



# Onondaga County Planning Board

January 27, 2021

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

## I. ATTENDANCE

### MEMBERS PRESENT

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

### STAFF PRESENT

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

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 27, 2021.

## III. MINUTES & OTHER BUSINESS

Minutes from January 6, 2021 were submitted for approval. James Corbett made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes, David Skeval - yes; Jim Stelter - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-21-4	TMarPB	<i>No Position</i>	S-21-5	TDewPB	<i>No Position</i>
Z-21-15	TPomTB	<i>No Position With Comment</i>	Z-21-16	VJorZBA	<i>No Position With Comment</i>
Z-21-17	TGedPB	<i>Modification</i>	Z-21-18	VLivPB	<i>No Position</i>
Z-21-19	TEIbZBA	<i>No Position</i>	Z-21-20	TEIbPB	<i>No Position</i>
Z-21-21	TCIaPB	<i>No Position</i>	Z-21-22	CSyrPB	<i>No Position</i>
Z-21-23	TCicTB	<i>No Position With Comment</i>	Z-21-24	TCicTB	<i>No Position</i>
Z-21-25	TDewPB	<i>No Position</i>	Z-21-26	TDewPB	<i>Modification</i>
Z-21-27	TDewPB	<i>Modification</i>	Z-21-28	TSkaPB	<i>Modification</i>
Z-21-29	TSkaPB	<i>Modification</i>	Z-21-31	TManPB	<i>Modification</i>
Z-21-32	TManPB	<i>Modification</i>	Z-21-33	TCIaTB	<i>No Position With Comment</i>
Z-21-34	CSyrZA	<i>No Position</i>	Z-21-35	CSyrPB	<i>No Position</i>
Z-21-36	TCIaPB	<i>No Position</i>	Z-21-37	TCIaPB	<i>No Position</i>



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # S-21-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Scott Hafler & James Carlton for the property located at 2532 & 2534 Platt 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 Platt Road (Route 150) and Slate Hill Road (Route 119), both county highways, Route 174 & Route 175 (Lee Mulroy Road), both state highways, and the municipal boundary between the Town of Marcellus and the Village of Marcellus; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels, creating New Lot 2A (0.9 acres) and New Lot 2B (2.2 acres), in a Residential (R-1) zoning district; and
- WHEREAS, the Board received two referrals from the Town of Marcellus for the proposed subdivision, one for each of the subject parcels, and is reviewing them as one project referral; and
- WHEREAS, the site is located in a residential neighborhood just outside the Village boundary; the site is located south across Platt Road, a local road, from Marcellus Park; and
- WHEREAS, the submitted subdivision plan shows each residential lot has frontage on Platt Road and contains an existing house and driveway; the western parcel is larger with additional frontage on Lee Mulroy Road to the south; there is an area along the western lot line labeled former "Auburn-InterUrban Electric Railroad Co." with a centerline of electric trolley line; and
- WHEREAS, per the subdivision plan, the proposed lot line adjustment will convey 0.44 acres of land from the larger, western parcel to the eastern parcel, to be New Lot 2A (0.9 acres); the land to be conveyed is vacant and occurs at the rear of the eastern parcel, providing the lot with frontage on Lee Mulroy Road; New Lot 2B (2.2 acres) includes the remainder of the western parcel; and
- WHEREAS, each house is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, there is a tributary to Ninemile Creek crossing the rear of the site; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, **ADVISORY NOTE:** per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision,

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # S-21-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of J. Ryan McMahon, II for the property located at 3691 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.410-acre parcel (Chili's Restaurant) from a 53.480-acre parcel (Shoppingtown Mall) in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-21-22) from the City of Syracuse for the three-mile limit review of this subdivision action; in 2015, the Board recommended modification of a site plan referral (Z-15-65) to demolish a portion of the existing mall and construct an outdoor strip shopping center as part of a large mixed-use redevelopment project on the subject site, which ultimately did not move forward; in its recommendations, the Board cited required coordination with the NYS Department of Transportation; and
- WHEREAS, the site is located along Erie Boulevard, a highly commercialized corridor with big box retailers, and has additional frontage on Kinne Road and Agway Road, both local roads; there is an existing regional shopping center, Shoppingtown Mall, surrounded by parking lots, a parking deck and outbuildings on the site for Key Bank, Scotch 'N Sirloin, and Chili's; inholding properties located within the mall property contain the former Macy's, Sear's and Sear's Auto Center buildings; the mall has two signalized driveways onto Erie Boulevard and two driveways onto Kinne Road; Agway Road transects the mall property with a signalized outlet onto Kinne Road and access to Butternut Drive, a local road to the south; and
- WHEREAS, Onondaga County recently announced that it will take ownership of the mall properties, including the subject parcel, and will solicit large scale redevelopment proposals for the 50+ acre site; creation of the Chili's parcel is part of the settlement agreement between Onondaga County and the former mall owners, and will be operated or sold as a real property tax parcel; and
- WHEREAS, the submitted Preliminary Site Sketch dated January 5, 2021 shows the proposed restaurant parcel (2.410 acres) to include the southernmost lands of the site and contain the existing one-story Chili's restaurant building (5,532 sf) and associated parking lot (108 spaces); the proposed parcel has frontage on Erie Boulevard; and
- WHEREAS, per the NYS Department of Transportation, all access to the Chili's parcel must come from the existing driveways serving Shoppingtown Mall and appropriate access agreements should be provided to ensure continued use of

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the shared driveways; the Preliminary Site Sketch shows an access easement is proposed to allow for continued access across the Shoppingtown Mall via the Erie Boulevard driveway adjacent to the Chili's parcel, to be granted to the owner of the Chili's parcel and the Town of DeWitt; and

WHEREAS, the submitted Narrative notes that an existing sewer easement on the proposed restaurant parcel and granted to the Town of DeWitt will be transferred to the Chili's parcel; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 6, 2021, stormwater on-site collects in existing catch basins flowing to a 12" stormwater pipe that discharges to the Shoppingtown Mall system and ultimately Meadowbrook/Butternut Creek along Butternut Drive and potentially the NYS stormwater system under Erie Boulevard East; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-15

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 TEXT AMENDMENT from the Town of Pompey Town Board at the request of Town of Pompey for the property located ; and

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

WHEREAS, the applicant is proposing a local law to authorize and control the siting of Solar Energy Systems in the Town of Pompey; and

WHEREAS, the Statement of Purpose indicates “[t]his solar energy Chapter is adopted to advance and protect the public health, safety, and welfare of the Town by creating regulations for the installation and use of solar energy generating systems and equipment, with the following objectives: (1) To take advantage of a safe, abundant, renewable, and nonpolluting energy resource; (2) To decrease the cost of electricity to the owners of residential and commercial properties, including single-family houses; (3) To increase employment and business development in the Town, to the extent reasonably practicable, by furthering the installation of Solar Energy Systems; (4) To mitigate the impacts of Solar Energy Systems on environmental resources such as important agricultural lands, forests, wildlife, viewsheds and other protected resources; and (5) To create synergy between solar and the Town’s overarching sustainability policies as set forth in the Town of Pompey Comprehensive Plan”; and

WHEREAS, all solar energy systems will require a building permit and/or Unified Solar Permit; the proposed text classifies solar energy systems as Tier 1, Tier 2, or Tier 3, each with associated permitting requirements; and

WHEREAS, Tier 1 includes roof-mounted and building-integrated systems that generate no more than 110% of the electricity consumed on the site over the previous 12 months; Tier 1 solar energy systems will be permitted in all zoning districts, subject to review by the Code Enforcement Officer; all roof-mounted solar energy systems are subject to the maximum height regulations for principal and accessory buildings within the underlying zoning district; and

WHEREAS, Tier 2 includes ground-mounted systems with a system capacity up to 25 kW AC (or 50 kW for active farm operations); ground-mounted systems will be prohibited in the Town’s Residential (R), Residential 40 (R-40), Hamlet Commercial (HC) and Hamlet Residential (HR) zoning districts, unless the applicant obtains an area variance from the Zoning Board of Appeals; ground-mounted systems will also be prohibited in potentially sensitive areas, including one hundred-year flood hazard zones, areas determined by SHPO to contain historic and/or culturally significant resources, within 100 feet of a freshwater wetland, and adjacent to, or within, an airport control zone; and

WHEREAS, Tier 2 solar energy systems must be reviewed and approved by the Code

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Enforcement Officer, and will only be permitted in a side or rear yard that does not directly abut a roadway; for systems in a Commercial, Industrial or Farm zoning district, the required setback will be double that of the zoning district; for systems located in a Residential or Hamlet district, double the required setback for accessory structures will be required; Tier 2 systems will also be subject to the height regulations for accessory buildings within the underlying zoning district, screening requirements, and maximum landscape coverage (50% for all buildings and structures and the solar energy system); and

WHEREAS, Tier 1 and Tier 2 solar energy systems are permitted only to provide power for use by owners, lessees, tenants, residents or other occupants of the premises on which they are erected; however, the sale of excess power through a net-metering arrangement will not be prohibited; and

WHEREAS, Tier 3 includes any system not classified as Tier 1 or 2, and will be permitted through the approval of a Solar Energy System Overlay District, to include concept site plan review and recommendation by the Town Planning Board and a zoning application to the Town Board; prior to applying the overlay district to the Town Zoning Map, site plan approval must be granted by the Planning Board; and

WHEREAS, Tier 3 solar energy systems are permitted on lots 10 acres in size or more; for systems in a Commercial, Industrial or Farm zoning district, a minimum 100' front yard setback is required and a minimum 100' setback from an abutting lot; for systems in a Residential or Hamlet district, a minimum 200' setback is required; no structure can exceed 20 feet in height and maximum landscape coverage of 50% for all buildings and structures and the solar energy system will be permitted; applicants for Tier 3 solar energy systems must conduct a visual assessment of the visual impacts of the system on public roadways and adjacent properties; and

WHEREAS, for Tier 3 energy solar systems in the Town's Farm (F) zoning district, the system may not exceed 50% of the area of Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the site, and must meet the construction requirements of the NYS Department of Agriculture and Markets to the maximum extent practicable; system owners shall develop, implement and maintain native vegetation to the extent practicable pursuant to a vegetation management plan by providing native perennial vegetation and foraging habitat, and using native plant and seed species; and

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-16

- 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 Planning Board at the request of Tri-Tank Corp. / George Terpening for the property located at 115 Farrell 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 State Fair Boulevard (Route 48), a state highway, John Glenn Boulevard (Route 81), a county highway, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and
- WHEREAS, the applicant is proposing to install a 3,150 sf additional display parking area on a 20.98-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2020, the Board offered no position with comment for a site plan referral (Z-20-192) to establish sales and display for tow-behind trailers on the Tri-Tank Corporation and Terpening Trucking property; Z-20-192 was referred from the Town of Van Buren and involved the portion of the project occurring on adjacent parcels to the south; and
- WHEREAS, the site is located near the intersection of State Fair Boulevard, a state road, John Glenn Boulevard, a county road, and Farrell Road, a local road, and the municipal boundary between the Towns of Van Buren and Geddes; the property has a current trucking company and trailer sales use, Tri-Tank Corporation and Terpening Trucking, which also occurs on parcels to the south; and is surrounded by commercial and warehousing facilities and a Clarion Suites hotel; the Seneca River flows just north of the site; and
- WHEREAS, aerial imagery and the submitted Site Plan dated December 20, 2020 show the entirety of the Tri-Tank Property, including the adjacent parcels to the south, has frontage on Farrell Road and State Fair Boulevard; the adjacent parcels contain a 3,120 sf building for Superior Gas and an associated parking area with two driveways, one each on Farrell Road and State Fair Boulevard; there is an existing building for Tri-Tank Corporation (38,000 sf) on the subject parcel, a portion of which partially falls on the adjacent parcel to the south; and
- WHEREAS, the entirety of the site contains 523,390 sf (48.78%) of parking for Superior Gas, Tri-Tank tankers, and trailers; with the exception of the Superior Gas parcel, the parking areas are generally interconnected and served by two existing driveways onto Farrell Road; the proposed 3,150 sf employee parking area will be an extension of an existing parking area and occur adjacent to one of the Farrell Road driveways; and
- WHEREAS, GIS mapping shows the rear of the site may contain state and/or federal wetlands; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site is also located within the 100-year floodplain, which may require elevation of structures and other mitigation; these sensitive environmental areas appear to occur in a wooded portion of the site and

outside of all existing and proposed development;  
ADVISORY NOTE: 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 submitted Environmental Assessment Form (EAF) dated December 20, 2020, 0.072 acres of the site will be disturbed by the proposed project; additional hard surface storm runoff will flow within the existing drainage pattern to the existing Farrell Road Municipal Storm System and to the adjacent NYS Canal Authority Flood Land; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734055) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the Northern long-eared bat, Indiana 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

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

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

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

Given the wetland and floodplain areas on site, proximity of the development to the Seneca River, and amount of impermeable surface on the site, the applicant is encouraged to consider opportunities to 1) reduce impermeable surfaces, 2) utilize green infrastructure (e.g., permeable pavement) wherever possible, and 3) provide additional landscaping to reduce stormwater and protect stormwater quality.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-17

- 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 Planning Board at the request of 1086 & 1088 State Fair Blvd., LLC & Richard Ladouceur for the property located at 1084, 1086 & 1088 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing construction of 4 self-storage buildings on three parcels totaling 1.319 acres in a Commercial B: Highway Commercial zoning district; and
- WHEREAS, in 2006, the Board recommended modification of concurrent subdivision (S-06-129) and special permit (Z-06-360) referrals to combine two of the subject parcels into one and construct a 2,100 sf addition to an existing building; Board recommendations included limiting access to State Fair Boulevard to a single driveway in accordance with Onondaga County Department of Transportation requirements and developing a lighting plan; and
- WHEREAS, the site is located in the Lakeland area near the northwest shore of Onondaga Lake; the site abuts a single-family residential neighborhood to the south and rear, and part of the I-690 ramp system to the north; the submitted Site Plan - Existing dated October 16, 2020 shows the site has frontage on State Fair Boulevard and contains two existing structures, a house and a commercial building, with asphalt at the front of both structures and between them; there is a large gravel area at the rear of both structures and a shed; the site has almost 60' of access to State Fair Boulevard; and
- WHEREAS, per the local application, the proposed project will be completed in two phases; the submitted Site Plan - Proposed Features Phase 1 shows 3 of the 4 proposed storage buildings to be constructed at the rear of the site; the land around the buildings will be paved and enclosed by a chain link fence; a 6' tall stockade fence is shown at the rear of the storage area, where the site abuts residential lots; 20 new arborvitae trees are shown between the buildings and stockade fencing; and
- WHEREAS, the submitted Site Plan - Proposed Features Phase 2 shows the house will be demolished and replaced by the 4th storage building; the chain link fence will be reconfigured to enclose the additional building; per the plans, the existing commercial building and use, Countryside Stove & Chimney of CNY, will remain; no changes to access are shown;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; and

- WHEREAS, per the Referral Notice, the applicants will seek approval to combine the three subject parcels into one if the site plan is approved; per the Town Zoning Code, this qualifies as a simple subdivision and can be approved administratively; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 30, 2020, 0.95 acres of the site will be disturbed by the proposed project; ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, additional stormwater runoff into the county's or state's drainage system is prohibited; 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; ADVISORY NOTES: given the additional use of the site, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; 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 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 Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- 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:

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on State Fair Boulevard, in order to satisfy commercial driveway standards, which may require reducing the width of the driveway. Any work in the county right-of-way will be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must submit a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to show that the proposed development will not create additional stormwater runoff into the state's drainage system and a lighting plan to the New York State Department of Transportation 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. No glare or spillover onto the state right-of-way will be permitted.

The Board also offers the following comments:

1. Given the residential nature of the surrounding area, additional landscaping is encouraged along the southern lot line for further screening and to improve the aesthetics of the site.
2. The Town is advised to ensure site lighting is appropriate for a residential area, with no glare or spillover onto neighboring properties.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-18

- 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 Liverpool Planning Board at the request of Alison & Dave Flood for the property located at 604 First 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 Second Street (Route 370), a state highway and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is requesting a special permit to construct a 12' x 20' single-story free-standing garage and extend the driveway by 35' on a 0.15-acre lot in a Residential zoning district; and
- WHEREAS, the site is located in a residential neighborhood adjacent to Onondaga Lake Park; the submitted survey map dated July 15, 2020 shows the site has frontage on First Street, a village street, and contains an existing house and driveway; there are existing sidewalks along First Street; and
- WHEREAS, per the local application and survey, the new detached garage (240 sf) will be constructed at the rear corner of the house; the driveway will be extended to the front of the garage; per the Referral Notice, a special permit is required by the Village Zoning Code as the garage exceeds the 150 sf allowed for an accessory structure to a dwelling unit; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of 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); 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 Jim Stelter and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-19

- 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 USE VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Jerry & Lynn Hamm for the property located at 6607 River 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 River Road (Route 61), a county highway, the municipal boundary between the Town of Elbridge and Cayuga County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a use variance to allow a second primary structure on a 30.93-acre parcel in an Agricultural zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment for a preliminary subdivision referral (S-19-99) to subdivide the subject parcel into two new lots, which ultimately did not occur; no development plans were indicated in the referral; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge, adjacent to the Town's western boundary and Cayuga County; parcels to the south of the site and east across River Road are enrolled in NYS Agricultural District 3 and appear to contain active farmland that is protected by an agricultural easement held by the New York Agricultural Land Trust; these lands are to be preserved for agricultural use, and care should be taken to discourage activities on nearby lands that could threaten the viability of farming; other surrounding land uses are low density residential; and
- WHEREAS, aerial imagery shows the site has frontage on River Road, a county road, and contains an existing house, detached garage, and a shed; there is an existing asphalt driveway onto River Road; there is an active farm field at the rear of the house and surrounding yard and a wooded area occupying the rear half of the site; and
- WHEREAS, per the local application, a building permit was previously obtained for the second primary structure and it has already been constructed; the applicant notes the building is intended for limited, seasonal use (less than 100 days per year anticipated); the Town of Elbridge Planning Board Approved Minutes for January 14, 2020 indicates the structure is a 500 sf shed on stilts with plumbing and a bathroom, to be used as a dwelling; the structure has an approved, and now constructed, septic system plan; and
- WHEREAS, the site is served by an individual well and there are two septic systems; and
- WHEREAS, GIS mapping shows the rear, wooded portion of the site may be encumbered by state and/or federal wetlands; current FEMA Flood Insurance Rate Maps (FIRM) indicate this area is also within the 100-year floodplain and more restrictive floodway associated with the Seneca River, which occurs just west

of the site; the Seneca River is part of the historic Erie Canalway National Heritage Corridor; and

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-20

- 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 Elbridge Planning Board at the request of 425 State Route 31, LLC for the property located at 425 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 31, a state highway, Grimes Road (Route 59), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a new fuel island on a 2.95-acre parcel in a Business (B-2) zoning district; and
- WHEREAS, the site is located at the intersection of State Route 31 and Grimes Road with surrounding agricultural and low-density residential and industrial land uses; the site and surrounding lands are enrolled in NYS Agricultural District 3; surrounding lands appear to contain active farmland that is protected by an agricultural easement held by the New York Agricultural Land Trust; these lands are to be preserved for agricultural use, and care should be taken to discourage activities on nearby lands that could threaten the viability of farming; and
- WHEREAS, aerial imagery dated May 2020 and the submitted Site Plan dated December 7, 2020 show the site contains an existing one-story mini-mart building with asphalt at the sides and rear of the building; there is an existing fuel canopy and dispensers on the east side of the building; the site has three existing driveways, two on State Route 31 and one on Grimes Road;  
ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on State Route 31 must meet Department requirements; per the Onondaga County Department of Transportation, all existing or proposed driveways on Grimes Road must meet Department requirements; and
- WHEREAS, the plans shows the existing mini mart and canopy to remain; a new diesel canopy and diesel dispensers will be added at the rear of the building; a proposed underground storage tank is also shown; and
- WHEREAS, the Proposed Exterior Lighting Plan shows (8) new canopy lights are proposed for the diesel canopy; no other changes to site lighting are indicated; and
- WHEREAS, elevation drawings show two proposed canopy signs for the diesel canopy, one facing the rear of the site and one facing Grimes Road; there is an existing pylon sign at the front of the site, adjacent to one of the State Route 31 driveways; a new proposed sign is shown for the existing platform, to be 22'-6" tall and 7'-4" wide and include company and price signage; 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 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 Jim Stelter and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-21

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of ALDI, Inc. - Tully Division for the property located at 7421 Oswego Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), Long Branch Road (Route 35) and John Glenn Boulevard (Route 81), all county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and

WHEREAS, the applicant is proposing to construct a 780 square foot addition to an existing ALDI grocery store on an 11.14-acre parcel in a Regional Commercial (RC-1) zoning district; and

WHEREAS, in 2015, the Board offered no position for a site plan referral (Z-15-347) for minor exterior changes, façade renovations, and interior renovations to one of the existing outbuildings on the site; previously, the Board offered no position on various referrals involving the site (S-04-135, Z-04-273, Z-04-274, and Z-04-312); and

WHEREAS, the site is located along the Oswego Road commercial corridor; there is an existing shopping plaza, Glenn Crossing Plaza, set at the rear of the site with a large parking lot in front and outbuildings on the site for WellNow Urgent Care and Pizza Hut; additional outparcels included within the plaza contain a gas station, blood donor center, and two banks, one of which is vacant; the shopping plaza has four access points to Oswego Road, including a signalized driveway with dual exit and dual entrance lanes, and two access points onto Long Branch Road; and

WHEREAS, the submitted Demolition Plan dated November 24, 2020 shows ALDI occupies the southernmost tenant space; the store's loading area is at the south side of the building, allowing for trucks to park parallel to the building; there are 7 existing perpendicular parking spaces in the adjacent parking area, to be converted to the 4 parallel spaces; and

WHEREAS, a letter from a representative for the applicant to the Town, dated December 21, 2020, notes the project will increase building square footage by 780 sf and expand the loading dock area for ALDI; following the addition, the interior of the grocery store will be remodeled for use of the expanded space, updates to refrigeration units and interior lighting, and aesthetic updates; and

WHEREAS, no changes to site access are indicated;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road or Long Branch Road must meet Department requirements; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 21,

2020, 0.25 acres of the site will be disturbed by the proposed project; per the EAF, new exterior building-mounted lighting is proposed for the addition, similar to the existing loading dock lighting;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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 Jim Stelter and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.**



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of J. Ryan McMahon, II for the property located at 3691 Erie Boulevard East; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.410-acre parcel (Chili's Restaurant) from a 53.480-acre parcel (Shoppingtown Mall) in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral (S-21-5) from the Town of DeWitt for the preliminary subdivision action associated with this three-mile limit review; in 2015, the Board recommended modification of a site plan referral (Z-15-65) to demolish a portion of the existing mall and construct an outdoor strip shopping center as part of a large mixed-use redevelopment project on the subject site, which ultimately did not move forward; in its recommendations, the Board cited required coordination with the NYS Department of Transportation; and
- WHEREAS, the site is located along Erie Boulevard, a highly commercialized corridor with big box retailers, and has additional frontage on Kinne Road and Agway Road, both local roads; there is an existing regional shopping center, Shoppingtown Mall, surrounded by parking lots, a parking deck and outbuildings on the site for Key Bank, Scotch 'N Sirloin, and Chili's; inholding properties located within the mall property contain the former Macy's, Sear's and Sear's Auto Center buildings; the mall has two signalized driveways onto Erie Boulevard and two driveways onto Kinne Road; Agway Road transects the mall property with a signalized outlet onto Kinne Road and access to Butternut Drive, a local road to the south; and
- WHEREAS, Onondaga County recently announced that it will take ownership of the mall properties, including the subject parcel, and will solicit large scale redevelopment proposals for the 50+ acre site; creation of the Chili's parcel is part of the settlement agreement between Onondaga County and the former mall owners, and will be operated or sold as a real property tax parcel; and
- WHEREAS, the submitted Preliminary Site Sketch dated January 5, 2021 shows the proposed restaurant parcel (2.410 acres) to include the southernmost lands of the site and contain the existing one-story Chili's restaurant building (5,532 sf) and associated parking lot (108 spaces); the proposed parcel has frontage on Erie Boulevard; and
- WHEREAS, per the NYS Department of Transportation, all access to the Chili's parcel must come from the existing driveways serving Shoppingtown Mall and

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appropriate access agreements should be provided to ensure continued use of the shared driveways; the Preliminary Site Sketch shows an access easement is proposed to allow for continued access across the Shoppingtown Mall via the Erie Boulevard driveway adjacent to the Chili's parcel, to be granted to the owner of the Chili's parcel and the Town of DeWitt; and

WHEREAS, the submitted Narrative notes that an existing sewer easement on the proposed restaurant parcel and granted to the Town of DeWitt will be transferred to the Chili's parcel; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 6, 2021, stormwater on-site collects in existing catch basins flowing to a 12" stormwater pipe that discharges to the Shoppingtown Mall system and ultimately Meadowbrook/Butternut Creek along Butternut Drive and potentially the NYS stormwater system under Erie Boulevard East; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Imadeh Nosegbe for the property located at Miller Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Miller Road and Miller Circle, both county roads, and Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a zone change from Agricultural to Residential (R-M Multi-Family) for a 1.28-acre parcel to allow for future development of a single apartment building; and
- WHEREAS, the vacant, triangular-shaped lot has frontage on Miller Circle and is located in a residential area on the west side of I-81; the site is separated from the highway by a wooded, undeveloped parcel and abuts the Bayshore North apartment complex to the south; and
- WHEREAS, per the local application, the proposed zone change is intended to allow for construction of a single apartment building and surface parking lot; no additional information regarding the apartment use was provided; and
- WHEREAS, per the Town Zoning Code, the proposed Residential (R-M) zoning district would permit a one family residence, enclosed accessory building use, two-family dwelling, townhouses, or private garage (not exceeding 2,400 sf) on the site by right; additional uses permitted in the R-M district subject to site plan approval are home occupations, golf courses, public utility substations, clinics, schools, religious institutions, community centers, and multiple-family residences; and
- WHEREAS, per the Town Zoning Code, bulk regulations for the R-M district require a minimum lot area per unit of 12,000 sf for one-family uses, 10,000 sf for two-family uses, and 5,445 sf for multi-family or townhouse uses; the subject site (1.28 acres or 55,757 sf) would meet the requirements for a one-family or two-family use, and permit 10 units for a multi-family or townhouse use on the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 3, 2020, 1.28 acres will be disturbed by the proposed project; stormwater retention areas will be created on site and directed to stormwater drainage easement on-site; the size of the detention basin will be determined;
- ADVISORY NOTES: per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county's or state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental

Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; new municipal connections to both are proposed;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department early in the planning process to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection also asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, the project is within 2,000 feet of a site (ID: V00036) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 aerial imagery it appears that there is a wooded area at the rear of the site; and

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

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

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

1. The applicant is advised to contact the Onondaga County Department of Transportation early in the planning process regarding Miller Circle access plans. To further meet Department requirements, the applicant will be required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review.
2. The applicant is advised to contact the New York State Department of Transportation early in the planning process to discuss Department requirements, which will include submitting a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan for review.
3. The applicant is encouraged to retain the existing tree cover at the rear of the site to serve as further noise barrier from the nearby highway. Additional landscaping on site is encouraged to provide screening for neighboring lots.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Cicero Town Board at the request of Town of Cicero for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Cicero Town Code Section 210-28(E) to change the decision process of expiring site plans; and
- WHEREAS, per the Referral Notice, the purpose of the text amendment is to clarify the Town's Zoning Code and legally conform the provision to current NYS law; and
- WHEREAS, Section 210-28 (E)-Expiration of Site Plan of the Town Zoning Code currently states that “[a]pproved site plans shall expire unless building permits have been issued for the project, or for projects not requiring a building permit, construction has substantially commenced on site, within one year of the date of approval by the Planning Board”; furthermore, “[t]ime requirements may be extended for a period of one year by the Planning Board Chairperson”; and
- WHEREAS, with adoption of the proposed text amendment, the one-year time extension may be granted by “a majority of the Town Planning Board” instead of the Chairperson; and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-25

- 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 James Boglioli / Marshalls Plaza for the property located at 3409 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing sidewalk and landscaping modifications to the driveway entry at Erie Boulevard and installation of rooftop access ladders on two existing buildings on a 20.25-acre parcel in a Business zoning district; and
- WHEREAS, the Board has reviewed several referrals involving Marshalls Plaza including concurrent subdivision (S-17-36) and area variance (Z-17-208) referrals, and the subsequent three-mile limit review (Z-18-42), to consolidate 5 parcels into 3, which resulted in the current configuration of the subject parcel; and
- WHEREAS, the site is located north of Shoppingtown Mall in the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; the site is set back from Erie Boulevard East behind other commercial properties and contains an existing shopping plaza (Marshalls Plaza) with a large parking lot in front; there are two multi-tenant commercial outbuildings on the site, as well as an outbuilding for Best Buy, which is contained on a separate parcel; and
- WHEREAS, access to the shopping plaza as a whole comes primarily from a signalized intersection with Erie Boulevard East and Fietta Road, a private road serving the shopping plaza and fronting retail parcels; the shopping plaza also has rear frontage and two existing driveways onto Widewaters Parkway, a local road; additional access to the site comes from the Syracuse Orthopedic Specialists office building and parcel to the south, which has a driveway on Widewaters Parkway and frontage and a driveway on Kinne Road, a local road to the south; and
- WHEREAS, per the submitted survey map, the site is bordered to the north and west by long narrow parcels owned by the Niagara Mohawk Power Corporation; additionally, the map shows ingress and egress easements along Fietta Road and along the main drives through the parking areas; various gas, waterline, sanitary sewer (existing and proposed), drainage, and utility easements are also shown on the site; and
- WHEREAS, a letter from the applicant to the Town, dated December 17, 2020 indicates site modifications include the addition of two roof-access ladders, one for each of the outbuildings; the submitted Entrance Site Plan dated December 15, 2020 shows proposed modifications at the Fietta Road/Erie Boulevard East access to include planting annuals in the medians, replacing/relocating existing directional signage, striping a crosswalk through the driveway,

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installing a sidewalk in the medians, re-striping a stop bar, and replacing granite curbing; an asphalt milling and pavement overlay is shown for the front 50' of the driveway;

ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 17, 2020, 0.25 acres of the site will be disturbed by the proposed project; areas of enhancements will follow existing drainage patterns;

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

WHEREAS, the site is served by municipal drinking water and public 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, GIS mapping shows an area of federal wetlands at the northern boundary of the site which does not appear to encroach on any proposed buildings, though a small portion of the existing shopping plaza and parking lot may be within the potential wetland area; and

WHEREAS, the project is within 2,000 feet of a site (ID: C724108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 it appears that no trees will be removed as part of the proposed project; and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-26

- 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 JoAnne C. Gagliano / Canalway Commons for the property located at 5761 Celi Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5) and Bridge Street (Route 290), both state highways; and
- WHEREAS, the applicant is proposing a multi-building commercial development with associated site improvements on 4 parcels totaling 3.42 acres in Business and Mixed Use Village Overlay (MUV-3) zoning districts; and
- WHEREAS, in 2017, the Board recommended modification of a site plan referral (Z-17-438) to renovate the vacant warehouse on one of the subject parcels, citing drainage data requirements from the NYS Department of Transportation; and
- WHEREAS, the site is located along the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; this area has largely focused on auto-oriented development since buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road along the southern boundary of this site; this node has also been targeted for revitalization as part of the Town's Mixed-Use Village Floating Overlay, Local Waterfront Revitalization Plan (LWRP), and Elevating Erie initiatives; and
- WHEREAS, the submitted survey map dated April 2, 2020 shows the site is bounded by Erie Boulevard, Bridge Street, and Celi Drive, a local road, and contains an existing one-story building, formerly Pier 1, to remain, and an existing one-story vacant warehouse, to be demolished; the submitted Site Plan dated January 4, 2021 and exterior elevation drawings show the former Pier 1 building will be renovated; the existing parking lot at the front and rear of the building will be resurfaced and the configuration will be slightly modified, and reduced, to provide 28 parking spaces for the building; there are two existing driveways on Celi Drive, one serving each parking area, to remain; and
- WHEREAS, a new multi-tenant commercial building for retail/shopping will be constructed towards the center of the site; a 56-space parking area is shown between the building and the Bridge Street frontage, and a drive aisle is shown on the Celi Drive side of the building; the southern end of the site will have a fast food restaurant with dual drive-thru lanes and a drive-thru

canopy; parking for 42 vehicles will occur on the north and west sides of the building, with the drive-thru lanes extending along the other two sides; an outdoor dining patio is shown at the side of the building facing Bridge Street; two additional driveways onto Celi Drive are proposed; and

WHEREAS, the Site Plan shows the portion of the Empire State Trail that is located in the state right-of-way to the south; a proposed connection is shown on the site to extend from the patio to the trail via a crosswalk through the drive-thru lanes and a new sidewalk;

ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the elevation drawings show building facades will be a mix of brick, CMU, E.F.I.S., and metal paneling; wall sconces are shown around the exterior of the buildings; proposed signage includes wall-mounted signs for individual tenants, generally occurring over storefront entrances, and retail center signage, including smaller tenant signs; no additional information regarding site lighting or signage was included; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 29, 2020, 2.93 acres of the site will be disturbed by the proposed project; stormwater management will be created on-site as needed to fulfill NYSDEC requirements for quality improvement and quantity reduction; these facilities will connect to existing storm sewers as needed; a proposed bio-retention area is shown between the Pier 1 building and retail building;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the 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: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), which is located across Celi Drive from the subject parcels and

is an active site in the Brownfield Cleanup Program; per the EAF, it had been a metals and plastic plating manufacturing plant since the mid-1970s with operations continuing until 2015; and

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

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

1. The applicant must continue to coordinate with the New York State Department of Transportation. The applicant will be required to submit a Traffic Impact Study (TIS) for full buildout, a copy of the Stormwater Pollution Prevention Plan (SWPPP), a lighting plan, and design plans for any work in the state right-of-way for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

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

3. Given the development's proximity to the Empire State Trail system, the site plan must be revised to include the addition of significant bicycle accommodations, including adequate bicycle parking for a trailside development, as well as pedestrian accommodations such as sidewalks connecting buildings to the trail and potentially along the Bridge Street road frontage.

The Board also offers the following comment:

The site of the proposed development is at a major intersection and is a gateway location adjacent to the newly constructed Empire State Trail. The County is also currently finalizing work on an Empire State Trail Local Economic Opportunities Plan, which will include recommendations for commercial developments such as this to complement and capitalize on proximity to the Empire State Trail system. For example, on a significant gateway site like this, additional user amenities such as seating or dining areas adjacent to the trail system are encouraged and may be preferable to those surrounded by parking and drive-thru lanes.

The area has also been the subject of local district level planning efforts to create a vibrant, walkable, mixed-use node of urban-scaled development. As such, the Board and applicant are encouraged to continue working toward a site plan and development strategy for the site that better reflects the planning goals for density, access and multi-modal activity in this area. Specific

elements to consider are high-quality trail connections, pedestrian and bicyclist accommodations throughout the site, prominent, multi-story buildings, incorporation of mixed uses, and screening of parking and drive-thru lanes from the frontages of the site to the extent possible.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-27

- 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 Rob Geiger for the property located at 6680 Manlius Center Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing construction of a 21,453 sf auto dealership and service department with associated site improvements on three parcels totaling 3.04 acres in an Industrial zoning district; and
- WHEREAS, the vacant site is located at the intersection of Manlius Center Road and Galster Road, a local road, with surrounding industrial and automotive land uses; one of the three subject parcels is located in the Village of East Syracuse; a referral for the proposed project has not been received from the Village; the submitted survey map shows the site has two remnant gravel driveways onto Manlius Center Road and a paved parking area with unrestricted access to Galster Road, to be removed; and
- WHEREAS, the submitted Layout Plan dated January 14, 2021 shows the proposed building will be constructed near the Manlius Center Road/Galster Road intersection, partially occurring in both municipalities; asphalt parking (165 spaces total) is shown to cover much of the remaining land; per the local application, the proposed development is intended for Geiger Automotive; and
- WHEREAS, per the Layout Plan, there are three proposed full access driveways, one on Manlius Center Road and two on Galster Road; per the Planting Plan both road frontages will be lined with new trees; two landscape beds are shown adjacent to new driveways and landscape islands are shown in the front parking area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 4, 2021, 3.04 acres of the site will be disturbed by the proposed project; the submitted Grading and Storm System Plan dated January 14, 2021 shows two areas on the site labeled Subsurface Infiltration Chambers; a series of catch basins and storm drain pipes are shown to connect to the infiltration system; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site, and proposed development, is located within the 100-year

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

WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Site Plan shows a new connection to the drinking water and sewer infrastructure along Manlius Center Road; the site will have a 1,000 gallon oil separator along the sanitary sewer line;

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and it appears that no trees will be removed as part of the proposed project; and

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

ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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:

Per the New York State Department of Transportation, no access to Manlius Center Road will be permitted and the existing driveways must be removed. The applicant must continue to coordinate with the Department regarding additional requirements for review of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan. Any work in the state right-of-way, including

work to remove driveways, is subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The Board also offers the following comments:

1. Given the extent of floodplain on the site, the applicant is encouraged to 1) incorporate additional landscape islands into the parking areas, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The applicant is advised to ensure that any work on parcel number 006.-03-05.1 is reviewed and approved by the Village of East Syracuse as necessary.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-28

- 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 David Graham for the property located at 1212 Greenfield Lane; 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 16' x 24' addition to the first floor of a residence on a 1.05-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on the west side of Skaneateles Lake with surrounding residential land uses; parcels to the west and south are enrolled in NYS Agricultural District 2; lands to the south appear to contain an active farm; and
- WHEREAS, the submitted Site Plan dated December 15, 2020 shows the site has frontage on Greenfield Lane, a local road with access to NYS Route 41A to the west; the site contains an existing two-story house with an attached garage and an existing driveway; and
- WHEREAS, per the plan, the addition will be constructed at the rear of the house; the submitted Narrative dated December 31, 2020 notes the addition is for a master bedroom suite and includes a deck expansion (51 sf); a small bedroom on the second floor will be converted to a loft office area; to offset the additional impermeable surface, the driveway will be reduced by 171 sf; a bioswale will be added to the northern corner of the site to aid in stormwater management; and
- WHEREAS, per the Referral Notice, the house is served by an individual septic system and drinking water is drawn directly from the lake; there will be no change to the number of bedrooms in the house following the proposed project; 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 is currently 9.5% and will increase to 10% following the proposed project, where 10% is permitted; and
- WHEREAS, a letter from the City of Syracuse Department of Water to the Town Code Enforcement Officer, dated January 4, 2021, indicates the City has reviewed the proposed project and determined that the City and Onondaga County Health Department must issue written acceptance of the existing septic system prior to modification of the existing structure; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department and Onondaga County Health Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-29

- 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 Christopher Calabro for the property located at 2508 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 construction of a single family dwelling, driveway and septic system on a vacant 4.4-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the vacant parcel is located on the west side of Skaneateles Lake with surrounding residential land uses; parcels to the west are enrolled in NYS Agricultural District 2 and appear to contain an active farm; and
- WHEREAS, the submitted Existing Features Plan dated December 2020 shows the site has frontage on NYS Route 41A and Lakeway and Lakewatch Lanes, both private drives; per the Site and Utility Plan, the proposed house (4,600 sf) will be constructed towards the center of the site; a future patio area is shown at the rear of the house and was included in the impervious surface coverage calculations for the site; and
- WHEREAS, the Site and Utility Plan shows a proposed 20' wide driveway onto Route 41A with a turnaround circle at the front of the house;  
ADVISORY NOTE: the proposed driveway onto Route 41A requires a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 21, 2020, 1.9 acres of the site will be disturbed by the proposed project; a Site Stormwater Analysis memo from a representative for the applicant to the Town, dated December 18, 2020, notes that a bioretention area is proposed as part of the development and has been designed to capture and treat site-generated runoff from most of the proposed site impervious areas and is anticipated to include treatment of some off-site impervious areas from the public roadway;  
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, an individual septic system and well are proposed to serve the new house; the Site and Utility Plan shows the well will be in the front yard and the septic

system and leach field, including a 50% expansion area, will be at the rear of the house; 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 will be 9.6%, where 10% is permitted; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department and Onondaga County Health Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Wildcat Renewables, LLC for the property located at 7390 Kirkville 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 Kirkville Road (Route 53), a county highway, and the municipal boundary between the Town of Manlius and the Village of Minoa; and
- WHEREAS, the applicant is proposing construction of a solar array on a 7-acre portion of a 27-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-32) as part of the proposed project; and
- WHEREAS, the site is located along Kirkville Road adjacent to similar large residential lots with tracts of undeveloped, wooded land; the site abuts higher density residential lots to the south; the submitted Existing Conditions Plan dated December 18, 2020 shows the site contains an existing chicken coop and gravel driveway, to be removed; aerial imagery dated May 2020 shows the rear half of the site is undeveloped and wooded; and
- WHEREAS, the submitted Overall Site Plan, 2020 shows the proposed solar arrays on the front half of the site and enclosed by a security fence; a proposed 20' wide gravel road is shown with access to Kirkville Road; there will be new utility poles along the driveway with an overhead electric line to connect the project to the existing power lines along Kirkville Road;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Kirkville Road must meet Department requirements; the proposed driveway onto Kirkville Road requires highway access and work permits and will be subject to the availability of sight distance; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 14, 2020, the applicant has entered into a lease agreement with the property owner to facilitate development of the solar project; National Grid completed a Coordinated Electric System Interconnect (CESIR) Review in July 2020; the addition of this solar project will require minor upgrades to the existing distribution system; and
- WHEREAS, per the submitted Project Narrative, the project will generate approximately 1.6 MWs of clean alternating current (AC) solar energy; power generated from this facility will be sold directly to consumers via the state's Community Distributed Generation program; the project will have approximately 5,616 solar modules and 13 string inverters; modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel piers; the overall height of the array will be no more than 8 feet tall; and

- WHEREAS, per the local application, no lighting or signage is proposed; the project will not generate any traffic, and once constructed requires very little ongoing maintenance; per the plan details, a low-growing wildflower and grass seed mix will be applied for site stabilization; a Project Decommissioning Plan was included with the referral materials; and
- WHEREAS, per the EAF, 7 acres of the site will be disturbed by the proposed project; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;  
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 Referral Notice, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the rear half of the site may contain a state wetland; a Wetland and Stream Preliminary Assessment dated May 2020 was included with the referral materials and shows the northernmost boundary of the state wetland and a 100-foot adjacent buffer area; the proposed development will be entirely outside of the wetland and buffer areas;  
ADVISORY NOTE: the applicant is advised to contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to obtain any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; all confirmed wetlands should be shown on the plans for the site; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the center of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; all proposed development appears to be outside the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); 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); per the EAF, a site-specific biological resource evaluation will be conducted; the project is within 2,000 feet of a site (ID: E734105) 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Wildcat Renewables, LLC for the property located at 7390 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Kirkville Road (Route 53), a county highway, and the municipal boundary between the Town of Manlius and the Village of Minoa; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a solar array on a 7-acre portion of a 27-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-31) as part of the proposed project; and
- WHEREAS, the site is located along Kirkville Road adjacent to similar large residential lots with tracts of undeveloped, wooded land; the site abuts higher density residential lots to the south; the submitted Existing Conditions Plan dated December 18, 2020 shows the site contains an existing chicken coop and gravel driveway, to be removed; aerial imagery dated May 2020 shows the rear half of the site is undeveloped and wooded; and
- WHEREAS, the submitted Overall Site Plan, 2020 shows the proposed solar arrays on the front half of the site and enclosed by a security fence; a proposed 20' wide gravel road is shown with access to Kirkville Road; there will be new utility poles along the driveway with an overhead electric line to connect the project to the existing power lines along Kirkville Road;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Kirkville Road must meet Department requirements; the proposed driveway onto Kirkville Road requires highway access and work permits and will be subject to the availability of sight distance; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 14, 2020, the applicant has entered into a lease agreement with the property owner to facilitate development of the solar project; National Grid completed a Coordinated Electric System Interconnect (CESIR) Review in July 2020; the addition of this solar project will require minor upgrades to the existing distribution system; and
- WHEREAS, per the submitted Project Narrative, the project will generate approximately 1.6 MWs of clean alternating current (AC) solar energy; power generated from this facility will be sold directly to consumers via the state's Community Distributed Generation program; the project will have approximately 5,616 solar modules and 13 string inverters; modules will be mounted on a steel racking system, which will be anchored into the ground using driven steel

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piers; the overall height of the array will be no more than 8 feet tall; and

WHEREAS, per the local application, no lighting or signage is proposed; the project will not generate any traffic, and once constructed requires very little ongoing maintenance; per the plan details, a low-growing wildflower and grass seed mix will be applied for site stabilization; a Project Decommissioning Plan was included with the referral materials; and

WHEREAS, per the EAF, 7 acres of the site will be disturbed by the proposed project; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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 Referral Notice, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows the rear half of the site may contain a state wetland; a Wetland and Stream Preliminary Assessment dated May 2020 was included with the referral materials and shows the northernmost boundary of the state wetland and a 100-foot adjacent buffer area; the proposed development will be entirely outside of the wetland and buffer areas;

ADVISORY NOTE: the applicant is advised to contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to obtain any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; all confirmed wetlands should be shown on the plans for the site; and

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

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); 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); per the EAF, a site-specific biological resource evaluation will be conducted; the project is within 2,000 feet of a site (ID: E734105) 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Samuel Bartorillo for the property located at 8191 Maple Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Maple Road (Route 197), a county highway, and Route 481, a state highway; and
- WHEREAS, the applicant is requesting a zone change from Residential/Agricultural (RA-100) to One-Family Residential (R-40) for a 3.69-acre parcel to allow for a 2-lot subdivision; and
- WHEREAS, in 2007, the Board offered no position for an area variance referral (Z-07-65) to reduce the front yard setback for the existing house; and
- WHEREAS, the site is located along Maple Road in the Town of Clay; the site abuts I-481 to the south and is across Maple Road from a residential neighborhood, which is zoned Residential (R-15); other surrounding land uses include wooded lands and an agricultural field; and
- WHEREAS, the submitted zone change plan dated December 30, 2020 shows the site contains an existing house, detached garage, metal building, and barn; there is an existing u-shaped driveway with two access points on Maple Road; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Maple Road must meet Department requirements; any future or proposed driveways will require highway access and work permits and will be subject to the availability of sight distance; and
- WHEREAS, the northern half of the site is undeveloped; per the Town Zoning Code, the minimum lot area for a residential use in the existing RA-100 district is 100,000 sf; the proposed R-40 zoning district allows for higher density, and would require a minimum lot area of 40,000 sf; no development plans are indicated; ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, additional stormwater runoff into the county's or state's drainage system is prohibited; and
- WHEREAS, per the zone change plan, the site has an existing Onondaga County Sanitary Sewer Right of Way, which runs along the southern and rear lot lines; per the Onondaga County Department of Water Environment Protection (WEP), there is a county-owned force main in the sewer right-of-way; the zone change plan also shows a 10' wide easement transecting the property with a ditch centerline occurring within it; ADVISORY NOTE: per 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 site is served by public drinking water and an individual septic system; a new municipal connection to drinking water and a new septic system would be required for the new building lot, should the zone change and subdivision be approved;

ADVISORY NOTES: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic systems prior to Department endorsement of a subdivision plan; the applicant is advised to contact OCWA's Engineering Department prior to development to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site may contain the Northern harrier, 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. The Board has offered the following COMMENT(S) in regards to the above referral:

Should the Town approve the requested zone change, the Board offers the following comment:

To ensure access to Maple Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Matt Funciello for the property located at 1401-1417 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing several façade alterations on an existing commercial building on a 1.885-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located along a city-owned portion of Erie Boulevard East, a highly commercialized corridor with big box retailers; the submitted survey map dated August 9, 2007 shows the site has additional frontage on North Beech Street and Canal Street, both city streets, and contains an existing, multi-tenant one-story building (48,961 sf); there is a large parking lot between the building and Erie Boulevard with access to Erie Boulevard and North Beech Street; there is additional parking along the Beech Street and Canal Street frontage which appears to partially occur in the rights-of-way; and
- WHEREAS, the submitted Partial Architectural Site Plan dated December 2, 2020 shows the proposed alterations are intended to modify a 5,303 sf tenant space in the building for a new tenant, Fast Signs; the site plan and local application indicate exterior modifications to include adding a 10' x 12' overhead door, adding a 3' x 7' man door, replacing a window with a 3' x 7' storefront door with sidelight, and replacing an existing window; a new overhead door and stair system will be added at the rear of the building; portions of the existing parking lot will be restriped and new accessible parking symbols and signage will be added; and
- WHEREAS, the submitted sign plans show proposed signage includes 2 LED wall-mounted signs, one facing Erie Boulevard (32.5 sf) and one facing Canal Street (32.5 sf); and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00075, B00146, and 734047) in the NYS Department of Environmental Conservation

Environmental Site Remediation database (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-35

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Charles Hafner - LG Garden II, LLC for the property located at 7265 Buckley Road, 5061 West Taft Road and West Taft Road; and

WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Buckley Road (Route 161) and West Taft Road (Route 51), both county highways, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to realign three properties into three new parcels, Lot No. 1 (26.76 acres), Lot No. 2 (1.56 acres) and Lot No. 3 (0.299 acres), in Regional Commercial (RC-1), Residential/Agricultural (RA-100), One Family Residential (R-10), and Apartments (R-APT) zoning districts; and

WHEREAS, per the local application, the subdivision was approved by the Town of Clay on December 3, 2020; the Board has not reviewed a subdivision referral associated with this three-mile limit review; and

WHEREAS, the site is located at the intersection of West Taft Road and Buckley Road, both county roads, in the Town of Clay; the site is across West Taft Road from the North Medical Center and abuts residential lots to the north and south; the parcel is enrolled in New York State Agricultural District 3; and

WHEREAS, the submitted Lot Line Adjustment plan dated October 26, 2020 shows the site has additional frontage on Cedarpost Road, a local road to the west; the largest of the lots contains existing structures, parking, driveways, and stormwater management facilities for Chuck Hafner's Garden Center; access to the garden center is shown to include an existing full access driveway onto West Taft Road and two existing full access driveways onto Buckley Road, one with dual exit lanes; one of the other subject parcels is undeveloped and wooded, and the third parcel contains an existing house and a portion of the garden center, including additional access to Taft Road;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no additional access to West Taft Road or Buckley Road will be permitted nor is any proposed for the project; and

WHEREAS, the plan shows the lot line adjustment will increase the size of the garden center parcel to 26.760 acres (Lot No. 1) to include some of the wooded land and the portion of the garden center previously located on the residential lot; Lot No. 2 (1.560 acres) will contain the remaining wooded land; Lot No. 3 (0.299 acres) will contain the existing house;

ADVISORY NOTE: per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the garden center driveway on Lot No. 3; all access to Lot No. 2 must

come from Cedarpost Road; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that 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 a site (ID: 734051) 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 has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Jon Law for the property located at 7337 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Route 57), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing site improvements on a commercial property, to include asphalt repair and reduction, landscaping and accessible path for a future insurance agency on a 0.42-acre parcel in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, in 2010, the Board offered no position with comment for a zone change referral (Z-10-23) to change the zoning of the subject parcel from Residential Agricultural (RA-100) to Neighborhood Commercial (NC-1) in order to make the parcel more marketable; previously, the Board took no position on a special permit referral (Z-05-217) to establish a dog day care, and recommended modification of a use variance referral (Z-09-301) for ingress/egress to allow for a bakery, which was subsequently withdrawn at the town level; and
- WHEREAS, the site is located along Oswego Road with commercial uses along the highly-traveled corridor and residential uses to the west; the submitted survey map shows the site contains an existing one-story building with a rear, irregular shaped blacktop area; there is an existing driveway onto Oswego Road on the adjacent parcel to the south, and an easement and right-of-way;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated January 5, 2021 shows a portion of the rear blacktop will be converted to grass; the remaining blacktop will be resealed and squared off, and striped with 7 parking spaces; new landscaping is shown along the northern lot line and in front of the building; there will be an accessible path from the parking lot to the rear building entry; site lighting is shown to include 3 existing floodlights and 3 lantern lights, all building-mounted; proposed signage will include two 4' x 6' back lit, wall-mounted business signs; and
- WHEREAS, per the local application, the site modifications are intended for a new use on the site, an insurance office; hours of operation will be Monday through Friday 9am to 5pm; there will be 3 employees and 1-3 client appointments per day; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

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Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 27, 2021

OCPB Case # Z-21-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of NJJP Holdings, LLC / Liverpool Village Animal Hospital Wellness Center for the property located at 7270 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Buckley Road (Route 161), a county highway and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow a veterinary clinic on a 0.9-acre parcel in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, in 2020, the Board offered no position with comment for a zone change referral (Z-20-280) to change the zoning of the subject parcel from Neighborhood Office (O-1) to Highway Commercial (HC-1) to allow for the proposed veterinary clinic; alternatively, the Referral Notice accompanying this special permit referral (Z-21-37) references a section of the Town Zoning Code, which would permit the proposed veterinary office in the O-1 district subject to special permit approval; this allowance is not reflected in the Town Code, which includes legislation adopted through 1/6/2021, and the County Planning Board has not reviewed a text amendment referral regarding the change; and
- WHEREAS, the site is located along Buckley Road, a county road, just north of the intersection with West Taft Road, also a county road; surrounding land uses are primarily retail and medical offices, including Chuck Hafner's Garden Center west across Buckley Road; the garden center parcel is enrolled in NYS Agricultural District 3; and
- WHEREAS, the submitted survey map dated July 6, 2020 shows the site contains an existing one-story building, formerly a pediatrics office, with an asphalt parking lot (37 spaces) on the side of the building; there is an existing asphalt driveway onto Buckley Road;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and
- WHEREAS, per the local application, no boarding, daycare or grooming services will be offered; no additional information regarding site plan improvements or future development for the new use was included with the referral; hours of operation will be Monday through Friday 7:30am to 8pm and Saturday 7:30am to 2pm; and
- WHEREAS, the site is currently served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed;

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and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant is advised to develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer if the proposed use will exceed previous flows in excess of one sewer unit over prior uses; and

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

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