



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

February 01, 2023

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

Mark Weiss

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 01, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from January 11, 2023 were submitted for approval. Mike LaFlair made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-23-3	TLysPB	<i>Modification</i>	S-23-4	CSyrZA	<i>No Position</i>
S-23-5	CSyrPB	<i>No Position</i>	Z-23-12	TOnoTB	<i>No Position</i>
Z-23-13	TOnoTB	<i>No Position With Comment</i>	Z-23-16	VNsyPB	<i>No Position With Comment</i>
Z-23-18	CSyrZA	<i>No Position</i>	Z-23-20	TDewPB	<i>Modification</i>
Z-23-21	TDewZBA	<i>No Position With Comment</i>	Z-23-22	TManTB	<i>No Position</i>
Z-23-23	TOnoPB	<i>No Position</i>	Z-23-24	TCicPB	<i>No Position With Comment</i>
Z-23-25	TCicZBA	<i>No Position With Comment</i>	Z-23-27	CSyrPB	<i>No Position</i>
Z-23-28	CSyrZA	<i>No Position</i>			

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # S-23-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Warren Abbott for the property located at East Side of Hicks 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 Hicks Road (Route 157), a county highway, Cold Springs Road (Route 370), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 29.6-acre parcel into four new lots, Lot 1 (4.05 acres), Lot 2 (2.04 acres), Lot 3 (2.19 acres) and a fourth lot consisting of the remaining lands (approximately 21 acres), in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-21-298) and special permit referral (Z-21-299) to construct an unmanned wireless telecommunications facility for Verizon on proposed Lot 1; the special permit was approved locally; and
- WHEREAS, the nearly vacant parcel has frontage on Hicks Road, a county road, in the Town of Lysander and is located approximately 400 feet from NYS Route 370 (Cold Springs Road); a telecommunications tower was approved in 2021 along the parcel's northern boundary; and
- WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3 and contain actively farmed land, noted as leased to CNY Crops; part of Abbott Farms and their agritourism farmstead are on adjacent parcels; and
- WHEREAS, the Preliminary Plan - Abbott's Hicks Road Property dated August 18, 2022 shows the subdivision of the 29.47-acre parcel into four lots; proposed Lot 1 (4.05 acres) to contain the above referenced cell tower and frontage along Hicks Road; proposed Lot 2 (2.04 acres) and Lot 3 (2.19 acres) are vacant with frontage along Hicks Road; and
- WHEREAS, the remaining lands (approximately 21.19 acres) have approximately 60 feet of frontage along Hicks Road between Lots 2 and 3 and substantial frontage along Hicks Road south of Lot 3; and
ADVISORY NOTE: Any proposed driveways onto Hicks Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the subdivision plan shows a small area of NYS wetlands at the rear of the proposed remaining lands; per GIS, there are federal and NYSDEC wetlands occurring in the wooded area of the remaining lands, draining away to the northeast; the 100-foot state wetlands buffer extends onto a significant portion of all four lots; and
- WHEREAS, the site does not currently have access to drinking water or wastewater

services; the local application notes two lots are to be sold, and the EAF notes three residential lots are being created, presumably necessitating infrastructure; the referral form notes proposed septic and wells are proposed; the nearest OCWA drinking water lines are located at the corner of Hicks Road and Gloria Drive, just northwest of the site; and

WHEREAS, the site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant Service Area; public sewer infrastructure is not within a reasonable proximity to the site; a nearby subdivision currently contains dry sewers in anticipation of future service; the Preliminary Plan shows percolation test results for Proposed Lots 1 and 3; and

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

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

1. The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for any proposed residential lots or lots less than five acres, prior to Department endorsement of the subdivision.
3. Should OCWA drinking water service be necessary or appropriate, OCWA requires the applicant to contact the Authority to formally request a water main extension, under OCWA's Rules and Regulations. Provisions for drinking water service must be shown on the filed subdivision.

The Board also offers the following comment:

The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # S-23-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Zoning Administration at the request of Phillip Cavallaro for the property located at 600 North Geddes Street and 1058 West Belden Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot, New Lot 1 (4,400 sf), in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-18) to obtain compliance for an existing auto sales/repair facility on site; and
- WHEREAS, the site is located at the corner of North Geddes Street and Belden Avenue in Syracuse's west side, between I-690 and West Genesee Streets; land uses are a mix of residential, urban retail/office, and auto-related uses affiliated with West Genesee Streets "Auto Row" corridor; and
- WHEREAS, the two subject parcels, proposed to be combined, include a vacant two-story residential structure formerly used as a corner bar, and an adjacent single-story brick and concrete 3-bay garage, with signage for West Belden Transmissions and Auto; and
- WHEREAS, referral materials indicate the building at the corner is to be demolished and the land would be converted to a parking lot for a used car business at 1058 West Belden, the adjacent garage; a Special Permit is being sought to legalize the existing business at this address as a used auto sales and repair facility; and
- WHEREAS, the submitted Layout, Erosion Control Plan dated 6/8/22 shows the masonry building to remain, and a new parking lot for 7 cars would be added, with a driveway from North Geddes Street; existing sidewalks and some curbing would be removed and replaced, with landscaping beds between the sidewalk and parking lot on both frontages; a grass strip would occur along the side yard, adjacent to a residential structure; and
- WHEREAS, the plans show that no changes would be made in front of the garage building; no sidewalks are indicated to cross the driveway, which may be a city requirement; and
- WHEREAS, no changes to public drinking water and wastewater, both provided by the City of Syracuse, are proposed;
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of sites (V00222, C734088A, 734020) listed 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 Mike LaFlair and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes.



J.Ryan McMahon, II
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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # S-23-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 905-925 Irving Avenue, 100 Euclid Avenue and 100 University Place; 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 SUNY Health Science Center and SUNY Environmental Science and Forestry, both state-owned facilities; and
- WHEREAS, the applicant is proposing to combine three parcels into one New Lot 1A-1 (approximately 43 acres), in the Syracuse University Planned Institutional (PID) zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-23-27) from Syracuse University to construct a 26,000 sf addition for the JMA Dome, involving one of the subject parcels; and
- WHEREAS, three lots on the Syracuse University campus are to be combined; all are located within the Syracuse University Planned Institutional District; and
- WHEREAS, the largest parcel (31.47 acres per SOCPA GIS, 60.62 acres per a Resubdivision Plan dated May 1, 2014) and contains a number of primary academic, dormitory and other buildings affiliated with Syracuse University; and
- WHEREAS, the second parcel, at 905-25 Irving Avenue, is 4.28 acres and contains a portion of SU's Women's Building, as well as tennis and basketball courts and an open sports field area; and
- WHEREAS, the third parcel contains the JMA Wireless Dome facility, at 7.38 acres; and
- WHEREAS, a permanent right-of-way for the City of Syracuse Division of Water, Department of Engineering, generally 10' wide, travels through the middle of the combined parcel, to remain; and

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

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



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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Onondaga Town Board at the request of Town of Onondaga for the property located at 4750 Boyle Road and 4741 & 4745 West Seneca Turnpike; 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 West Seneca Turnpike (Route 175), a state highway, and Onondaga Community College, a county-owned facility; and
- WHEREAS, the applicant is proposing a zone change and related Local Law "J" of 2022 to amend the Town of Onondaga Zoning map to change the zoning on small portions of three parcels from Residential-1 (R-1) to Onondaga Hill Business District (OHBD); and
- WHEREAS, the subject parcels are located along the north side of West Seneca Turnpike (NYS Route 175), near the campus of Onondaga Community College; the area contains a mix of residential and commercial land uses which make up the Onondaga Hill Business District; and
- WHEREAS, the subject parcels include a 6.5-acre parcel at 4750 Boyle Road, which contains a single-family house at the center of a wooded parcel, with frontage on Boyle Drive, a residential street, as well as City View Terrace, and in two locations along Route 175; two additional frontage parcels, each containing a single-family residence and measuring 0.17 acres each, are also included, at 4741 and 4745 West Seneca Turnpike; and
- WHEREAS, per the referral materials, a change is proposed to the boundary line between current R-1 zoning and OCPB zoning districts; the town proposes to modify the boundary slightly to the north, adding small portions of each parcel to the OCPB zoning district, thus creating a more logical district edge; and
- WHEREAS, the proposed zoning of the three parcels is Onondaga Hill Business District, which includes a mix of residential and commercial uses, primarily along West Seneca Turnpike; and
- WHEREAS, per the December 19, 2022 Town Board resolution authorizing a public hearing for the proposal, "1. As proposed, small portions of the following properties (the cumulative acreage of land to be rezoned is 0.18 acres) are subject to the proposed zone change: 4750 Boyle Road, 4741 West Seneca Turnpike, and 4745 West Seneca Turnpike in the Town of Onondaga; because the balance of such parcels is currently zoned Onondaga Hill Business District, rezoning the small portion of each property identified will eliminate the split zoning designations of the aforementioned parcels"; and
- WHEREAS, also, "2. The current R-1 zoning of a small portion of the parcels appears to be the result of an error when creating the legal description for the original OHBD

Zoning District and not amending the R-1 zoning designation would be inappropriate and inconsistent with the surrounding zoning classification;”;
and

WHEREAS, the West Seneca Turnpike corridor is generally served by public water and sewer in this location, which is served by the Metropolitan Wastewater Treatment Plant; and

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

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



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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-13

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Store Space (Jay Ingrassia) for the property located at 861 Van Rensselaer 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 Bear Street (NYS Route 298), a state highway and the NYS Barge Canal, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 115,860 square foot self-storage facility (Store Space) on a 4.91-acre parcel in a Lakefront (T-5) zoning district; and
- WHEREAS, the site is located on a vacant parcel along Van Rensselaer Street in the Syracuse Lakefront Development Area, which is slated for mixed-use redevelopment into a variety of tourism, employment and housing land uses in a high-quality urban, walkable environment; and
- WHEREAS, adjacent and nearby land uses include a variety of commercial buildings, vacant land and brownfield remediation parcels, the Onondaga Creekwalk, Inner Harbor, and the Syracuse Barge Canal, the Metropolitan Wastewater Treatment Plant and Destiny USA mall; and
- WHEREAS, the provided Site & Pavement Marking Plan dated 11/23/22 shows a two-story storage building with a floor area of 59,860 sf (total square footage of 115,860 sf per local application and EAF), situated along the frontage of the parcel, set back approximately 12' from the sidewalk and right-of-way line; and
- WHEREAS, primary access and office space is shown at the northeast corner of the building and along the side of the building, with a "loading entrance" along the side of the building; and
- WHEREAS, the site is to have a driveway along the side of the building, from Van Rensselaer Street, a city street; the driveway extends around the rear of the building and shows rear large truck access to the building; approximately 12 parking spaces are shown at the side and rear of the building as well; and
- WHEREAS, the Landscaping and Lighting Plan (11/23/22) shows sidewalks along the Van Rensselaer Road frontage, and extending along one side and the rear of the building; stormwater detention occurs at the rear of the site, and remaining lands are shown to be seeded lawn or formal landscape planting areas near the building; tree plantings are shown at the side and rear of the building, but are not shown to line the building frontage along the right-of-way; and
- WHEREAS, per the local application, 2 large, externally-lit wall signs are proposed on the front of the building, and 3 smaller signs are proposed on the front, side and rear; a letter to the City Planning Commission seeking a sign waiver is

included in referral materials; building elevation renderings submitted do not match signage renderings; and

WHEREAS, elevation rendering show solid exterior walls with window openings and awnings limited to select entryways, and cladding materials primarily being silver EFS panels and brick veneer; submitted floor plans indicate 552 interior storage units on the first floor and 457 on the second floor, of varying sizes from 5'x5' to 10'x20', with all access via internal corridors; and

WHEREAS, a bioretention pond area and stormwater detention pond are shown to encompass the majority of the rear half of the parcel; per the EAF, approximately 2 acres of land are to be disturbed;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is to be served by public drinking water (City of Syracuse) and public sewers which flow to the Metropolitan Wastewater Treatment Plant;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the project is within 2,000 feet of a site in the NYS Department of Environmental Conservation Environmental Site Remediation database (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, the site may contain the bald eagle, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper);
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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 site is located in the Lakefront T-5 zoning district, which includes specific standards related to items such as right-of-way treatments, entryway locations, window openings, signage and screening. The City is encouraged to work with the applicant to incorporate urban design elements as required into project plans, in an effort to meet the purpose and intent of the Lakefront Area revitalization goals and its zoning code.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-16

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 Village of North Syracuse Planning Board at the request of Collection Center Property Company for the property located at 445-447 South Main Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway; and

WHEREAS, the applicant is proposing to convert a portion of a former bowling alley (Bowling Green) into a blood plasma donor facility on a 1.37-acre parcel in a Commercial (C-2) zoning district; and

WHEREAS, the site is located in the Village of North Syracuse, with parcel frontage on both South Main Street (NYS Route 11) and South Bay Road (County owned road); neighboring land uses include a mix of residential and village-scale commercial office and retail uses; and

WHEREAS, the 1.37-acre parcel contains a 12,630 square foot building which housed a bowling alley and a pizza shop, a large parking area, and multiple driveways on both road frontages; and

WHEREAS, per the local application materials, an engineer's letter, and the EAF, ImmunoTex Bio Centers, a blood plasma donation facility, would occupy a significant portion of the existing building; hours of operation would be daily 7a-7p; a total of 30 full- and part-time employees, and a maximum of 32 donors per hour are expected; and

WHEREAS, work is noted to include interior demolition, minor façade changes, minor site work, exterior paint, and roof replacement; interior work includes new exam rooms, reception, staff and donor areas, and restrooms; the letter notes "As the building is slightly larger than what ImmunoTek requires, a portion of the former restaurant area of the building will remain vacant, and will be improved as a component of the ImmunoTek façade"; and

WHEREAS, four existing driveways, two on each frontage, are shown to remain without modifications or repaving; an existing loading dock at the rear of the building will remain, with 3-4 trips/month anticipated to handle medical waste to be transported off site by a special handler;

ADVISORY NOTE: Any work within the New York State or County rights-of-way requires highway access and work permits from the respective Departments of Transportation; and

WHEREAS, the engineer's letter notes there are currently 35 parking spaces in the paved lot; the lot would be restriped to provide 69 parking stalls; a cross-access easement is provided by the owner of the adjacent Plank Road Ice Cream to

allow shared parking of 18 spaces between ImmunoTek and the ice cream parlor, mainly along the south edge of the parking area, to accommodate ice cream customers during summer months; and

WHEREAS, an existing sidewalk along the South Main Street will be replaced and extended to access the building from the parking area; the site plan does not show sidewalk access to the building from the frontage sidewalk; and

WHEREAS, grass areas will be added in front of the parking area along Main Street, at the northwest and southwest corners of the building and along South Bay Road; and

WHEREAS, signage at the roofline will be removed and replaced with signage attached to the front building façade; the existing pylon sign on Main Street will be replaced with new paneling; and

WHEREAS, per the engineers letter, the parking lot drains into the existing storm system and will not be altered; approximately 890 sf of pavement will be converted to lawn and plantings; and

WHEREAS, the site will continue to be served by public water and sewer, and the site is located in the Oak Orchard Wastewater Treatment Plant service area; the applicant notes existing infrastructure and utilities are capable of handling proposed loads, water and sanitary load will be far below prior usage, and no medical waste will go into the public sewer system; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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 site's location in a walkable village environment, a sidewalk should also be added connecting the Main Street sidewalk to the building, and transit accommodations at the front of the site should also be considered. The Board also encourages additional landscaping and screening of larger parking areas, and/or reductions in parking accommodations on site to the extent practicable.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-18

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 City of Syracuse Zoning Administration at the request of Phillip Cavallaro for the property located at 600 North Geddes Street and 1058 West Belden Avenue; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway; and

WHEREAS, the applicant is requesting a special permit to obtain compliance for an existing automotive sales/repair facility in a Commercial, Class A (CA) zoning district; and

WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-4) to combine two parcels into one new 4,400 sf lot for the project; and

WHEREAS, the site is located at the corner of North Geddes Street and Belden Avenue in Syracuse's west side, between I-690 and West Genesee Streets; land uses are a mix of residential, urban retail/office, and auto-related uses affiliated with West Genesee Streets "Auto Row" corridor; and

WHEREAS, the two subject parcels, proposed to be combined, include a vacant two-story residential structure formerly used as a corner bar, and an adjacent single-story brick and concrete 3-bay garage, with signage for West Belden Transmissions and Auto; and

WHEREAS, referral materials indicate the building at the corner is to be demolished and the land would be converted to a parking lot for a used car business at 1058 West Belden, the adjacent garage; a Special Permit is being sought to legalize the existing business at this address as a used auto sales and repair facility; and

WHEREAS, the submitted Layout, Erosion Control Plan dated 6/8/22 shows the masonry building to remain, and a new parking lot for 7 cars would be added, with a driveway from North Geddes Street; existing sidewalks and some curbing would be removed and replaced, with landscaping beds between the sidewalk and parking lot on both frontages; a grass strip would occur along the side yard, adjacent to a residential structure; and

WHEREAS, the plans show that no changes would be made in front of the garage building; no sidewalks are indicated to cross the driveway, which may be a city requirement; and

WHEREAS, no changes to public drinking water and wastewater, both provided by the City of Syracuse, are proposed;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure

appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of sites (V00222, C734088A, 734020) listed 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 Mike LaFlair and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-20

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 DeWitt Planning Board at the request of William Cleary (Joey's Restaurant) for the property located at 6594 Thompson Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 13), a county highway, and Route 298 and Route 90 (NYS Thruway), both state highways; and

WHEREAS, the applicant is proposing to demolish an existing restaurant and outbuilding to allow for construction of a new 5,858 sf restaurant on a 1.52-acre parcel in an Industrial zoning district; and

WHEREAS, the Board is concurrently reviewing an area variance referral (Z-23-21) for the project; and

WHEREAS, the site currently contains the Joey's Restaurant building, a second small building which currently houses Big Mama's Cheesecakes, a striped parking lot, and an adjacent unstriped parking area which appears to be utilized as tractor trailer parking for the adjacent New York State Thruway Authority lands; the site is located in the Carrier Circle area, with a variety of commercial and hotel land uses; and

WHEREAS, per the referral form, the proposed project will include demolition of the existing Joey's Restaurant building and associated outbuilding, and construction of a new 5,858 square foot restaurant on the same parcel; the existing restaurant will remain in operation until the new one is opened, at which time it will be demolished; and

WHEREAS, a Schematic Site Plan dated 11/30/22 shows all existing buildings removed and a new 5,858 square foot restaurant building at the northwest corner of the parcel; the building would be set back 36.3 feet from the Thompson Road frontage, where 50 feet is required, necessitating an area variance; and

WHEREAS, the plan shows the building entrance to face the interior parking lot; an outdoor seating area would occur at the front of the building; sidewalks are shown along the side and rear of the building, but not connected to the road right-of-way; a delivery truck area and enclosed dumpster area are also shown on the plan; and

WHEREAS, the plan shows two full driveways separated by a landscape island onto Thompson Road, a county highway, and notes that 98 parking spaces are required, to be met by 87 on-site parking spaces, plus use of 15 spaces from the adjacent hotel building, noted on the plan and referencing a filed parking easement agreement; and

ADVISORY NOTE: The proposed driveways onto Thompson Road require highway access and work permits from the Onondaga County Department of

Transportation and will be subject to the availability of sight distance; and

WHEREAS, tree plantings are shown to surround the parcel edges and within a limited number of planting islands; an open landscape snow storage area is labeled at the rear of the parcel; and

WHEREAS, per the EAF, 1.52 acres will be disturbed, and stormwater discharges will be directed to establish conveyance systems (no details provided);
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
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; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of the issuance of a plumbing permit from the County's Plumbing Control Division in order to connect or reconnect into the public sanitary system;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

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

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

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures, a lighting plan, and a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review to meet Department requirements. 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. A lighting plan and SWPPP or drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No

increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023
OCPB Case # Z-23-21

- 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 AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of William Cleary (Joey's Restaurant) for the property located at 6594 Thompson 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 Thompson Road (Route 13), a county highway, and Route 298 and Route 90 (NYS Thruway), both state highways; and
- WHEREAS, the applicant is requesting an area variance to allow for the construction of a new 5,858 sf restaurant with a reduced front yard setback on a 1.52-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-20) for the project; and
- WHEREAS, the site currently contains the Joey's Restaurant building, a second small building which currently houses Big Mama's Cheesecakes, a striped parking lot, and an adjacent unstriped parking area which appears to be utilized as tractor trailer parking for the adjacent New York State Thruway Authority lands; the site is located in the Carrier Circle area, with a variety of commercial and hotel land uses; and
- WHEREAS, per the referral form, the proposed project will include demolition of the existing Joey's Restaurant building and associated outbuilding, and construction of a new 5,858 square foot restaurant on the same parcel; the existing restaurant will remain in operation until the new one is opened, at which time it will be demolished; and
- WHEREAS, a Schematic Site Plan dated 11/30/22 shows all existing buildings removed and a new 5,858 square foot restaurant building at the northwest corner of the parcel; the building would be set back 36.3 feet from the Thompson Road frontage, where 50 feet is required, necessitating an area variance; and
- WHEREAS, the plan shows the building entrance to face the interior parking lot; an outdoor seating area would occur at the front of the building; sidewalks are shown along the side and rear of the building, but not connected to the road right-of-way; a delivery truck area and enclosed dumpster area are also shown on the plan; and
- WHEREAS, the plan shows two full driveways separated by a landscape island onto Thompson Road, a county highway, and notes that 98 parking spaces are required, to be met by 87 on-site parking spaces, plus use of 15 spaces from the adjacent hotel building, noted on the plan and referencing a filed parking easement agreement; and

ADVISORY NOTE: The proposed driveways onto Thompson Road require

highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, tree plantings are shown to surround the parcel edges and within a limited number of planting islands; an open landscape snow storage area is labeled at the rear of the parcel; and

WHEREAS, per the EAF, 1.52 acres will be disturbed, and stormwater discharges will be directed to established conveyance systems (no details provided);

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

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; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

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

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

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

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

The Board offers No Position regarding the proposed area variance, and advises the Board of Appeals of the following modifications required as part of concurrent site plan review of the overall project:

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures, a lighting plan, and a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review to meet Department requirements. 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. A lighting plan and SWPPP or drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-22

- 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 LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 155 of the Town Code, Section 155-20, Residential Multiple Use Development (RM) District to allow for minor changes and clarifications to the language of the mixed-use development district; and
- WHEREAS, in September 2022, the Board offered No Position on a referral (Z-22-272) to amend the same chapter to allow for expanded mixed-use development within the RM district and to eliminate the Residential Transitional (RT) district; the Board also offered No Position on a concurrent referral (Z-22-274) for a zone change on four parcels from RT to RM; and; and
- WHEREAS, per the language in the resolution for proposed local law, the RM zoning district as amended in September 2022 increased opportunities for mixed-use in the RM zone, and allowed retail use under the same restrictions that had been in place prior to the law, namely that existing structures continue to maintain a residential character; and
- WHEREAS, the resolution notes the Planning Board has raised concerns and made recommendations on limiting retail use in the RM zone to ensure that all existing structures and any new structures maintain a residential feel and look so that the RM zone would continue to be a transition zone from residential to commercial; the Town Board also desires to limit retail uses in the RM zone to small scale, personal service type of business that can maintain the residential character of a neighborhood; and
- WHEREAS, mark-up changes to the RM zone include added language referring to the repurposing of existing structures, clarifying Planning Board determination of appropriate uses, and clarifying retail to mean small scale retail limited to 50% of the square footage of any building and adaptive reuse; and
- WHEREAS, the purpose and intent of the Residential Multiple-Use Districts (RM) is to retain the existing residential character of established neighborhoods while allowing for regulated commercial development, to provide a transition between residential areas and nonresidential areas, and to encourage the preservation of historical structures; the proposed local law adds to the purpose statement, to encourage “mixed-use opportunities in the RM zone that will promote walkability, re-use and re-purposing of existing structures in the RM zone”; and
- WHEREAS, per a 2022 zoning map, areas zoned for RM include just over 9 acres along

East Genesee Street west of the Fayetteville Towne Center, and over 13 acres along Washington Street/Cazenovia Road southeast of the Village of Manlius; four additional parcels have since been added along Seneca Turnpike; and

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-23

- 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 SITE PLAN from the Town of Onondaga Planning Board at the request of Slavic Baptist Church for the property located at 4176 Split Rock 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 Split Rock Road (Route 39), a county highway, and Onondaga Road (Route 173), a state highway; and
- WHEREAS, the applicant is proposing construction of a 16' X 30' overhang at the main entrance to an existing church on a 3.54-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board previously offered No Position on a site plan referral (Z-19-127) to expand an existing garage building on site; and
- WHEREAS, the site is located at the intersection of Split Rock Road, a county road, and Onondaga Road (NYS Route 173); surrounding land uses are primarily residential; the Split Rock Elementary School is located just east of the site; and
- WHEREAS, the submitted survey map dated March 27, 2019 shows the site contains an existing building, the Slavic Baptist Church, centered on the site; there is an existing asphalt parking lot on the east side of the church and a one-story house and one-story detached garage (32' x 32'), towards the rear and west sides of the property; and
- WHEREAS, the survey map and detail drawings show a new covered entryway (16' x 30') would be constructed over the front entry to the church building to allow for drive-up drop off access to the entrance; the overhang would include a metal panel roof and metal posts; and
- WHEREAS, per the survey map, there are two existing driveways on Split Rock Road; no changes to the existing access are proposed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Split Rock Road must meet Department requirements; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site 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 Mike LaFlair and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023
OCPB Case # Z-23-24

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Brewerton Fire District for the property located at Jerome Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing construction of a 4,000 sf training and storage facility on a 0.59-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board took No Position With Comment on a zone change referral (Z-19-344) to change the zoning district from Agricultural to General Commercial; and
- WHEREAS, the vacant parcel is located on Jerome Street, a local road, in the hamlet of Brewerton, and just west of the Town's Downtown Core district and the Brewerton Road (US Route 11) corridor; land uses east of the site, along Brewerton Road, are primarily commercial and aerial imagery shows the site abuts single-family residential uses to the north and west; and
- WHEREAS, the Town application states that the site is across the street from the existing fire department and will serve as a buffer to the commercial properties along Route 11; and
- WHEREAS, the Site Plan updated November 16, 2022 shows a proposed 4,000 square foot training and storage building with pavement areas in front of the building and on the east side; and
- WHEREAS, the plan shows a driveway on Jerome Street, a town road; and
- WHEREAS, the site would have a new connection to public water;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site would have a new connection to public sewer; the site is located in the Brewerton Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>

WHEREAS, the plan shows an area of woods on the rear of the parcel; and

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

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

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 Environmental Assessment Form states that stormwater runoff will be directed into the existing roadside storm sewer; and

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

1. The Town should ensure that there is adequate buffering between this site and any adjacent residential properties.
2. The Town is encouraged to consider adding this parcel to the Downtown Core zoning district, as well as other opportunities to incorporate this parcel into the planning goals of the Brewerton Revitalization project.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023
OCPB Case # Z-23-25

- 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 AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of McCarr Property Management (Kathi McAndrews) for the property located at 7789 Brewerton 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 Brewerton Road (Route 11, North Main Street) and Route 481, both state highways, Bear Road, a county highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting area variances to allow a restaurant addition on a 0.80-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board took No Position with Comment on a site plan referral (Z-18-135) to open and operate a brick oven pizza restaurant and recommended Modification of a site plan referral (Z-08-31) to construct a Tim Horton's restaurant; and
- WHEREAS, the site is located on a highly developed strip in Cicero just north of the boundary of the Village of North Syracuse along Route 11; commercial land uses surround the site along Route 11 including restaurants, medical centers, and retail stores; to the west are residential houses; and
- WHEREAS, the Referral Notice states that the applicant is requesting area variances to reduce front yard setback from the required 50 feet to 49 feet, side yard setback from the required 15 feet to 5.6 feet, and parking setback from a residential zone from the required 15 feet to 10 feet; and
- WHEREAS, the Variance Map dated December 1, 2022 shows an existing brick building, freezer, and shed and a proposed dining room addition near the southern property line; the plan shows an existing parking lot and a new line of seven parking spaces and dumpster enclosure at the rear of the parcel; and
- WHEREAS, the plan shows an existing driveway on Route 11, with no changes proposed; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, the plan shows a 10 foot drainage easement running along the rear property line and an "easement for future access drive" to the rear of the existing parking area; the proposed new parking spaces and dumpster enclosure would be between the two easements and would slightly encroach on the future access drive easement; and
- WHEREAS, the plan shows three landscape areas along the Route 11 frontage and a concrete walk running along Route 11; and
- WHEREAS, the site has existing public water and sewer service; the submitted project is

located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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, 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 and such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Town and applicant are encouraged to retain the existing easements at the rear of the parcel and continue to explore opportunities for cross-connections of all parcels to Bear Road and Business Avenue which may help alleviate traffic congestion along Brewerton Road and provide secondary emergency vehicle access.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-27

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 100 University Place (aka 902-925 Irving Avenue); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of SUNY-ESF, a state-owned parcel on which a public institution is situated; and
- WHEREAS, the applicant is requesting Project Plan Review modification for a proposal to construct a 26,000 sf addition for the JMA Dome (Miron Victory Court) located on a 7.38-acre parcel in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-5) to combine three parcels into one new lot (74.57 acres), in the Syracuse University Planned Institutional (PID) zoning district; and
- WHEREAS, the project is located on the Syracuse University campus, and the addition would occur on the east side of the JMA Wireless Dome, and connect to the western edge of the Barnes Center at the Arch; an alleyway currently separates the building; and
- WHEREAS, per a December 19, 2022 letter from the applicant, the project is to be named “Miron Victory Court”; the enclosed area would be added as indoor space to “enhance the JMA Dome experience, including by providing an enclosed area for a variety of activities, such as on-site events and as a gathering spot.”; and
- WHEREAS, a narrative included with the referral materials notes the Miron Victory Court will be operated as part of the JMA Dome, and would be used for pre-game and post-game gathering, and for other Dome related events; and
- WHEREAS, the narrative provides compliance information related to the Planned Institutional District requirements including floor area ration and lot coverage; no new demand for parking will be generated, per the applicant;
- WHEREAS, the narrative notes that sign waivers will be requested to construct three wall signs totaling 312 square feet, and would displace existing signage; details are still being determined; and
- WHEREAS, the Plan shows the addition to encompass the full alleyway between the Dome and Barnes Center, with angled entries at either end, which connect to existing Dome Gates F, G and H at the southeast end, and P, E and N at the northeast end; these entries would be preserved, and new door entries would be added at each end of the new Victory Court structure; and
- WHEREAS, elevation and signage drawings show cladding materials to include metal paneling, aluminum curtain walls, and granite base, and internally lit acrylic

signage lettering; and

WHEREAS, the EAF notes the proposed action will connect to existing public drinking water and wastewater facilities, provided by the City of Syracuse; the site is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023

OCPB Case # Z-23-28

- 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 SPECIAL PERMIT from the City of Syracuse Zoning Administration at the request of Jamar Clarke / Drip Fitness for the property located at 919 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of SUNY Upstate and Hutchings Psychiatric Center, both state-owned facilities; and
- WHEREAS, the applicant is seeking a Special Permit to establish a gym (Drip Fitness) in an existing mixed-use building in a Business, Class A zoning district; and
- WHEREAS, the site is located in the University Hill neighborhood, with frontage on the Connective Corridor (E. Genesee Street), as well as Irving Avenue, East Fayette Street, and South Crouse Avenue, all city streets; the project occurs on the first floor of the Theory Syracuse mixed-use, 245-unit apartment building, which was recently built primarily facing East Genesee Street; and
- WHEREAS, the Board has reviewed several referrals related to the building, including project site review (Z-16-369), area variance (Z-16-368) and subdivision (S-16-71) for the new building, and a special permit for a Tai Chi Bubble Tea restaurant tenancy (Z-19-380); and
- WHEREAS, per the local application, the requested special permit is intended to allow for a new tenant, Drip Fitness, occupying 2,950 square feet of first floor space; the space would include fitness workout space, office, and restrooms with toilets and showers; and
- WHEREAS, the fitness center space would occur at the corner of South Crouse Avenue and East Fayette Street, with a dedicated entryway at the corner of the building, including doors on both frontages; storefront windows also extend along the frontage in this area; and
- WHEREAS, the submitted sign plans show proposed signage for each building face to include a 1'10"x4'4" illuminated channel letter sign; LED lighting strips extend from the primary signage; and
- WHEREAS, the local application notes that two onsite parking space will be provided; there is on-street parking available in the surrounding area and Theory Syracuse provides a regular shuttle bus between Syracuse University and the apartment building for student transportation; and
- WHEREAS, per the local application, proposed hours of operation will be daily from 5am to 8pm; with 3-4 employees on-site at one time; 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 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, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111) 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 Mike LaFlair and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP *DK*
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 1/27/2023

RE: Administrative Review – Merle

RECOMMENDATION: MODIFICATION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-15

REFERRING BOARD: Town of Clay ZBA

DATE RECEIVED: 1/10/2023

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Scott Merle

LOCATION: 8717 Oswego Rd

WITHIN 500' OF: Oswego Road (County Rt 57)

TAX ID(s): 018.-01-09.0

Project Summary:

The applicant is requesting an area variance to allow construction of an 8'x33.5' addition to the front of a residential structure with a reduction in the Designated Highway Setback from 140 feet to 82 feet on a 0.74-acre parcel in a Residential (R-10) zoning district. The parcel is served by public water and a septic system, and the site also fronts the Seneca River, approximately 300+ feet from any buildings on site.

Recommendation: MODIFICATION

Modification(s):

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Tully Town Board

FROM: Dan Kwasnowski, AICP *DK*
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 1/27/2023

RE: Administrative Review – Tully Solar Moratorium

RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and –n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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CASE NUMBER: Z-23-17

REFERRING BOARD: Town of Tully Town Board

DATE RECEIVED: 1/12/2023

TYPE OF ACTION: LOCAL LAW

APPLICANT: Town of Tully

LOCATION: Townwide

WITHIN 500' OF: n/a

TAX ID(s): n/a

RELATED CASES: n/a

Project Summary:

The Town of Tully is proposing Local Law No. 1 of 2023 to impose a nine-month moratorium on all activities related to commercial solar energy systems (Tier 3) within the Town of Tully. The purpose of the moratorium is to enable Town officials to review and comprehensively address various issues involved with Tier 3 Solar Energy Systems, with Town goals for protection of the Town’s predominant residential and agricultural land uses.

Since enactment of the Town’s commercial solar regulations in 2020, three projects have been approved in the town, with three pending projects, including a 20MW project on Sky High Road. The Town and Village intend to update their comprehensive plan and potentially zoning and have formed a committee to further the effort.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Office of the Zoning Administrator
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 1/23/2023
RE: OCPB Administrative Review – Lally Athletics Signage Waivers
RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-23-19
REFERRING BOARD: Syracuse City, Office of Zoning Administration
DATE RECEIVED: 1/13/2023
TYPE OF ACTION: SIGN WAIVER
APPLICANT: Syracuse University
LOCATION: Northeast corner of Comstock Avenue and East Colvin Street
WITHIN 500' OF: Meadowbrook, a county-owned drainage channel
TAX ID(s): 051.-02-12.2
RELATED CASES: Z-22-138, Z-21-341, Z-21-342

Project Summary:

The applicant is proposing to modify an existing Sign Waiver for wayfinding signs at the 58-acre Lally Athletics Complex. The property has multiple entrances along East Colvin Street and Comstock Avenue along with two large parking lots serving the complex. The applicant is proposing to add 3 new signs, replace 1 sign panel, replace 1 existing sign, and relocate 1 existing sign. The proposed ground signs are in addition to 5 wayfinding signs that have been previously approved and will remain in use.

Recommendation: NO POSITION