in the absence of a subdivision plan that shows the proposed subdivision will create developable, real property tax parcels, particularly as one of the proposed lots will contain an accessory use with no principal use. A revised subdivision plan must be required and demonstrate that the created lots can support future development and provide sustainable wastewater and drinking water services, whether it is currently planned or not, by showing the location of existing sewage disposal systems, wells, and buildings, suitable locations for new sewage disposal systems, wells, and buildings, and the necessary distances between each. Additional consideration for neighboring properties must be included to ensure the provision of wastewater and drinking water services on-site does not preclude or impact the development of adjacent lots.

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 19, 2022

OCPB Case # Z-22-4

- 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 AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Michelle Musuraca for the property located at 9452 Pendergast 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 Pendergast Road (Route 189), a county highway, and the municipal boundary between the Town of Lysander and Oswego County; and
- WHEREAS, the applicant is requesting several area variances to allow for future subdivision of a 2.8-acre parcel in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the site is a long, narrow parcel with frontage on the Seneca River which is part of the NYS Barge Canal Historic District; it is bisected by a private road that serves the site and neighboring parcels; surrounding land uses are mostly low-density residential; and
- WHEREAS, the submitted Variance Plan dated November 15, 2021 shows the site has frontage on Pendergast Road and contains an existing house and rear pool; there are two detached garages that occur across the private road from the house; the private road occurs in a 60' wide right-of-way; and
- WHEREAS, per the local application, area variances are requested to allow for future subdivision of the site; the Variance Plan shows the future subdivision plan, which will create two lots; Lot 1 (1.06 acres) will include the detached garages and Pendergast Road frontage and Lot 2 (1.7 acres) will include the right-of-way, house, pool, and river frontage; the referral materials indicate that the landowner intends to sell Lot 2 and keep Lot 1;
ADVISORY NOTE: per the Onondaga County Department of Transportation, any proposed or future access to Lots 1 or 2 must from the private road as it currently does; no additional access to Pendergast Road will be permitted; and
- WHEREAS, per the Variance Plan, area variances necessary for the subdivision to take place include 1) increasing the allowable lot depth from 4 times the lot width to 4.6 for Lot 1, 2) increasing the allowable lot depth from 4 times the lot width to 7.7 for Lot 2, and 3) allowing for the creation of a landlocked parcel where all lots are required to abut a street; and
- WHEREAS, the Variance Plan shows additional area variances are requested to address existing non-conformities on proposed Lot 1, including 1) one of the individual side yard setbacks of the detached garage is 9.5' where 15' is required and 2) the lot width is 100' where 150' is required; and
- WHEREAS, additional area variances are also requested for existing non-conformities on proposed Lot 2, including 1) one of the individual side yard setbacks of the house is 4.7' where 15' is required, 2) the total side yard setback of the house

is 22.5' where 40' is required, 3) the lot width is 100' where 150' is required, and 4) the river frontage is 107' where lots abutting the river system must have frontage equal to the front lot width; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed at this time; any future development of the proposed lots may necessitate a new well and/or septic system; and

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

WHEREAS, the site may contain the Northern long-eared bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as 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 recommends that said application be DISAPPROVED for the following REASON(S):

The Board discourages granting the requested area variances in the absence of a subdivision plan that shows the proposed subdivision will create developable, real property tax parcels, particularly as one of the proposed lots will contain an accessory use with no principal use. A revised subdivision plan must be required and demonstrate that the created lots can support future development and provide sustainable wastewater and drinking water services, whether it is currently planned or not, by showing the location of existing sewage disposal systems, wells, and buildings, suitable locations for new sewage disposal systems, wells, and buildings, and the necessary distances between each. Additional consideration for neighboring properties must be included to ensure the provision of wastewater and drinking water services on-site does not preclude or impact the development of adjacent lots.

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 19, 2022

OCPB Case # Z-22-5

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Timothy Shore for the property located at 900-916 East Fayette 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 SUNY Upstate Biotech Accelerator, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit to establish a second restaurant (Buried Acorn) in an existing building in a Business, Class A (BA) zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for concurrent project site review (Z-16-409) and final subdivision (S-16-86) referrals to combine four properties into one new lot and renovate the building on the subject parcel; previously, the Board offered no position with comment on project site review and area variance referrals (Z-16-368 and 369) for the majority of remaining lands on the block, for the demolition of buildings and construction of a 7-story apartment building with 244 units, which has since been completed; and
- WHEREAS, the site is located in the City's University Hill neighborhood, a highly walkable mixed-use area; surrounding land uses include commercial businesses, student housing, surface parking lots, and various hospital and university facilities, including the Upstate Biotech Accelerator; and
- WHEREAS, the submitted resubdivision map dated December 21, 2018 shows the site has frontage on East Fayette Street and Irving Avenue, both city streets, and contains the Sylvester Building, a four-story building that was recently renovated for commercial spaces on the first floor and upper level apartments; there are concrete sidewalks along both frontages; the site also contains a blacktop parking lot (15 spaces) and existing curb cut onto East Fayette Street; and
- WHEREAS, per the local application, the special permit will allow for a new tap room for Buried Acorn to be located in a 3,900 SF tenant space on the first floor of the building; and
- WHEREAS, the site is served by public drinking water and sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant service area, an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of the issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or re-connect into the public sanitary system; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, V00502) 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:

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

The motion was made by Marty Masterpole 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 19, 2022

OCPB Case # Z-22-5

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Timothy Shore for the property located at 900-916 East Fayette 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 SUNY Upstate Biotech Accelerator, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit to establish a second restaurant (Buried Acorn) in an existing building in a Business, Class A (BA) zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for concurrent project site review (Z-16-409) and final subdivision (S-16-86) referrals to combine four properties into one new lot and renovate the building on the subject parcel; previously, the Board offered no position with comment on project site review and area variance referrals (Z-16-368 and 369) for the majority of remaining lands on the block, for the demolition of buildings and construction of a 7-story apartment building with 244 units, which has since been completed; and
- WHEREAS, the site is located in the City's University Hill neighborhood, a highly walkable mixed-use area; surrounding land uses include commercial businesses, student housing, surface parking lots, and various hospital and university facilities, including the Upstate Biotech Accelerator; and
- WHEREAS, the submitted resubdivision map dated December 21, 2018 shows the site has frontage on East Fayette Street and Irving Avenue, both city streets, and contains the Sylvester Building, a four-story building that was recently renovated for commercial spaces on the first floor and upper level apartments; there are concrete sidewalks along both frontages; the site also contains a blacktop parking lot (15 spaces) and existing curb cut onto East Fayette Street; and
- WHEREAS, per the local application, the special permit will allow for a new tap room for Buried Acorn to be located in a 3,900 SF tenant space on the first floor of the building; and
- WHEREAS, the site is served by public drinking water and sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant service area, an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of the issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or re-connect into the public sanitary system; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, V00502) 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:

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

The motion was made by Marty Masterpole 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 19, 2022

OCPB Case # Z-22-6

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of Twin Shores Properties, LLC for the property located at North Burdick 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 North Burdick Street (Route 94), a county highway, North Manlius Road (Route 257), a state highway, Old Erie Canal State Park and Green Lakes State Park, state-owned facilities, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is requesting a zone change on 6 parcels totaling 128.9 acres from Restricted Agricultural (RA), Residential (R-1), and Neighborhood Shopping (NS) to Restricted Agricultural (RA) and Commercial A (CA) zoning districts, as part of a proposed commercial and residential development; and
- WHEREAS, in 2018, the Board recommended modification of concurrent zone change (Z-18-8), site plan (Z-18-9), and subdivision (S-18-3) referrals as part of a proposed project to change the zoning of the 6 subject parcels from RA, RM, R-1, and NS to R-5 to allow for a subdivision and residential development to include 17 single-family lots, 3 lots for apartments and related facilities, and 1 lot with remaining lands; these referrals were received on December 29, 2017 and an extension was granted in order to conduct a Coordinated Review Meeting for the project, which was held on January 29, 2018 to allow representatives for the applicant, municipality, planning and town boards, and relevant agencies to discuss issues and requirements related to the proposed project; the project was ultimately withdrawn by the applicant; and
- WHEREAS, the Board has reviewed a number of other proposed actions for this area, recommending: modification of a zone change referral (Z-07-451) proposing to rezone 126.9 acres, including the subject site, to RA, R-1, RM, and NS (the current zoning for the site) in 2007; no position on a subdivision referral (S-08-17) proposing to subdivide 0.608 acres from a portion of the subject site to combine it with an adjacent lot, and modification of subdivision (S-08-96) and site plan (Z-08-435) referrals proposing to subdivide the six subject parcels into 27 lots and construct a bank and two retail buildings on three of the proposed lots in 2008; modification of a subdivision referral (S-09-58) proposing to divide the six subject parcels into 22 lots in 2009; and modification of another authorization referral (Z-16-42) requesting a permit to fill a one-acre portion of one of the subject parcels in 2016 to address safety concerns regarding kids jumping off a quarry cliff into the pond; and
- WHEREAS, the proposed project is located along North Burdick Street near the Old Erie Canal State Park, Northeast Medical Center, auto dealerships, and Fayetteville

Towne Center, and adjacent to the municipal boundary between the Town of Manlius and Village of Fayetteville; a small vacant parcel (086.-02-01.0) owned by the Village of Fayetteville is shown to be contained within the site, though it is not subject to the zone change application; and

WHEREAS, aerial imagery dated May 2021 and the submitted survey map dated December 28, 2021 show the site has frontage on North Burdick Street and is mostly undeveloped except for 8 vacant structures (houses, garages, storage buildings/sheds) and 2 houses; the site also contains two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to Limestone Creek; the rear of the site abuts another Limestone Creek Tributary, Pools Brook, which is an impaired waterbody; GIS mapping shows the site is largely encumbered by state and federal wetland, 100-year floodplain, and floodway areas associated with the water bodies on, and adjacent to, the site; and

WHEREAS, the Town Zoning Map shows the largest of the parcels (over 100 acres), which includes the two ponds, is zoned Residential (R-1); a smaller, roughly 4-acre parcel is currently zoned Neighborhood Shopping and contains one of the abandoned houses on the site; the remaining 4 parcels are zoned Restricted Agricultural (RA), which is generally limited to the southern portion of the property; and

WHEREAS, the submitted Proposed Zone Change Plan dated December 28, 2021 shows the requested zone change will eliminate the R-1 and NS zoning districts from the site entirely; the RA zoning district will be extended, covering roughly 110 acres of the site including the ponds and tributary; proposed zoning district Commercial A (CA) will be applied to two different areas at the front of the site and cover 10.39 and 9.44 acres; the new zoning district boundaries do not follow properties lines; per the local application, the zone change is requested to “provide proper zoning classification for commercial development along North Burdick Street, and consolidate RA zone for future residential development”; no information regarding future development was included with the referral materials, though the Onondaga County Department of Transportation received a conceptual site plan as part of a preliminary traffic study; the conceptual site plan shows potential development to include (10) single-family parcels, (4) two-family parcels, a senior housing facility, and (6) lots with a total of 17,800 SF of commercial space and 48,000 SF of office/commercial space; the office and commercial uses appear to be situated at the front of the site, while the residential uses are shown adjacent to the ponds; and

WHEREAS, aerial imagery and GIS mapping shows the first area of proposed CA lands to be unencumbered and covered by trees and overgrown vegetation; the land also contains the two occupied houses; more than two-thirds of the land in the second proposed CA zoning site appears to be located in the 100-year floodplain or more restrictive floodway; 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, per the Town Zoning Code, the RA district permits single-family dwellings, two-family dwellings, public or private schools, churches, parish houses and other places of worship, home occupations, hospitals, hospices, homes for elderly adults, convalescent homes, nursing home, cemeteries, landing fields,

greenhouses, farms, farm structures and farming, sale of products raised or produced on the farm, public utility structures, public or private golf courses, mobile home sites, dog kennels, bed-and-breakfasts, and rural occupations by right or upon issuance of a special permit; the CA district permits artisans, commercial businesses, congregate-care services, gathering places, light manufacturing, outdoor display and storage, places of entertainment, professional offices, personal service establishments, restaurants, and retail sales by right; special permit uses in the CA district include commercial storage, pet-care services, landing fields, and landscaping businesses, vehicle dealerships, used car sales, vehicle repair, and recreation vehicle sales;

WHEREAS, the site has access to public drinking water and sewers; the submitted project is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of the issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or re-connect into the public sanitary system; and

WHEREAS, per the survey map, the site contains a County-owned Meadowbrook-Limestone intercepting sewer and easement to Onondaga County; this sewer line is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse, Towns of DeWitt, Manlius and an area in Pompey, and the Villages Fayetteville and Manlius; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the site; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area; there is an additional 40' wide Onondaga County easement and right-of-way for a concrete sluice along the southern lot line;

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, the project is within 2,000 feet of multiple sites (IDs: C734106, 734052) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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 some significant wooded areas on-site;

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

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

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

In the absence of a development proposal, the Town should determine if the subject parcels can support a range of potential uses that would be permitted by the requested zone change, particularly given the environmental and infrastructure constraints of the site, and wide variety of uses allowed in commercial districts. The Town is encouraged to explore the following:

A) Wastewater Services – The Town should have assurances that the proposed zoning and any future development is sensitive to the location of the existing regional wastewater easements and infrastructure on site. Coordinated planning with the Onondaga County Department of Water Environment Protection is strongly advised to ensure the Department is involved at an early stage in the process.

B) Potential Floodplain/Floodway Impacts – The site is significantly encumbered by floodplain and floodway areas associated with on- and off-site water courses. The Town should consider the implications of rezoning these sensitive environmental areas to allow for more intense development, particularly within the more restrictive floodway. The applicant should provide a plan for mitigation given any future development in the floodplain and/or floodway.

C) Potential Wetland Impacts – The current wetland delineation should be confirmed by the DEC and/or ACOE. Optimally, a DEC-approved mitigation plan will be developed for any wetland disturbance and/or crossings.

D) Potential Stormwater Impacts – The applicant should provide a more detailed analysis of potential regional stormwater impacts and workable on-site accommodations. This is necessary given on- and off-site water courses, the proximity and encroachment into floodplain and floodway areas, and potential state and federal wetlands.

E) Potential Traffic Impacts – The applicant should provide additional detail and coordinated planning to review potential traffic impacts of the project. Additional information should describe new ingress and egress and new traffic signals or intersection locations. The applicant is advised to coordinate with the Onondaga County Department of Transportation (OCDOT) early in the planning process. Traffic data for full build out and a Stormwater Pollution Prevention Plan (SWPPP) will be required as part of the Department's review of any future development of the site.

F) Zoning – The Town should facilitate subdivision of lands to coincide with any future zoning changes, in order to avoid difficulties with split-zoned parcels. The Town may also wish to consider potential multi-family residential uses for the front of the site rather than interior area, and the applicability of commercial zoning to accomplish any residential development goals.

G) Coordination with State Parks- Since the proposed project site is located within 500' of the Old Erie Canal State Park and Green Lakes State Park, the Town should coordinate with the Office of Parks, Recreation, and Historic

Preservation to ensure any future projects in the proposed zoning areas will not negatively impact nearby parklands.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-6

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of Twin Shores Properties, LLC for the property located at North Burdick 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 North Burdick Street (Route 94), a county highway, North Manlius Road (Route 257), a state highway, Old Erie Canal State Park and Green Lakes State Park, state-owned facilities, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is requesting a zone change on 6 parcels totaling 128.9 acres from Restricted Agricultural (RA), Residential (R-1), and Neighborhood Shopping (NS) to Restricted Agricultural (RA) and Commercial A (CA) zoning districts, as part of a proposed commercial and residential development; and
- WHEREAS, in 2018, the Board recommended modification of concurrent zone change (Z-18-8), site plan (Z-18-9), and subdivision (S-18-3) referrals as part of a proposed project to change the zoning of the 6 subject parcels from RA, RM, R-1, and NS to R-5 to allow for a subdivision and residential development to include 17 single-family lots, 3 lots for apartments and related facilities, and 1 lot with remaining lands; these referrals were received on December 29, 2017 and an extension was granted in order to conduct a Coordinated Review Meeting for the project, which was held on January 29, 2018 to allow representatives for the applicant, municipality, planning and town boards, and relevant agencies to discuss issues and requirements related to the proposed project; the project was ultimately withdrawn by the applicant; and
- WHEREAS, the Board has reviewed a number of other proposed actions for this area, recommending: modification of a zone change referral (Z-07-451) proposing to rezone 126.9 acres, including the subject site, to RA, R-1, RM, and NS (the current zoning for the site) in 2007; no position on a subdivision referral (S-08-17) proposing to subdivide 0.608 acres from a portion of the subject site to combine it with an adjacent lot, and modification of subdivision (S-08-96) and site plan (Z-08-435) referrals proposing to subdivide the six subject parcels into 27 lots and construct a bank and two retail buildings on three of the proposed lots in 2008; modification of a subdivision referral (S-09-58) proposing to divide the six subject parcels into 22 lots in 2009; and modification of another authorization referral (Z-16-42) requesting a permit to fill a one-acre portion of one of the subject parcels in 2016 to address safety concerns regarding kids jumping off a quarry cliff into the pond; and
- WHEREAS, the proposed project is located along North Burdick Street near the Old Erie Canal State Park, Northeast Medical Center, auto dealerships, and Fayetteville

Towne Center, and adjacent to the municipal boundary between the Town of Manlius and Village of Fayetteville; a small vacant parcel (086.-02-01.0) owned by the Village of Fayetteville is shown to be contained within the site, though it is not subject to the zone change application; and

WHEREAS, aerial imagery dated May 2021 and the submitted survey map dated December 28, 2021 show the site has frontage on North Burdick Street and is mostly undeveloped except for 8 vacant structures (houses, garages, storage buildings/sheds) and 2 houses; the site also contains two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to Limestone Creek; the rear of the site abuts another Limestone Creek Tributary, Pools Brook, which is an impaired waterbody; GIS mapping shows the site is largely encumbered by state and federal wetland, 100-year floodplain, and floodway areas associated with the water bodies on, and adjacent to, the site; and

WHEREAS, the Town Zoning Map shows the largest of the parcels (over 100 acres), which includes the two ponds, is zoned Residential (R-1); a smaller, roughly 4-acre parcel is currently zoned Neighborhood Shopping and contains one of the abandoned houses on the site; the remaining 4 parcels are zoned Restricted Agricultural (RA), which is generally limited to the southern portion of the property; and

WHEREAS, the submitted Proposed Zone Change Plan dated December 28, 2021 shows the requested zone change will eliminate the R-1 and NS zoning districts from the site entirely; the RA zoning district will be extended, covering roughly 110 acres of the site including the ponds and tributary; proposed zoning district Commercial A (CA) will be applied to two different areas at the front of the site and cover 10.39 and 9.44 acres; the new zoning district boundaries do not follow properties lines; per the local application, the zone change is requested to “provide proper zoning classification for commercial development along North Burdick Street, and consolidate RA zone for future residential development”; no information regarding future development was included with the referral materials, though the Onondaga County Department of Transportation received a conceptual site plan as part of a preliminary traffic study; the conceptual site plan shows potential development to include (10) single-family parcels, (4) two-family parcels, a senior housing facility, and (6) lots with a total of 17,800 SF of commercial space and 48,000 SF of office/commercial space; the office and commercial uses appear to be situated at the front of the site, while the residential uses are shown adjacent to the ponds; and

WHEREAS, aerial imagery and GIS mapping shows the first area of proposed CA lands to be unencumbered and covered by trees and overgrown vegetation; the land also contains the two occupied houses; more than two-thirds of the land in the second proposed CA zoning site appears to be located in the 100-year floodplain or more restrictive floodway; 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, per the Town Zoning Code, the RA district permits single-family dwellings, two-family dwellings, public or private schools, churches, parish houses and other places of worship, home occupations, hospitals, hospices, homes for elderly adults, convalescent homes, nursing home, cemeteries, landing fields,

greenhouses, farms, farm structures and farming, sale of products raised or produced on the farm, public utility structures, public or private golf courses, mobile home sites, dog kennels, bed-and-breakfasts, and rural occupations by right or upon issuance of a special permit; the CA district permits artisans, commercial businesses, congregate-care services, gathering places, light manufacturing, outdoor display and storage, places of entertainment, professional offices, personal service establishments, restaurants, and retail sales by right; special permit uses in the CA district include commercial storage, pet-care services, landing fields, and landscaping businesses, vehicle dealerships, used car sales, vehicle repair, and recreation vehicle sales;

WHEREAS, the site has access to public drinking water and sewers; the submitted project is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of the issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or re-connect into the public sanitary system; and

WHEREAS, per the survey map, the site contains a County-owned Meadowbrook-Limestone intercepting sewer and easement to Onondaga County; this sewer line is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse, Towns of DeWitt, Manlius and an area in Pompey, and the Villages Fayetteville and Manlius; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the site; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area; there is an additional 40' wide Onondaga County easement and right-of-way for a concrete sluice along the southern lot line;

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, the project is within 2,000 feet of multiple sites (IDs: C734106, 734052) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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 some significant wooded areas on-site;

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

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

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

In the absence of a development proposal, the Town should determine if the subject parcels can support a range of potential uses that would be permitted by the requested zone change, particularly given the environmental and infrastructure constraints of the site, and wide variety of uses allowed in commercial districts. The Town is encouraged to explore the following:

A) Wastewater Services – The Town should have assurances that the proposed zoning and any future development is sensitive to the location of the existing regional wastewater easements and infrastructure on site. Coordinated planning with the Onondaga County Department of Water Environment Protection is strongly advised to ensure the Department is involved at an early stage in the process.

B) Potential Floodplain/Floodway Impacts – The site is significantly encumbered by floodplain and floodway areas associated with on- and off-site water courses. The Town should consider the implications of rezoning these sensitive environmental areas to allow for more intense development, particularly within the more restrictive floodway. The applicant should provide a plan for mitigation given any future development in the floodplain and/or floodway.

C) Potential Wetland Impacts – The current wetland delineation should be confirmed by the DEC and/or ACOE. Optimally, a DEC-approved mitigation plan will be developed for any wetland disturbance and/or crossings.

D) Potential Stormwater Impacts – The applicant should provide a more detailed analysis of potential regional stormwater impacts and workable on-site accommodations. This is necessary given on- and off-site water courses, the proximity and encroachment into floodplain and floodway areas, and potential state and federal wetlands.

E) Potential Traffic Impacts – The applicant should provide additional detail and coordinated planning to review potential traffic impacts of the project. Additional information should describe new ingress and egress and new traffic signals or intersection locations. The applicant is advised to coordinate with the Onondaga County Department of Transportation (OCDOT) early in the planning process. Traffic data for full build out and a Stormwater Pollution Prevention Plan (SWPPP) will be required as part of the Department's review of any future development of the site.

F) Zoning – The Town should facilitate subdivision of lands to coincide with any future zoning changes, in order to avoid difficulties with split-zoned parcels. The Town may also wish to consider potential multi-family residential uses for the front of the site rather than interior area, and the applicability of commercial zoning to accomplish any residential development goals.

G) Coordination with State Parks- Since the proposed project site is located within 500' of the Old Erie Canal State Park and Green Lakes State Park, the Town should coordinate with the Office of Parks, Recreation, and Historic

Preservation to ensure any future projects in the proposed zoning areas will not negatively impact nearby parklands.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-7

- 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 SITE PLAN from the Village of Skaneateles Planning Board at the request of Mirbeau of Skaneateles LP for the property located at 851 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing site modifications to the existing Mirbeau Inn & Spa complex, including construction of 2 new cottages, a pond expansion, removal of a deck and addition of 10 new employee parking spaces, on a 9.36-acre parcel in a Residential (A-3) zoning district; and
- WHEREAS, the site (9.3 acres) is located at the corner of Franklin Street/Fuller Street, a local road, and West Genesee Street (Route 20), a state road, and is in on the western edge of the Village of Skaneateles where it shares a municipal boundary with the Town of Skaneateles; application materials also note that a lot line adjustment is proposed as part of the project to consolidate Lot 7 back into the Mirbeau parcel, which has not been referred to the OCPB at this time; and
- WHEREAS, various additions to the Mirbeau complex were reviewed by the OCPB in 2004 (Z-04-216) and 2017; in 2017, the Board recommended modification and comments on multiple referrals (S-17-29, Z-17-122, Z-17-123, Z-17-124) related to a project to subdivide land and construct new extended stay lodging and 5 single-family detached dwellings along its Fuller Street frontage; recommendations from the OCPB related to stormwater plans, permitting, and commended the applicant and village on site planning elements; and
- WHEREAS, as part of the 2017 project, the applicant received local Site Plan approval to construct three extended stay lodging buildings (9 units, 21 bedrooms) on the site; the applicant now proposes to eliminate these planned (unbuilt) structures, and instead construct two new 4,125 cottages (4 bedrooms each), with a total of 8 associated parking spaces and sidewalk access to the complex; the new units would be constructed along an extended access road at the west side of the property; per the project narrative, the exterior will incorporate heavy timber, barn board, wrought iron railing, and architectural asphalt roof shingles similar to existing cottages; and
- WHEREAS, the narrative also notes "To integrate the new cottages at the proposed location, the existing Monet Deck will be removed, and the Monet Ponds and Gardens will be extended to become part of the new Cottages setting."; and
- WHEREAS, the applicant also proposes to add 10 additional parking spaces to an existing employee parking lot at the northeast edge of the site; no additional driveways or access is proposed; all existing access occurs from a full driveway onto West

Genesee (NYS Route 20); and

WHEREAS, per a submitted Density Control Schedule with calculations for the proposed site upon construction, open space would be 81.6% where 80% or more is required; parking would be 141 spaces where 144 are Existing/Approved; Hotel Guest Rooms would be 42 where 55 are Existing/Approved; per the local application a Critical Impact Permit will be required from the Village Board of Trustees; and

WHEREAS, the local application notes 1+/- acre is to be disturbed; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; and

WHEREAS, per the EAF, the site is currently served by Village sewer and drinking water; local application materials note that the current project will produce less sewer/water demands than the prior approved proposal; and

WHEREAS, the EAF indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the site is substantially contiguous to the James and Lydia Canning Fuller House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Spills Incident database (9003467 and 8912345) that have been closed; 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 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 19, 2022

OCPB Case # Z-22-7

- 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 SITE PLAN from the Village of Skaneateles Planning Board at the request of Mirbeau of Skaneateles LP for the property located at 851 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing site modifications to the existing Mirbeau Inn & Spa complex, including construction of 2 new cottages, a pond expansion, removal of a deck and addition of 10 new employee parking spaces, on a 9.36-acre parcel in a Residential (A-3) zoning district; and
- WHEREAS, the site (9.3 acres) is located at the corner of Franklin Street/Fuller Street, a local road, and West Genesee Street (Route 20), a state road, and is in on the western edge of the Village of Skaneateles where it shares a municipal boundary with the Town of Skaneateles; application materials also note that a lot line adjustment is proposed as part of the project to consolidate Lot 7 back into the Mirbeau parcel, which has not been referred to the OCPB at this time; and
- WHEREAS, various additions to the Mirbeau complex were reviewed by the OCPB in 2004 (Z-04-216) and 2017; in 2017, the Board recommended modification and comments on multiple referrals (S-17-29, Z-17-122, Z-17-123, Z-17-124) related to a project to subdivide land and construct new extended stay lodging and 5 single-family detached dwellings along its Fuller Street frontage; recommendations from the OCPB related to stormwater plans, permitting, and commended the applicant and village on site planning elements; and
- WHEREAS, as part of the 2017 project, the applicant received local Site Plan approval to construct three extended stay lodging buildings (9 units, 21 bedrooms) on the site; the applicant now proposes to eliminate these planned (unbuilt) structures, and instead construct two new 4,125 cottages (4 bedrooms each), with a total of 8 associated parking spaces and sidewalk access to the complex; the new units would be constructed along an extended access road at the west side of the property; per the project narrative, the exterior will incorporate heavy timber, barn board, wrought iron railing, and architectural asphalt roof shingles similar to existing cottages; and
- WHEREAS, the narrative also notes "To integrate the new cottages at the proposed location, the existing Monet Deck will be removed, and the Monet Ponds and Gardens will be extended to become part of the new Cottages setting."; and
- WHEREAS, the applicant also proposes to add 10 additional parking spaces to an existing employee parking lot at the northeast edge of the site; no additional driveways or access is proposed; all existing access occurs from a full driveway onto West

Genesee (NYS Route 20); and

WHEREAS, per a submitted Density Control Schedule with calculations for the proposed site upon construction, open space would be 81.6% where 80% or more is required; parking would be 141 spaces where 144 are Existing/Approved; Hotel Guest Rooms would be 42 where 55 are Existing/Approved; per the local application a Critical Impact Permit will be required from the Village Board of Trustees; and

WHEREAS, the local application notes 1+/- acre is to be disturbed; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; and

WHEREAS, per the EAF, the site is currently served by Village sewer and drinking water; local application materials note that the current project will produce less sewer/water demands than the prior approved proposal; and

WHEREAS, the EAF indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the site is substantially contiguous to the James and Lydia Canning Fuller House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Spills Incident database (9003467 and 8912345) that have been closed; 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 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 19, 2022

OCPB Case # Z-22-8

- 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 SITE PLAN from the Village of Skaneateles Planning Board at the request of FMR TWO, LLC / Vlassis for the property located at 124 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 (US Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing to construct a new single-family dwelling with attached garage, a single-family guest house and a three-car storage barn on a 4-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the board is concurrently reviewing a special permit referral (Z-22-9) and area variance referral (Z-22-10) to allow for the width of the house as a percentage of the lot to exceed the 55% maximum to equal 62.7% as part of the proposed project; in 2017 the Board recommended a No Position with Comment of a Preliminary Subdivision referral (S-17-93) proposing to subdivide the subject parcel into two residential lots; the submitted Narrative of the proposed project states that the property is part of the 130 East Genesee Subdivision as amended in 2018; and
- WHEREAS, aerial imagery dated May 2021 show the site is located along the northern shoreline of Skaneateles Lake, within the Village of Skaneateles in a prominent location along East Genesee Street, and just east of the Skaneateles Historic District; per the submitted Narrative, the site contained the former Stella Maris Retreat and Renewal Center, of which remains only a partial driveway, parking lot with an entrance from East Genesee Street, and concrete pier at the lake; and
- WHEREAS, the proposed site plan indicates the 1565 square foot single-family gate house (also referred to as guest house) will be 94.3 feet from the street line and 27.3 feet from the west property line, have two parking spaces on the east side of the dwelling, and have a sidewalk that connects to the East Genesee Street public sidewalks; the 2,005 square foot barn will be located on the eastern side of the property, set back 203 feet from the street line and 25 feet from the east property line; the 17,209 square foot single-family house will be set back 585 feet from the street line, 45.5 feet from the east property line, 26.4 feet from the west property line, and 58.5 feet from the lake; the paved asphalt driveway to the main house will be 660 feet long and 12 feet wide including a paved circle in front of the house with brick pavers in the center; the driveway also connects to the guest house and the barn; the proposed stone wall around the property will be set back 30 feet from the front property line and 25 feet from the east and west property lines; all which meet current zoning requirements;

ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on US Route 20 must meet Department requirements; and

WHEREAS, utility and sewer easements and service locations are shown on the plan; per the referral notice, a new connection to the Village public drinking water is proposed and new connections to the Village public sewers is proposed to serve the gate house, barn, and house;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/14/2021, 2 acres of the site will be disturbed by the proposed project

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 property is located within 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; the total open space will be 92.1% meeting the 90% minimum requirement; and

WHEREAS, the site contains limited areas of state and federal wetlands and floodplains located along the lake shoreline; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-8

- 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 SITE PLAN from the Village of Skaneateles Planning Board at the request of FMR TWO, LLC / Vlassis for the property located at 124 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 (US Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing to construct a new single-family dwelling with attached garage, a single-family guest house and a three-car storage barn on a 4-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the board is concurrently reviewing a special permit referral (Z-22-9) and area variance referral (Z-22-10) to allow for the width of the house as a percentage of the lot to exceed the 55% maximum to equal 62.7% as part of the proposed project; in 2017 the Board recommended a No Position with Comment of a Preliminary Subdivision referral (S-17-93) proposing to subdivide the subject parcel into two residential lots; the submitted Narrative of the proposed project states that the property is part of the 130 East Genesee Subdivision as amended in 2018; and
- WHEREAS, aerial imagery dated May 2021 show the site is located along the northern shoreline of Skaneateles Lake, within the Village of Skaneateles in a prominent location along East Genesee Street, and just east of the Skaneateles Historic District; per the submitted Narrative, the site contained the former Stella Maris Retreat and Renewal Center, of which remains only a partial driveway, parking lot with an entrance from East Genesee Street, and concrete pier at the lake; and
- WHEREAS, the proposed site plan indicates the 1565 square foot single-family gate house (also referred to as guest house) will be 94.3 feet from the street line and 27.3 feet from the west property line, have two parking spaces on the east side of the dwelling, and have a sidewalk that connects to the East Genesee Street public sidewalks; the 2,005 square foot barn will be located on the eastern side of the property, set back 203 feet from the street line and 25 feet from the east property line; the 17,209 square foot single-family house will be set back 585 feet from the street line, 45.5 feet from the east property line, 26.4 feet from the west property line, and 58.5 feet from the lake; the paved asphalt driveway to the main house will be 660 feet long and 12 feet wide including a paved circle in front of the house with brick pavers in the center; the driveway also connects to the guest house and the barn; the proposed stone wall around the property will be set back 30 feet from the front property line and 25 feet from the east and west property lines; all which meet current zoning requirements;

ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on US Route 20 must meet Department requirements; and

WHEREAS, utility and sewer easements and service locations are shown on the plan; per the referral notice, a new connection to the Village public drinking water is proposed and new connections to the Village public sewers is proposed to serve the gate house, barn, and house;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/14/2021, 2 acres of the site will be disturbed by the proposed project

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 property is located within 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; the total open space will be 92.1% meeting the 90% minimum requirement; and

WHEREAS, the site contains limited areas of state and federal wetlands and floodplains located along the lake shoreline; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-9

- 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 SPECIAL PERMIT from the Village of Skaneateles Planning Board at the request of FMR TWO, LLC / Vlassis for the property located at 124 East Genesee 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 East Genesee Street (US Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing a special permit to allow for two single family dwellings to be allowed on a 4-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the board is concurrently reviewing a site plan referral (Z-22-8) and area variance referral (Z-22-10) to allow for the width of the house as a percentage of the lot to exceed the 55% maximum to equal 62.7% as part of the proposed project; in 2017 the Board recommended a No Position with Comment of a Preliminary Subdivision referral (S-17-93) proposing to subdivide the subject parcel into two residential lots; the submitted Narrative of the proposed project states that the property is part of the 130 East Genesee Subdivision as amended in 2018; and
- WHEREAS, aerial imagery dated May 2021 show the site is located along the northern shoreline of Skaneateles Lake, within the Village of Skaneateles in a prominent location along East Genesee Street, and just east of the Skaneateles Historic District; per the submitted Narrative, the site contained the former Stella Maris Retreat and Renewal Center, of which remains only a partial driveway, parking lot with an entrance from East Genesee Street, and concrete pier at the lake; and
- WHEREAS, the proposed site plan indicates the 1565 square foot single- family gate house (also referred to as guest house) will be 94.3 feet from the street line and 27.3 feet from the west property line, have two parking spaces on the east side of the dwelling, and have a sidewalk that connects to the East Genesee Street public sidewalks; the 2,005 square foot barn will be located on the eastern side of the property, set back 203 feet from the street line and 25 feet from the east property line; the 17,209 square foot single-family house will be set back 585 feet from the street line, 45.5 feet from the east property line, 26.4 feet from the west property line, and 58.5 feet from the lake; the paved asphalt driveway to the main house will be 660 feet long and 12 feet wide including a paved circle in front of the house with brick pavers in the center; the driveway also connects to the guest house and the barn; the proposed stone wall around the property will be set back 30 feet from the front property line and 25 feet from the east and west property lines; all which meet current zoning

requirements;

ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on US Route 20 must meet Department requirements; and

WHEREAS, utility and sewer easements and service locations are shown on the plan; per the referral notice, a new connection to the Village public drinking water is proposed and new connections to the Village public sewers is proposed to serve the gate house, barn, and house;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/14/2021, 2 acres of the site will be disturbed by the proposed project

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 property is located within 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; the total open space will be 92.1% meeting the 90% minimum requirement; and

WHEREAS, the site contains limited areas of state and federal wetlands and floodplains located along the lake shoreline; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 19, 2022

OCPB Case # Z-22-9

- 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 SPECIAL PERMIT from the Village of Skaneateles Planning Board at the request of FMR TWO, LLC / Vlassis for the property located at 124 East Genesee 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 East Genesee Street (US Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing a special permit to allow for two single family dwellings to be allowed on a 4-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the board is concurrently reviewing a site plan referral (Z-22-8) and area variance referral (Z-22-10) to allow for the width of the house as a percentage of the lot to exceed the 55% maximum to equal 62.7% as part of the proposed project; in 2017 the Board recommended a No Position with Comment of a Preliminary Subdivision referral (S-17-93) proposing to subdivide the subject parcel into two residential lots; the submitted Narrative of the proposed project states that the property is part of the 130 East Genesee Subdivision as amended in 2018; and
- WHEREAS, aerial imagery dated May 2021 show the site is located along the northern shoreline of Skaneateles Lake, within the Village of Skaneateles in a prominent location along East Genesee Street, and just east of the Skaneateles Historic District; per the submitted Narrative, the site contained the former Stella Maris Retreat and Renewal Center, of which remains only a partial driveway, parking lot with an entrance from East Genesee Street, and concrete pier at the lake; and
- WHEREAS, the proposed site plan indicates the 1565 square foot single- family gate house (also referred to as guest house) will be 94.3 feet from the street line and 27.3 feet from the west property line, have two parking spaces on the east side of the dwelling, and have a sidewalk that connects to the East Genesee Street public sidewalks; the 2,005 square foot barn will be located on the eastern side of the property, set back 203 feet from the street line and 25 feet from the east property line; the 17,209 square foot single-family house will be set back 585 feet from the street line, 45.5 feet from the east property line, 26.4 feet from the west property line, and 58.5 feet from the lake; the paved asphalt driveway to the main house will be 660 feet long and 12 feet wide including a paved circle in front of the house with brick pavers in the center; the driveway also connects to the guest house and the barn; the proposed stone wall around the property will be set back 30 feet from the front property line and 25 feet from the east and west property lines; all which meet current zoning

requirements;

ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on US Route 20 must meet Department requirements; and

WHEREAS, utility and sewer easements and service locations are shown on the plan; per the referral notice, a new connection to the Village public drinking water is proposed and new connections to the Village public sewers is proposed to serve the gate house, barn, and house;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/14/2021, 2 acres of the site will be disturbed by the proposed project

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 property is located within 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; the total open space will be 92.1% meeting the 90% minimum requirement; and

WHEREAS, the site contains limited areas of state and federal wetlands and floodplains located along the lake shoreline; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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