



# Onondaga County Planning Board

February 05, 2025

Onondaga County Department of Planning  
Carnegie Building  
335 Montgomery Street, 1st Floor  
Syracuse, New York 13202

J.Ryan McMahon, II  
COUNTY EXECUTIVE

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Marty Masterpole  
Jim Stelter

### STAFF PRESENT

Troy Waffner  
Megan Costa  
Rachel Woods  
Ellison McMahon  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 05, 2025.

## III. MINUTES & OTHER BUSINESS

Minutes from January 15, 2025 were submitted for approval. Jim Stelter made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-25-2	TDewPB	<i>Modification</i>	Z-25-16	TGedPB	<i>Modification</i>
Z-25-21	TClaPB	<i>Modification</i>	Z-25-22	TClaPB	<i>Modification</i>
Z-25-23	TMarTB	<i>No Position</i>	Z-25-24	TVanZBA	<i>No Position</i>
Z-25-25	TSalTB	<i>No Position</i>	Z-25-28	TLafPB	<i>Modification</i>
Z-25-29	TLafPB	<i>Modification</i>	Z-25-30	TLafZBA	<i>Modification</i>
Z-25-32	TClaTB	<i>No Position With Comment</i>	Z-25-33	TCicPB	<i>No Position</i>
Z-25-34	TSalZBA	<i>Modification</i>	Z-25-35	TSalZBA	<i>Modification</i>
Z-25-36	TCicPB	<i>Informal Review</i>	Z-25-37	TDewTB	<i>No Position</i>
Z-25-38	TDewTB	<i>No Position</i>	Z-25-39	TDewPB	<i>No Position</i>
Z-25-40	TSalZBA	<i>Modification</i>	Z-25-41	TSalZBA	<i>No Position With Comment</i>

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # S-25-2

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of 820 & 812 Franklin Park Subdivision for the property located at 820 & 812 Franklin Park Drive; 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 Franklin Park Drive (Route 181) and Kirkville Road (Route 53), both county highways; and

WHEREAS, the applicant is proposing to subdivide two parcels to create two new parcels, Lot No. 1A (1.478 acres) and Lot No. 2A (1.122 acres), in a Residential 2 zoning district; and

WHEREAS, the Board previously recommended Modification of site plan referrals (Z-24-155 and Z-24-156) to construct two 7,000 sf office buildings on adjacent parcels, advising the applicant and Town to ensure all appropriate access easements are obtained and reflected on the plans, advising the applicant that projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) submit a copy to the Onondaga County Department of Water Environment Protection (OCDWEP), the applicant is required to coordinate Franklin Park Drive access plans with and submit SWPPP to the Onondaga County Department of Transportation (OCDOT); the Board also encouraged the applicant to retain as much existing tree cover as possible in addition to screening and buffering adjacent residential uses and encouraging additional landscaping along road frontages and parking lots; and

WHEREAS, the site is located on Franklin Park Drive adjacent to a small commercial node around the intersection with Kirkville Road, surrounded by residential neighborhoods; neighboring businesses include a doctor's office, a law firm, and church; and

WHEREAS, per the Resubdivision of Lot Nos. 1 & 2 Kirkwood Office Park Plan dated 11/15/24, the applicant will be adjusting the boundary of the two parcels totaling 2.60 acres, increasing the size of the eastern parcel; the applicant is proposing creation of proposed Lot 2A (eastern lot) which will be 1.122 acres and proposed Lot 1A (western lot) 1.478 acres; and

WHEREAS, per the previous referrals, the applicant is proposing construction of two 7,000 sf buildings on the two vacant wooded lots; parking lots to be constructed at the rear of each building will connect, allowing both sites to utilize the existing shared driveway to Franklin Park Drive with an adjacent parcel to the east under different ownership, and the proposed driveway access to be constructed on the northwestern portion of the site; a current site plan was not included in the current referral, but the subdivision appears to locate a portion of the rear stormwater basin on the proposed eastern lot;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Franklin Park Drive must meet Department requirements; and

WHEREAS, the Topographic Survey dated 5/24/24 and Subdivision Plan shows a 10'-wide sanitary sewer easement along the eastern parcel boundary, where the existing parking is located, and a 20'-wide drainage easement traversing the northeast corner of the site, both presumed to be Town easements; the Subdivision Plan also shows drainage easements to cover the northwestern corner of the site (on proposed lot 1A) and at the rear of the site (divided between proposed lots 1A and 2A); a 10'-wide drainage easement is also shown on the western side of proposed lot 1A, adjacent to the 1A/2A boundary; a note on the Subdivision Plan notes "Lot Nos. 1A & 2A are subject to a proposed reciprocal easement for ingress/egress and parking to be filed once site plan approval is granted"; these easements are not depicted on the Subdivision Plan; and

WHEREAS, included in the previous referral was a resolution from the Town of DeWitt Zoning Board of Appeals dated 5/21/1984 to allow a medical and professional office complex to be constructed on a 5-acre parcel at the intersection of Kirkville Road and Franklin Park Drive in a Residential R-2 District; the boundaries of this medical and professional office complex are not explicitly defined; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/7/24, 1.84 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be "directed to on-site stormwater management facilities" for treatment "prior to discharge to Franklin Park Drive drainage swale"; the previously referred Schematic Site Plan for the western site shows proposed stormwater management areas at the western corner of the site and at the rear, coinciding with the proposed drainage easements depicted on the current Subdivision Plan; and

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, per the referral notice, a new connection to public drinking water is proposed to serve the site;

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, per the referral notice, a new connection to the public sewers is proposed to serve the site; 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 issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project

in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Franklin Park Drive and Kirkville Road have public transit service and a bus stop is located at the roads' intersection, approximately 400' from the site; there are no sidewalks on either Franklin Park Drive or Kirkville Road near the site; 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 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

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 and Town must ensure all appropriate access easements are obtained and reflected on the subdivision plan.
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. The applicant is required to coordinate Franklin Park Drive 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) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The applicant and Town are encouraged to retain as much existing tree cover as possible in addition to adding screening and vegetative buffering along property boundaries adjacent to residential uses. The Board further encourages adding landscaping along the road frontage and around the parking lots.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-16

- 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 Icebox Energy Storage, LLC for the property located at 320 Bridge 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 Bridge Street (Route 297), a state highway, and the municipal boundary between the Town of Geddes and the Village of Solvay; and
- WHEREAS, the applicant is proposing construction of a Battery Energy Storage System (BESS) interconnected with the electric grid on a 17.6-acre parcel in an Industrial A: General Industrial zoning district; and
- WHEREAS, the site located in an industrial area south of Onondaga Lake; rail lines abut the site to the south and northeast; West Rock is located to the southeast and Crucible Steel is to the north; a solar array on the Honeywell Landfill is to the west; a National Grid substation abuts the site to the west; and
- WHEREAS, the site is a vacant landlocked parcel containing a large gravel area with brush and trees along site boundaries; per aerial imagery from May 2024, the parcel has gravel driveway access from Bridge Street through three neighboring parcels, all under different ownership than the site and each other; and
- WHEREAS, the applicant is proposing construction of a battery energy storage system (BESS) to be “interconnected with the electric grid to provide and improve electrical utilities”; per the Project Narrative by Grid Connected Infrastructure, LLC (GCI) dated 12/20/24, GCI “collaborates with communities to provide reliable electricity during peak demand, easing grid strain and supporting a sustainable, resilient energy future; per the Narrative, the proposed BESS “will interconnect with the New York Independent System operator (NYISO) Zone C electric grid” with an “anticipated energy capacity” of 50 MW/200 MWh; the energy will be stored “in approximately 30 separate enclosures on concrete pads”, the enclosures will be approximately 28’x6’x9’, and the project will include construction of a small substation and “gen-tie line connecting the battery enclosures to the existing transmission grid”; and
- WHEREAS, per the Preliminary Site Plan dated 12/15/24, the site will continue to use the existing gravel driveway from Bridge Street, a state route, leading to the Project Substation and will circulate around an area containing concrete pads for “battery storage containment” and transformers; and
- WHEREAS, per a Topographic/Boundary Survey dated 9/20/24, a “right-of-way for Onondaga County Sanitary District” crosses the site from the southwest to northeast; a Utility Easement is shown along the western site boundary; the right-of-way and easement appear to be shown on the Preliminary Site Plan as being outside of the project area, but this is not clear due to the poor legibility of Preliminary Site Plan included in this referral;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 12/20/24, 3.9 acres of the site will be disturbed by the proposed project and “the project includes a stormwater management area as shown on the site plan”; a stormwater management area is proposed to be adjacent to the project substation; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows the center of the site may contain federal wetlands, which appear to include surface water visible in aerial imagery; the Preliminary Site Plan depicts four wetlands as “Delineated Wetland” which appear outside of the project area, but does not provide data regarding who conducted the delineation and when; some details on the Preliminary Site Plan are not legible; per the EAF, wetlands are present on site and “the proposed project will not impact any wetlands”; ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the site has sewer infrastructure owned by Honeywell along the northeast parcel boundary, easements for which are not shown on the Topographic Survey dated 9/20/24 or the Preliminary Site Plan; county sanitary sewer infrastructure traverses the site and the easement is shown on the Topographic Survey and Preliminary Site Plan; and

WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734116, 734066, C734102, 734073, 734049, C734119, 734026, 734008) 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 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); 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; ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The Onondaga County Department of Water Environment Protection (OCDWEP) requires all sanitary sewer infrastructure and related easements to be shown on the plans. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the OCDWEP Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval. The Board and WEP also encourage the applicant and Town to contact Honeywell regarding their sanitary sewer infrastructure to coordinate regarding any requirements for protecting that infrastructure.

2. The applicant and Town must ensure all appropriate access easements are obtained and reflected on the plans prior to, or as a condition of, municipal approval of the site plan.

3. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

The Board offers the following comment:

To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure (including well locations and septic tank/field locations).

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





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025  
OCPB Case # Z-25-21

- 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 Tully's Tenders for the property located at 3567 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; and
- WHEREAS, the applicant is proposing to convert an existing building to an office space and restaurant with a drive-thru on a 1.88-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board has previously reviewed two special permit referrals (Z-24-39 and Z-24-285) for this proposed restaurant with drive-thru, advising the applicant to continue coordinating with the NYS Department of Transportation (NYSDOT) regarding NYS Route 31 access plans, to get approval for any extension of public wastewater infrastructure from the Onondaga County Health Department (OCHD) and Onondaga County Department of Water Environment Protection (OCDWEP), and to contact OCDWEP regarding any requirements for restaurant use of the site; the Board also provided comments encouraging the extension of sidewalks across the Route 31 frontage and connecting to the building, encouraging the relocation of parking to the rear of the site, and encouraging use of green infrastructure, bioswales, and permeable pavement to reduce stormwater runoff and improve stormwater quality; and
- WHEREAS, the site is located near the busy Moyers Corners, intersection of NYS Route 31 and Oswego Road (County Route 91); the site is among the commercial businesses along Route 31, adjacent businesses include a car wash, an auto service business, a funeral home, and Hickory Hill Golf Course; the site contains a 5,028 sf building with parking lots at the front and rear along with a driveway to Route 31 that is shared with the adjacent business to the east, Niagara Car Wash; trees line the western and northern parcel boundaries; and
- WHEREAS, the applicant is seeking to establish a restaurant with drive-thru in an existing building; per the Proposed Site Plan dated 12/4/24, the applicant will split the building to house the proposed "Tully's Tenders Restaurant" in the western side of the building and a future office tenant on the eastern side; asphalt will be expanded to connect the existing parking lots, allowing construction of a drive-thru and additional parking on the western side of the building; the proposed work will result in a total of 56 parking spaces; per the Site Plan, the existing driveway occurs equally on the site parcel and the adjacent lot and will be extended on site to provide access to the rear parking lot and the drive-thru entrance at the rear of the parking lot; a sidewalk and crosswalk will be installed for pedestrian connection from the rear parking lot to the building; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or

proposed driveways on NYS Route 31 must meet Department requirements;  
and

WHEREAS, changes from the most recent special permit referral include reconfiguring the concrete sidewalk and crosswalk at the northeastern corner of the building, relocation of the rear ADA parking space, and installation of a new dry swale along the western side of the site, between the proposed row of trees and the parking lot; the existing 20'-wide sanitary sewer easement along the NYS Route 31 frontage is now shown on the Site Plan; and

WHEREAS, a Photometrics Plan dated 12/4/24 was included with the referral materials;  
and

WHEREAS, per the Environmental Assessment Form (EAF) dated 12/6/24, 0.93 acres of the site will be disturbed by the proposed project, an increase from the previously projected 0.27 acres; per the EAF, stormwater will be mitigated with a new dry swale to be installed along the western site boundary "discharging into related water quality infiltration basin at rear of site"; and

WHEREAS, per the Location Survey from 12/6/24, a 20'-wide Sanitary Sewer Easement occurs along the site's NYS Route 31 frontage; a 20'-wide ingress/egress easement is located along the eastern property boundary; a 20'-wide drainage easement occurs under the back of the rear parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and is located in the Town of Clay Uniform Water District; per the EAF, the proposed restaurant is anticipated to use 4,000 gallons of drinking water per day;  
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 require a sewer extension to serve the property; the site is located in the Wetzel Road Wastewater Treatment Plant service area; per the EAF, the proposed restaurant is anticipated to produce 4,000 gallons of wastewater per day;  
ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>;  
ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 31 has public transit service and bus stops are located within 900 feet of the site; per aerial imagery, east of the site, NYS Route 31 has sidewalks on both sides of the road that terminate approximately 300' from the site; and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have 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 some 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 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 NYS Route 31 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The site will require a sewer extension to serve the proposed restaurant. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.
3. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Given the planning goals for the NYS Route 31 corridor and the new Clay Land Use Study vision, the Board further encourages the extension of sidewalks to and across the frontage of the site and connecting to the building, and relocation of parking to the rear of the building.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.
3. The applicant is encouraged to improve the site appearance and reduce the visual impact of parking in the front yard and drive-thru by adding landscaping along the road frontage and around parking lots.
4. The Town and applicant are encouraged to contact CENTRO and incorporate any applicable bus stop infrastructure to serve the site as

appropriate.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025  
OCPB Case # Z-25-22

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Inverness Gardens for the property located at 4938 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Taft Road (Route 48), a county highway; and
- WHEREAS, the applicant is proposing construction of a senior housing project, to include 88 dwelling units and 6,000 sf of commercial space, on a 6.65-acre parcel in a Senior Residence (R-SR) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-23-226) to change the site from a Planned Development District (PDD) to Senior Residence (R-SR) to allow construction of this proposed senior apartment complex; the Board offered comments encouraging the applicant to contact the Onondaga County Department of Transportation (OCDOT) to review traffic data and access plans for the project; OCDOT advised all access must occur from Wintersweet Drive and encouraged the installation of sidewalks from the site to the pedestrian crosswalks at the intersection of Wintersweet Drive and Taft Road; the Board also encouraged the Town and applicant to incorporate pedestrian facilities along Taft Road, connecting these facilities to the proposed senior living project, and coordination with Centro for transit stop accommodations; and
- WHEREAS, the vacant 6.5-acre parcel is located between Wintersweet Drive, a local road, and West Taft Road, a county road; surrounding land uses include the Inverness Gardens residential subdivision, medical offices, professional offices, and a Wegmans grocery store directly across Taft Road; and
- WHEREAS, the applicant is proposing a senior housing project to include four 20-unit buildings and a mixed-use building to contain 4 commercial tenants (totaling 6,000 sf of commercial space) and 8 dwelling units; per the Layout Plans – East and West, both dated 12/12/24, the five buildings will be aligned along the long axis of the lot with parking lots totaling 196 parking spaces, primarily located between the buildings and the West Taft Road frontage with some parking between buildings; the site will be accessed via a right-in right-out driveway onto West Taft Road (County Route 48), a connection to an existing commercial driveway onto Wintersweet Drive at the west side of the site, and via the existing WellNow Urgent Care driveway at the east side of the site; ADVISORY NOTE: Per the Onondaga County Department of Transportation, no direct access to West Taft Road will be permitted; and
- WHEREAS, per the referral materials, an existing ingress, egress & utility easement occurs on the western Wintersweet Drive driveway and a proposed sanitary sewer easement and proposed cross-access easement occur on the proposed

eastern driveway to Wintersweet Drive; an easement belonging to OCWA occurs along the Wintersweet Drive frontage; drainage easements are shown along the western site boundary and West Taft Road frontage; a Private Sanitary easement is shown crossing the southern portion of the site, south of the middle building; and

WHEREAS, per the Town of Clay zoning code, the Senior Residence District (R-SR) is intended to accommodate the “particular living needs” of residents over age 55 such as “allowing mixed land uses; small office and retail support services; handicapped, social, recreational and medical facilities orientated to this age group and specialized parking requirements”; it is not clear from the referral materials what support services or amenities which could be beneficial to this community may be located in the mixed use building; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 12/17/24, 6.43 acres of the site will be disturbed by the proposed project and “stormwater shall be picked up from surface drainage and conveyed into storm system made up of catch basins. Water is outletted into facilities which overflow and outlet over engineered spillways, one outlet is to the municipal storm line, not spillway overflow”; per the Erosion Control Plan dated 12/12/24, stormwater collection swales will be constructed along the western, southern, and eastern site boundaries;

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, per the referral notice, a new connection to public drinking water is proposed to serve the senior complex;

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, per the referral notice, a new connection to the public sewers is proposed to serve the senior complex; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas;

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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, a portion of the development site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and

ADVISORY NOTE: Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops are located adjacent to the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along West Taft Road or Wintersweet Drive; per the referred plans, sidewalks are shown connecting the proposed buildings, but not along internal driveways or road frontages; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the remediation site, the “Miller-Duva site,” is south of the project area and is remediated/closed with continued monitoring; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

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

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

1. Per the Onondaga County Department of Transportation, the proposed access to West Taft Road is prohibited and the project plans must be revised to eliminate the access.
2. The applicant is required to coordinate 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) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. 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.
4. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Town is advised to uphold its zoning ordinance by ensuring the proposed project will include amenities and/or accommodations which cater

to the particular needs and be a clear benefit of the senior population as defined in the Senior Residence Zoning District.

2. As this corridor has seen increased development density and a mix of land uses, the Board encourages the Town and applicant to incorporate pedestrian facilities along Taft Road and connecting to the proposed senior living project. Coordination with Centro and inclusion of high-quality transit stop accommodations that accommodate the needs of senior residents should also be incorporated into project plans.

3. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as repositioning buildings along the West Taft Road frontage, landscaping along the road frontage and around the parking lots, and more vegetative buffering for neighboring residential properties.

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





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-23

- 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 LOCAL LAW from the Town of Marcellus Town Board at the request of Town of Marcellus 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 amend Chapter 235-12 of the Code of the Town of Marcellus to allow outdoor concerts within the Town subject to the receipt of a special permit for the same; and
- WHEREAS, the applicant defines an “outdoor concert” as: “Music event, open to the general public and/or for compensation, conducted outdoors and consisting of amplified music or music made with three or more instruments, including voices.”; and
- WHEREAS, per the referral notice, outdoor concert sites will be subject to special use permit; additional regulations include: lots must be 10 acres or more in size, relevant fire departments and police agencies must be notified about events, and adequate documentation must be shown in regard to traffic regulation, parking, sanitary facilities, adequate water supply, garbage disposal, emergency evacuation plan, first aid and site cleanups; fireworks will not be permitted at these sites; and
- WHEREAS, outdoor concert events must comply with the Town of Marcellus Noise Ordinance, which sets the maximum decibel levels that shall be permitted, as well as the allowable hours of event(s) and event activities; and
- WHEREAS, per the referral notice, these sites shall provide one parking space for every four persons in attendance; site plans must display appropriate fencing and/or signage; and
- WHEREAS, adequate insurance must be reviewed and approved by the attorney for the Town; the applicant shall be required to name the Town as an additional insured for any approved use on a primary and non-contributory basis; insurance shall be a minimum of \$1,000,000.00 for bodily injury or death and not less than \$1,000,000.00 for property damage;
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-24

- 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 Van Buren Zoning Board of Appeals at the request of L.C. Enterprises, LLC for the property located at 7361 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 48), a state highway; and
- WHEREAS, the applicant is proposing construction of a 3,000 sf addition to an existing commercial building on a 9.04-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, in 2010, the Board reviewed a subdivision referral (S-10-36) to subdivide three parcels totaling 48.19 acres into six new lots, which created the subject parcel; in 2013, the Board reviewed a final subdivision referral (S-13-58) for a lot line adjustment involving both subject parcels; in 2021, the Board reviewed a final subdivision referral (S-21-31) for a lot line adjustment between two parcels, creating two new parcels; and
- WHEREAS, the site is located along State Fair Boulevard (NYS Route 48) across from the former Seneca Golf Club; other surrounding land uses include additional residential lots, a mobile gas station, and a storage facility; and
- WHEREAS, per aerial imagery, the parcel contains two existing buildings, the larger of the two buildings has frontage on State Fair Boulevard; both buildings belong to an auto repair center; the current land use designation is commercial and zoned as PUD; the parcel is approximately 9.04 acres; and
- WHEREAS, per the referral notice, the applicant is proposing to construct a 3,000 sf addition to the smaller existing building toward the rear of the parcel; the existing structure where the addition is proposed is 3,500 sf; the purpose of the proposed expansion is to construct 3 service bays; per referral notice, the existing parking lot currently has 98 parking spaces and there are no proposed changes to parking at this time; and
- WHEREAS, per site plans dated 12/13/2024, there is a drainage easement located in the northern portion of the parcel; and
- WHEREAS, per the referral notice, the site is served by public drinking water and an individual septic system; and per GIS Mapping, the site is located within the Onondaga County Sanitary District and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, but the site does not have access to public sewers; and
- WHEREAS, per aerial imagery, the northern corner of the parcel has a riverine federal wetland running through it, but this is not where the addition is being constructed; the federal wetland is not shown on site plans; 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

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-25

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 LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina 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 amend Chapter 235-24, Planned Unit Development District, of the Code of the Town of Salina related to a Planned Unit Development zoning district; and

WHEREAS, per the referral notice, due to the success of PUDs in the Town, the applicant is proposing to expand the opportunity to place PUDs in O-2 districts by further amending Local Law Chapter 235-24 (“Planned Unit Development District”), of the Code of the Town of Salina; and

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-28

- 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 LaFayette Planning Board at the request of KRT Creative Enterprises, LLC for the property located at 3665 Apulia 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 Apulia Road (Route 1), a county highway; and
- WHEREAS, the applicant is proposing to establish and operate a small Trade School (woodworking, blacksmith, weaving, etc.) on a 1.2-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is a square lot along Apulia Road in an area characterized by large agricultural or wooded parcels; the site abuts railroad tracks belonging to the New York, Susquehanna, & Western Railway; multiple farm operations are located east of Apulia Road; and
- WHEREAS, the site contains a 1,200 sf pole barn and an 828 sf wooden barn with existing road access to Apulia Road; per the local application, a house had existed on the lot, but burned down prior to the lots purchase by the applicant; per aerial imagery from May 2024, the site is bordered by trees and an extensive wooded area occurs west of the railroad tracks; and
- WHEREAS, the applicant is proposing construction of “a trade school that focuses on traditional and agricultural crafts” including woodworking, metal working, blacksmithing, metal fabrication, weaving, quilting, painting, and ceramics; per the “Current Property” and “Proposed Property” plans dated 1/1/25”, the applicant proposes demolition of the wooden barn and construction of a 10’ wide open-sided lean-to on the existing pole barn, a 1,200 sf 2-story artist studio, 240 sf storage shed, a 400 sf open picnic shelter, and a 320 sf artist studio; the Proposed Craft and Trade School plan dated 1/2025 shows the existing driveway will be utilized with 10 parking spaces to be located along the Apulia Road frontage; the Proposed Craft and Trade School Plan shows a sign to be located along the Apulia Road frontage, but its location in relation to the county right-of-way is unclear;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Apulia Road must meet Department requirements; and
- WHEREAS, per the referral notice, the site is served by public drinking water and new hookups are proposed for the pole barn and two artist studios;
- 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, per the referral notice, the site is served by the individual septic system that served the previously existing house; new connections to the existing septic are proposed for bathroom facilities to be installed in two buildings; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/22/25, 0.2 acres of the site will be disturbed by the proposed project and the proposed changes will not result in additional stormwater discharge; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans and aerial imagery it appears that some trees may 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

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 is required to coordinate Apulia Road access plans with the Onondaga County Department of Transportation. Additionally, all signage must be located outside of the county right-of-way. 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 Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-29

- 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 LaFayette Planning Board at the request of Morgan & Morgan Development, LLC for the property located at 5998 Route 20; 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 11 and Route 20, both state highways; and
- WHEREAS, the applicant proposes to renovate an existing vacant building and establish a ground-floor restaurant and a two-story hotel above, on a 0.13-acre parcel in a Hamlet (H) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-25-30) to allow 9 on-site parking spaces where 33 are required for this proposed hotel and restaurant; and
- WHEREAS, the site is a former hotel located at the intersection NYS Routes 20 and 11, at the center of the Hamlet of LaFayette; the site is comprised of two parcels, containing the former hotel and a gravel parking lot at the rear; per aerial imagery from May 2024, sidewalks are present along the Route 11 frontage, immediately adjacent to the state right-of way; some crumbling asphalt exists along the Route 20 frontage with no sidewalks or curbing between the building and the Route 20 right-of-way; nearby uses include residential, a church, post office, bank, auto repair shop, and a café; and
- WHEREAS, the applicant is proposing to renovate the existing building to have a restaurant on the ground floor and a hotel within the upper two floors; the Concept Drawing "A" dated 4/25/23, shows the footprint of the hotel building with a porch to be constructed along Route 11 side and an outdoor seating area to be constructed along the Route 20 side; per the Plan, it appears that trees or shrubbery may be installed along Route 11, between the porch and existing sidewalk and along the northeast corner, buffering the adjacent residential use; Concept Drawings dated 12/22/2022 show the building's façade to be completely renovated, a porch along the Route 11 side of the building, and sidewalks along both frontages; per the NYS Department of Transportation, the proposed porch and plantings encroach on the NYS right-of-way; per the Concept Drawings, a patio will be installed between the building and sidewalk for outdoor seating with a pergola to be constructed above; the local application shows the Inn will have 13 guest rooms and the restaurant will have 2,044 sf of seating;  
ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, per the Concept Drawing "A", the rear parking area will be formalized and striped to contain 9 parking spaces with the eastern side of the parking lot to also contain a well house and an electrical outbuilding; the Concept Drawing



- “A” also shows a buried “wastewater treatment” and “sludge storage”; and
- WHEREAS, it is not clear from the plans which areas will be landscaped, asphalt, gravel, or constructed from permeable materials; Concept Drawings showing renderings of the proposed elevations show sidewalks along both frontages, directly adjacent to the state right-of-way with no landscape strip, but the Concept Drawing “A” does not indicate sidewalks along the Route 20 frontage; and
- WHEREAS, the applicant is seeking an area variance to allow the hotel and restaurant to have 9 on-site parking spaces where 33 would be required by Town Code; it is not clear whether on-street parking is allowed or will be allowed in the future or whether any alternate parking could be accommodated nearby; and
- WHEREAS, per the Town Comprehensive Plan, adopted in 12/2021, the Hamlet of LaFayette (identified as the area around the crossroads of Route 20 and Route 11) is “the Town’s most significant commercial and residential hub, and serves as the center of the community and civic life”; “Goal #1” is revitalizing the Hamlet with objectives including establishing “a community identity through placemaking strategies that create an inviting, visually attractive center of activity for residents and visitors to enjoy”, preserving “the historic character of the Hamlet through the preservation, rehabilitation, and restoration of existing historic structures”, and fostering “multi-modal connectivity within the Hamlet by creating dedicated travel facilities for bicyclists and pedestrians”; an Action Item to reach these objectives is “Restore and/or revitalize the old hotel at the Four Corners so that it positively contributes to the economic base and character of the Town”; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/21/25, zero acres of the site will be disturbed by the proposed project and stormwater management is not discussed; and
- WHEREAS, per the referral notice, the site is served by an individual well and a “well house” will be installed in the southeast corner of the site; and
- WHEREAS, per the referral notice, a new septic system is proposed to serve the hotel and restaurant, however no further information was provided with the referral materials regarding new wastewater accommodations for the building; per the Onondaga County Department of Health (OCHD), the “wastewater treatment” indicated on the plans is a system that had been in use, but did not meet current codes or standards and cannot be used in the future; per a conversation between OCHD and the applicant, an onsite wastewater treatment plant which will discharge to the storm drain is proposed and currently under review by the NYS Department of Conservation; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 11 has public transit service and a bus stop is located at the intersection of Routes 11 and 20; per Google StreetView, there is no bus shelter, bench, or sign indicating this bus stop; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The Board enthusiastically supports revitalization of the Four Corners and this site as its centerpiece. However the applicant and Town must identify a feasible plan for parking, as well as address other permitting requirements, prior to approval of the proposed area variance and related site plan.

1. While the Board does not encourage an oversupply of parking, especially in mixed-use districts such as this, the plan and related materials do not show adequate parking, whether on-site or off-site to accommodate the proposed uses. The Town and applicant must develop a parking plan as part of this variance and the related site plan review process which clearly identifies additional available and permitted parking proximate to the site, to meet the needs of the site and district.
2. The NYS DEC must formally approve any proposed wastewater treatment plant with surface discharge to service this property prior to, or as a condition of, municipal approval of the site plan. Plans for any proposed wastewater treatment plant must be submitted to the NYS DEC. The approved wastewater treatment plans must be reflected on the site plan prior to, or as a condition of, municipal approval.
3. The applicant must coordinate Route 11 access plans with the New York State Department of Transportation, including submission of site plans including any proposed work within the NYS rights-of-way, drainage plans, traffic data, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments regarding the proposed development:

1. Due to the importance of this location as a historical building and an anchor of the Hamlet, as identified in the Town's Comprehensive Plan, the Board encourages the Town to uphold site design and planning goals as identified within the Town's comprehensive plan. Items of particular note include installation of permanent pavement materials versus gravel, landscaping and screening, addition of sidewalks and hamlet-scaled lighting along roadways and between uses, and incorporation of transit stop accommodations.
2. The Town is encouraged to coordinate with the New York State Department of Transportation to explore options to accommodate on-street parking within the hamlet district, as a means to accommodate the parking needs of various land uses which may have other competing constraints limiting use of land for traditional parking lots. The Town is further encouraged to explore options for shared parking or development of a municipal parking lot to manage district parking needs in the future.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-30

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 LaFayette Zoning Board of Appeals at the request of Morgan & Morgan Development, LLC for the property located at 5998 Route 20; 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 Route 11 and Route 20, both state highways; and

WHEREAS, the applicant is requesting an area variance to allow 9 parking spaces where 33 are required in order to establish a ground-floor restaurant and a two-story hotel above, on a 0.13-acre parcel in a Hamlet (H) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-29) to renovate this former hotel into a restaurant and 13-room hotel; and

WHEREAS, the site is a former hotel located at the intersection NYS Routes 20 and 11, at the center of the Hamlet of LaFayette; the site is comprised of two parcels, containing the former hotel and a gravel parking lot at the rear; per aerial imagery from May 2024, sidewalks are present along the Route 11 frontage, immediately adjacent to the state right-of way; some crumbling asphalt exists along the Route 20 frontage with no sidewalks or curbing between the building and the Route 20 right-of-way; nearby uses include residential, a church, post office, bank, auto repair shop, and a café; and

WHEREAS, the applicant is proposing to renovate the existing building to have a restaurant on the ground floor and a hotel within the upper two floors; the Concept Drawing "A" dated 4/25/23, shows the footprint of the hotel building with a porch to be constructed along Route 11 side and an outdoor seating area to be constructed along the Route 20 side; per the Plan, it appears that trees or shrubbery may be installed along Route 11, between the porch and existing sidewalk and along the northeast corner, buffering the adjacent residential use; Concept Drawings dated 12/22/2022 show the building's façade to be completely renovated, a porch along the Route 11 side of the building, and sidewalks along both frontages; per the NYS Department of Transportation, the proposed porch and plantings encroach on the NYS right-of-way; per the Concept Drawings, a patio will be installed between the building and sidewalk for outdoor seating with a pergola to be constructed above; the local application shows the Inn will have 13 guest rooms and the restaurant will have 2,044 sf of seating;

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

WHEREAS, per the Concept Drawing "A", the rear parking area will be formalized and striped to contain 9 parking spaces with the eastern side of the parking lot to also contain a well house and an electrical outbuilding; the Concept Drawing

- “A” also shows a buried “wastewater treatment” and “sludge storage”; and
- WHEREAS, it is not clear from the plans which areas will be landscaped, asphalt, gravel, or constructed from permeable materials; Concept Drawings showing renderings of the proposed elevations show sidewalks along both frontages, directly adjacent to the state right-of-way with no landscape strip, but the Concept Drawing “A” does not indicate sidewalks along the Route 20 frontage; and
- WHEREAS, the applicant is seeking an area variance to allow the hotel and restaurant to have 9 on-site parking spaces where 33 would be required by Town code; it is not clear whether on-street parking is allowed or will be allowed in the future or whether any alternate parking could be accommodated nearby; and
- WHEREAS, per the Town Comprehensive Plan, adopted in 12/2021, the Hamlet of LaFayette (identified as the area around the crossroads of Route 20 and Route 11) is “the Town’s most significant commercial and residential hub, and serves as the center of the community and civic life”; “Goal #1” is revitalizing the Hamlet with objectives including establishing “a community identity through placemaking strategies that create an inviting, visually attractive center of activity for residents and visitors to enjoy”, preserving “the historic character of the Hamlet through the preservation, rehabilitation, and restoration of existing historic structures”, and fostering “multi-modal connectivity within the Hamlet by creating dedicated travel facilities for bicyclists and pedestrians”; an Action Item to reach these objectives is “Restore and/or revitalize the old hotel at the Four Corners so that it positively contributes to the economic base and character of the Town”; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/21/25, zero acres of the site will be disturbed by the proposed project and stormwater management is not discussed; and
- WHEREAS, per the referral notice, the site is served by an individual well and a “well house” will be installed in the southeast corner of the site; and
- WHEREAS, per the referral notice, a new septic system is proposed to serve the hotel and restaurant, however no further information was provided with the referral materials regarding new wastewater accommodations for the building; per the Onondaga County Department of Health (OCHD), the “wastewater treatment” indicated on the plans is a system that had been in use, but did not meet current codes or standards and cannot be used in the future; per a conversation between OCHD and the applicant, an onsite wastewater treatment plant which will discharge to the storm drain is proposed and currently under review by the NYS Department of Conservation; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 11 has public transit service and a bus stop is located at the intersection of Routes 11 and 20; per Google StreetView, there is no bus shelter, bench, or sign indicating this bus stop; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The Board enthusiastically supports revitalization of the Four Corners and this site as its centerpiece. However the applicant and Town must identify a feasible plan for parking, as well as address other permitting requirements, prior to approval of the proposed area variance and related site plan.

1. While the Board does not encourage an oversupply of parking, especially in mixed-use districts such as this, the plan and related materials do not show adequate parking, whether on-site or off-site to accommodate the proposed uses. The Town and applicant must develop a parking plan as part of this variance and the related site plan review process which clearly identifies additional available and permitted parking proximate to the site, to meet the needs of the site and district.
2. The NYS DEC must formally approve any proposed wastewater treatment plant with surface discharge to service this property prior to, or as a condition of, municipal approval of the site plan. Plans for any proposed wastewater treatment plant must be submitted to the NYS DEC. The approved wastewater treatment plans must be reflected on the site plan prior to, or as a condition of, municipal approval.
3. The applicant must coordinate Route 11 access plans with the New York State Department of Transportation, including submission of site plans including any proposed work within the NYS rights-of-way, drainage plans, traffic data, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments regarding the proposed development:

1. Due to the importance of this location as a historical building and an anchor of the Hamlet, as identified in the Town's Comprehensive Plan, the Board encourages the Town to uphold site design and planning goals as identified within the Town's comprehensive plan. Items of particular note include installation of permanent pavement materials versus gravel, landscaping and screening, addition of sidewalks and hamlet-scaled lighting along roadways and between uses, and incorporation of transit stop accommodations.
2. The Town is encouraged to coordinate with the New York State Department of Transportation to explore options to accommodate on-street parking within the hamlet district, as a means to accommodate the parking needs of various land uses which may have other competing constraints limiting use of land for traditional parking lots. The Town is further encouraged to explore options for shared parking or development of a municipal parking lot to manage district parking needs in the future.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025  
OCPB Case # Z-25-32

- 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 ZONE CHANGE from the Town of Clay Town Board at the request of J. Alberici & Sons, Inc. / Laurel Springs Zone Change for the property located at West Taft 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 West Taft Road (Route 51) and Bear Road (Route 191), both county highways; and
- WHEREAS, the applicant is requesting a zone change from Highway Commercial (HC-1) to Senior Residence (R-SR) on a 4.75-acre parcel in order to allow a senior housing development; and
- WHEREAS, the Board most recently (Z-24-117) offered No Position with Comment on this zone change (HC-1 to R-SR), encouraging the Town to ensure the proposed project will include amenities and/or accommodations which cater to the particular needs and be a clear benefit to the senior population as defined in the Senior Residence Zoning district; the Board also provided comments regarding the proposed development: advising the applicant must coordinate West Taft Road access plans with, and provide a drainage report and traffic data to, the Onondaga County Department of Transportation (OCDOT), encouraging an additional landscape buffer area or screening along boundaries shared with residential lots, encouraging a connection to the adjacent Elderwood site, encouraging coordination with CENTRO regarding transit opportunities, and to coordinate with the Onondaga County Department of Water Environment Protection early in the planning process to determine sewer availability and capacity; the Board previously reviewed other iterations of this project: advising No Position with Comment on an area variance referral (Z-18-81) and recommending Modification of site plan and special permit referrals (Z-17-451, Z-17-452), encouraging the applicant to provide appropriate landscaping and screening along site boundaries, encouraging CENTRO availability and pedestrian access from West Taft Road, and requiring the applicant to coordinate with Onondaga County Department of Transportation and Onondaga County Health Department regarding this project as a whole; and
- WHEREAS, the site is located along West Taft Road, a county road, near the intersection with Bear Road, a county road, in the Town of Clay; the site abuts single-family residential properties to the east and north, as well as a residential lot along West Taft Road; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; aerial imagery shows the site is mostly covered by overgrown vegetation; and
- WHEREAS, per a letter from Clough Harbor and Associates dated 1/16/25 included in the



referral materials, the current project to construct age-restricted senior living apartments, had been started in 2017 as an assisted living facility and ultimately placed on hold; the applicant is currently proposing to change the zoning designation of the site from Highway Commercial-1 (HC-1) to Senior Residence (R-SR) to allow construction of age-restricted senior apartments which are not allowed under HC-1; and

WHEREAS, per the Town of Clay zoning code, the Senior Residence District (R-SR) is intended to accommodate the “particular living needs” of residents over age 55 such as “allowing mixed land uses; small office and retail support services; handicapped, social, recreational and medical facilities orientated to this age group and specialized parking requirements”; and

WHEREAS, per the Concept Plan dated 1/16/25, the proposed complex will be accessed by a driveway from West Taft Road, leading to and circulating around a long central building; 124 parking spaces line the internal road; changes from the previously referred plan include changing the previous chain of interconnected buildings to one long building, showing sidewalks and trees around the building, and a line of trees along the rear boundary, adjacent to residential; ADVISORY NOTE: The proposed driveway onto West Taft Road requires highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, any changes from the previous referral that accommodate or cater to the senior population as mentioned in zoning regulations as part of the Senior Residence District are detailed in a letter from Clough Harbor and Associates dated 1/16/25; “adding amenities such as hair salon, barber shop or coffee shop” have been incorporated into the revised application along with “several green spaces with sitting areas and benches for reading along with shade trees”; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/6/25, 4.5 acres of the site will be disturbed by the proposed project; per the Concept Plan dated 1/16/25, stormwater infrastructure will be installed along the western and eastern boundaries, draining to stormwater basins proposed for the southwest corner of the site, along the West Taft Road frontage and along the rear boundary of the site; 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, per the referral, the applicant is proposing new connections to public drinking water and wastewater; the submitted project is located within the Wetzel Road Wastewater Treatment Plant service area; 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; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) will be 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; additionally, the

applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, GIS mapping shows the site may contain federal wetlands, which appear to coincide with the rear parcel boundary; per the Previously Approved Site Layout Plan dated 9/12/18, no construction will occur in the area, but a stormwater management area may encroach on the wetland;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734125) 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Town is advised to ensure the proposed project will include amenities and/or accommodations which cater to the particular needs and be a clear benefit to the senior population as defined in the Senior Residence Zoning District.

The Board also reiterates the following comments about this proposed development for future site plan review:

2. The applicant is required to coordinate West Taft 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) and/or any drainage reports or studies and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

3. The applicant is encouraged to provide an additional landscape buffer area or appropriate screening along the shared boundaries with the adjacent residential lots, particularly at the rear of the parcel and around the residential lot at the front of the site.

4. The municipality is encouraged to consider providing a connection between

this site and the adjacent Elderwood site to facilitate vehicle and pedestrian circulation between the sites and a possible connection for transit service.

5. The Board encourages the municipality and applicant to consider opportunities for enhanced transit accommodations to the site to meet residents' potentially limited mobility and related transit needs, and provide additional options for employee access. The applicant is advised to coordinate with the Central New York Regional Transportation Authority (CENTRO) regarding transit opportunities and explore a revised site design that facilitates pedestrian access from West Taft Road and throughout the site.

6. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025  
OCPB Case # Z-25-33

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Riccelli Enterprises for the property located at 6131 & 6147 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19) and Thompson Road (Route 13), both county highways; and
- WHEREAS, the applicant is proposing construction of a 6,000 sf storage warehouse on 11.4 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended Modification of site plan and zone change referrals (Z-04-61 and Z-04-62) to change the site from General Commercial (GC) to Industrial (I) and modify the property for use as a truck terminal; the Board advised the applicant and Town that per the Onondaga County Department of Transportation (OC DOT), the easternmost driveway to East Taft Road would need to be closed; and
- WHEREAS, the site is located in the commercial and industrial area along East Taft Road, near its intersection with Thompson Road, and northeast of Hancock International Airport; nearby businesses include Caliber Collision and Riccelli Trucking to the east, Surlocks Auto Sales to the west, and GA Braun Custom Lawn Scapes, O'Connell Electric Co. Inc. to the south; and
- WHEREAS, per the Site Plan – Proposed dated 11/4/24, the site contains a 34,707 sf building located in the western half of the site, near the East Taft Road frontage, and a 12,461 sf building is located in the northwest corner; the buildings are surrounded by asphalt internal roads and parking with two full access driveways to East Taft Road (County Route 19); per aerial imagery from May 2024, the eastern portion of the site appears to be a mix of asphalt and gravel and utilized as outdoor storage for trucks and equipment with a 6,017 sf building located near the eastern site boundary;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to East Taft Road will be permitted; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/11/24, the applicant is proposing construction of a “6,000 sf cold storage building to be used for the storage of truck and equipment parts”; per the Site Plan, the proposed building will be located in the northeast corner of the site and will have four overhead doors; aerial imagery shows this area currently contains trucks and a gravel pile; and
- WHEREAS, the Site Plan shows multiple easements on site: an approximately 30'-wide drainage easement circulating the perimeter of the site from the northwest corner, along the rear boundary, and terminating along the East Taft Road frontage near the southeast corner of the site; a 15'-wide sanitary sewer easement crosses into the site from the west, occurring under the large central

building before terminating east of the building; a Town of Cicero drainage easement coincides with the sanitary easement in the large building area; per the Site Plan, the proposed building will be located outside of all easements; and

WHEREAS, per the EAF, 0.8 acres of the site will be disturbed by the proposed project and the building will not create additional stormwater;

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, per the referral notice, the site is served by public drinking water and sewers and no changes to the current infrastructure are proposed; per the EAF, the proposed building will not have connections to water or sewer; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road and Thompson Road Pump Station service areas; and

WHEREAS, GIS mapping shows state and federal wetlands may occur on lands east of the site; the eastern site boundary may encroach on the 100' buffer, but this appears to be outside of the proposed building location; wetland boundaries and/or the 100' buffer are not shown on the plans; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) 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 and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-34

- 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 SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Apple Spirits for the property located at 1201 Buckley 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 Buckley Road (Route 48) and Seventh North Street (Route 45), both county highways; and
- WHEREAS, the applicant is proposing construction of a 1,470 sf warehouse addition to a liquor store on a 0.283-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-25-35) to allow this proposed warehouse addition; the Board previously recommended Modification of site plan and area variance referrals (Z-24-228 and Z-24-229) to allow a 1,100 sf warehouse addition to this building, advising the applicant to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (OCDWEP); the Board also provided comments encouraging the Town to evaluate the appropriateness of the proposal and the requesting variances to reduce setbacks and increase allowed lot coverage given the adjacent residential uses; the Board also recommended requiring screening of the northwestern parcel boundary to buffer adjacent residential, encouraging the applicant and Town to improve the design of the site by incorporating landscaping, more vegetative buffering, and sidewalks along road frontages, and encouraging the narrowing of the site's driveway access to Libby Road; and
- WHEREAS, the site is a commercial space in a transitional area between commercial land uses lining Buckley Road and Seventh North Street and adjacent residential uses; the surrounding area includes the Buckley Apartments, a Subway restaurant, McDonald's, and multiple hotels; and
- WHEREAS, the site contains an approximately 3,430 sf building located along the northeastern parcel boundary with parking along the southwestern and southeastern sides of the building; the site has frontage on Buckley Road, a County route, and unrestricted access to Libby Street, a local road; the northwestern area if the site contains lawn and parking spaces with a line of trees and brush separating the site from adjacent single family residential; per aerial imagery, there are no existing or proposed sidewalk or landscaping along either road frontage; and
- WHEREAS, per the Site Overall Plan dated 1/21/25, the applicant is proposing construction of a 1,470 sf warehouse addition to the northwestern side of the building, an area currently containing asphalt and lawn; the proposal also includes replacing asphalt and striping existing spaces in this area and

constructing a dumpster enclosure; the Site Overall Plan shows plans to build out the front entrance to be in line with the front face of the building; per the Site Layout Plan dated 1/21/25, a 6'-high fence will be installed along the northwestern site boundary, buffering adjacent residential; changes from the previous site plan referral include increasing the proposed addition from 1,100 sf to 1,470 sf, installing stormwater infrastructure under the Libby Street side of the parking lot, building out the front entrance, and reducing proposed parking from 16 spaces to the currently proposed 15; changes not made include keeping the dumpster enclosure in the northwest corner of the site, next to adjacent residential, keeping the unrestricted access to Libby Road, and not installing sidewalks along either road frontages; the applicant is also proposing a roof mounted sign facing Buckley Road and a pole mounted sign facing the intersection of Seventh North Street and Buckley Road; a Site Lighting Plan dated 1/21/25 was included with the referral materials; and

WHEREAS, per the Overall Site Plan, the applicant is requesting multiple area variances for the site: to allow a 42.4% lot coverage where 30% is the maximum allowed by Town Code (39.4% was previously proposed and 30.5% coverage is existing); to allow 15 parking spaces where 29 are required; to allow a 2.8' side yard setback (existing) where 20' is required by Code; per the referral, the previously requested 10' side yard setback along the northwestern parcel boundary (adjacent to residential) was granted by the Town; per the referral, the applicant also requires a 45.8' variance for front yard setback from Buckley Road; the proposed signage requires a variance to allow an 81.87 sf sign facing the side yard when this is prohibited by Town Code; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/24, 0.09 acres of the site will be disturbed by the proposed project and "stormwater runoff will be directed to new drywell. Overflow will be directed to Libby Street right-of-way"; per the referral materials, a swale and drywell will be constructed between the proposed addition and the northwestern parcel boundary; the EAF is from the previous referrals (Z-24-228 and Z-24-229) and does not reflect the changes to stormwater mitigation; the Site Overall Plan shows stormwater infrastructure will be installed along the western and southwestern areas of the parking lot;

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, per the referral notice, the site is served by public drinking water and sewers and no changes to existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Proposed Plan, Elevations, & Rendering dated 7/17/24 included in the previous referral depicts the addition as warehouse space with no new bathroom or kitchen facilities proposed; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Buckley Road and Seventh North Street have public transit service and bus stops are located adjacent to the site; per aerial imagery, there are no

sidewalks to either bus stop; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734118) 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 is located near the following natural communities: Inland Salt Pond (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);

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

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

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.

The Board continues to offer the following comments as they are still relevant to the current iteration of the project:

1. The Board encourages the municipality to evaluate the appropriateness of granting area variances to reduce side yard setback and increase lot coverage on a site adjacent to residential uses. Should the municipality allow these deviations from the Town Code, the municipality should require additional screening along the northwestern parcel boundary to buffer adjacent residential, particularly regarding placement and buffering of dumpster facilities, which are currently poorly sited.
2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontage and around the parking lots, more vegetative buffering for adjacent residential properties, and sidewalks along road frontages.
3. The Board encourages the municipality and applicant to narrow the site's driveway access to Libby Road.

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





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-35

- 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 AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Apple Spirits for the property located at 1201 Buckley 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 Buckley Road (Route 48) and Seventh North Street (Route 45), both county highways; and
- WHEREAS, the applicant is requesting several area variances related to the proposed construction of a 1,470 sf warehouse addition to a liquor store on a 0.283-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-34) to allow a proposed 1,470 sf warehouse addition to a liquor store; the Board previously recommended Modification of site plan and area variance referrals (Z-24-228 and Z-24-229) to allow a 1,100 sf warehouse addition to this building, advising the applicant to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (OCDWEP); the Board also provided comments encouraging the Town to evaluate the appropriateness of the proposal and the requesting variances to reduce setbacks and increase allowed lot coverage given the adjacent residential uses; the Board also recommended requiring screening of the northwestern parcel boundary to buffer adjacent residential, encouraging the applicant and Town to improve the design of the site by incorporating landscaping, more vegetative buffering, and sidewalks along road frontages, and encouraging the narrowing of the site's driveway access to Libby Road; and
- WHEREAS, the site is a commercial space in a transitional area between commercial land uses lining Buckley Road and Seventh North Street and adjacent residential uses; the surrounding area includes the Buckley Apartments, a Subway restaurant, McDonald's, and multiple hotels; and
- WHEREAS, the site contains an approximately 3,430 sf building located along the northeastern parcel boundary with parking along the southwestern and southeastern sides of the building; the site has frontage on Buckley Road, a county route, and unrestricted access to Libby Street, a local road; the northwestern area if the site contains lawn and parking spaces with a line of trees and brush separating the site from adjacent single family residential; per aerial imagery, there are no existing or proposed sidewalk or landscaping along either road frontage; and
- WHEREAS, per the Site Overall Plan dated 1/21/25, the applicant is proposing construction of a 1,470 sf warehouse addition to the northwestern side of the building, an area currently contains asphalt and lawn; the proposal also includes replacing asphalt and striping existing spaces in this area and

constructing a dumpster enclosure; the Site Overall Plan shows plans to build out the front entrance to be in line with the front face of the building; per the Site Layout Plan dated 1/21/25, a 6'-high fence will be installed along the northwestern site boundary, buffering adjacent residential; changes from the previous site plan referral include increasing the proposed addition from 1,100 sf to 1,470 sf, installing stormwater infrastructure under the Libby Street side of the parking lot, building out the front entrance, and reducing proposed parking from 16 spaces to the currently proposed 15; changes not made include keeping the dumpster enclosure in the northwest corner of the site, next to adjacent residential, keeping the unrestricted access to Libby Road, and not installing sidewalks along either road frontages; the applicant is also proposing a roof mounted sign facing Buckley Road and a pole mounted sign facing the intersection of Seventh North Street and Buckley Road; a Site Lighting Plan dated 1/21/25 was included with the referral materials; and

WHEREAS, per the Overall Site Plan, the applicant is requesting multiple area variances for the site: to allow a 42.4% lot coverage where 30% is the maximum allowed by Town Code, 39.4% was previously proposed, and 30.5% coverage is existing; to allow 15 parking spaces where 29 are required; to allow a 2.8' side yard setback (existing) where 20' is required by Code; per the referral, the previously requested 10' side yard setback along the northwestern parcel boundary (adjacent to residential) was granted by the Town; per the referral, the applicant also requires a 45.8' variance for front yard setback from Buckley Road; the proposed signage requires a variance to allow an 81.87 sf sign facing the side yard when this is prohibited by Town Code; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/24, 0.09 acres of the site will be disturbed by the proposed project and "stormwater runoff will be directed to new drywell. Overflow will be directed to Libby Street right-of-way"; per the referral materials, a swale and drywell will be constructed between the proposed addition and the northwestern parcel boundary; the EAF is from the previous referrals (Z-24-228 and Z-24-229) and does not reflect the changes to stormwater mitigation; the Site Overall Plan shows stormwater infrastructure will be installed along the western and southwestern areas of the parking lot;

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, per the referral notice, the site is served by public drinking water and sewers and no changes to existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Proposed Plan, Elevations, & Rendering dated 7/17/24 included in the previous referral depicts the addition as warehouse space with no new bathroom or kitchen facilities proposed; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Buckley Road and Seventh North Street have public transit service and bus stops are located adjacent to the site; per aerial imagery, there are no

sidewalks to either bus stop; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734118) 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 is located near the following natural communities: Inland Salt Pond (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);

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

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

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.

The Board continues to offer the following comments as they are still relevant to the current iteration of the project:

1. The Board encourages the municipality to evaluate the appropriateness of granting area variances to reduce side yard setback and increase lot coverage on a site adjacent to residential uses. Should the municipality allow these deviations from the Town Code, the municipality should require additional screening along the northwestern parcel boundary to buffer adjacent residential, particularly regarding placement and buffering of dumpster facilities, which are currently poorly sited.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontage and around the parking lots, more vegetative buffering for adjacent residential properties, and sidewalks along road frontages.

3. The Board encourages the municipality and applicant to narrow the site's driveway access to Libby Road.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025  
OCPB Case # Z-25-36

- 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 Cicero Planning Board at the request of James Gustavson (Clean Earth) for the property located at 7201 Schuyler Road; 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 Northern Boulevard (Route 82), a county highway, and the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to establish a 10-day hazardous waste transfer facility in a former truck terminal on a 10-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously offered No Position regarding a zone change referral (Z-24-238) from General Commercial (GC) to Industrial (I); and
- WHEREAS, the site is located east of the airport in an area characterized by commercial land uses along main routes interspersed with the large vacant rural parcels containing wetlands associated with the Cicero Swamp; and
- WHEREAS, the site is a large commercial property and per aerial imagery, almost completed covered by building, concrete, and gravel; the site contains a 15,216 sf building, located in the middle of the front half of the parcel with loading areas along all sides; the site has two driveways to Shuyler Road, a local road; and
- WHEREAS, per the referral notice, “the applicant is proposing to use the former trucking terminal as a 10-day hazardous waste transfer facility”, utilizing the loading docks to consolidate loads; no exterior changes to the facility are proposed; and
- WHEREAS, per a letter from Clean Earth dated 12/23/24, “Republic Environmental Systems (Transportation Group), LLC (RESTG) provides transportation services to a variety of retail establishments for the removal of both hazardous and non-hazardous waste streams” and will transport materials that can be commonly found at retail establishments like “drain cleaners, bleach, acidic waste, aerosol cans, toilet bowl cleaners, and other household products that may contain hazardous ingredients”; per the letter, “drivers and technicians comply with all DOT and EPA requirement for the shipment of hazardous waste”, drivers are subject to TSA background checks, and complete mandatory DOT training, USEPA RCRA training, and OSHA HAZWOPER training; all shipments “are subject to roadside inspections performed by US DOT law enforcement personnel”; and
- WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to existing infrastructure are proposed; the site is located within the Metropolitan Wastewater Treatment Plant and Schuyler Road South

and Ley Creek Pump Stations 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) may be required due to an anticipated increase in use; additionally, 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/1/24, zero acres of the site will be disturbed by the proposed project and the proposed use will not result in an increase in stormwater runoff; and

WHEREAS, GIS mapping shows the northwest corner of the site may contain state wetlands and portions of the western half of the site may contain the 100-foot state wetland buffer; the building and concrete area of the site appears to be located outside of the wetland and buffer areas, but wetland and buffer boundaries are not depicted on the plans or survey included in the referral materials; per EAF Mapper, the NYS wetland DEC #SYE-2 and is 802.9 acres in size; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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  
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 offers the following comments regarding the said referral submitted informally by the municipality:

The Board advises the Town to ensure all federal standards, procedures, and permitting requirements are followed related to the proposed hazardous waste transfer facility.



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-37

- 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 LOCAL LAW from the Town of DeWitt Town Board at the request of Town of DeWitt 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 Town of DeWitt Town Code Chapter 192 Entitled "Zoning" to establish a new Section 192-64.6 entitled "James Street Two to Three-Family Residential Overlay District" and apply it to 31 parcels with underlying R-2 zoning along the north side of James Street; and
- WHEREAS, the proposed Overlay District is to be located along a portion of James Street between its intersection with Thompson Road (NYS Route 635) and the Village of East Syracuse; commercial uses occur along James Street to the west (Wegmans, retail, fueling station, machine shop) with the Overlay District and Village areas being primarily residential; and
- WHEREAS, per the proposed law, the purpose of the proposed overlay district is “to recognize the unique character of this Overlay District area which is located in the zoning district of the Town, delineated as a Residential-2 District, and to include Two-Family and Three-Family Dwellings, including their accessory uses”; goals of the overlay district include encouraging “residential development that will not impede the values and aesthetics of the surrounding properties”, “encourage uses which are intended to enhance the economic viability of the area”, to “improve and enhance the group of properties within this overlay district”, and “to allow for uses which are compatible with the surrounding area”; and
- WHEREAS, the Overlay District explicitly allows two- and three-family dwellings in addition to uses permitted in R-2; conversions of a single-family dwelling or other structures to a two- or three-family dwelling are subject to site plan review; and
- WHEREAS, per the Town Code, the R-2 district allows single-family dwellings by right and does not allow two- or three-family dwellings; the Residential-3 (R-3) zoning district allows two-family and multi-family dwellings with site plan review; and
- WHEREAS, nonconforming two-family dwellings within the overlay district as “of the date of this legislation shall be considered a conforming structure and use within the district”; and
- WHEREAS, **ADVISORY NOTE:** Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-38

- 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 DeWitt Town Board at the request of Town of DeWitt for the property located at Old Stonehouse 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 Old Stonehouse Road and Nottingham Road (both Route 6), both county highways, and Route 481, a state highway; and
- WHEREAS, the applicant is proposing a zone change on three parcels and a portion of a fourth from High Tech to Residential-O zoning, 17.5 acres in total; and
- WHEREAS, in 2016, the Board reviewed a site plan referral (Z-16-229) to allow for a multi-tenant sign plan and wayfinding signage at Drumlins Country club; the Board offered No Position with Comment, stating that signage must not obstruct sight distance and there must be no glare or spillover in the County right-of-way and the Board did not endorse Town approval of any signage that was not currently allowable under the town code; and
- WHEREAS, the site is located along the western town boundary with the City of Syracuse and the Town of Onondaga, with the country club structures located along one of three frontages on Nottingham Road, with residential properties surrounding; and
- WHEREAS, the parcels include existing structures along Nottingham Road, including: the southeastern portion of the Drumlin's property (071.-03-01.1) which is vacant and the parcel is 245.03 acres in its entirety, one of the parcels (071.-03-04.0) contains vacant wooded area and is 2.23 acres, another parcel (071.-02-09.5) contains a church and approximately 101-space parking lot on 4.65 acres, the final parcel (071.-02-09.6) contains a barn structure and housing structures on 2.98 acres; and
- WHEREAS, the applicant is proposing to modify the Official Zoning Map of the Town of Dewitt, which was adopted by Local Law No. 3 of 2008; the parcels, which are currently in the High Tech Zoning District, would be rezoned to Residential-O Zoning; all the rules and regulations codified in Article IV of the DeWitt Town Code entitled "Residential R-O Districts" shall apply to the re-zoned parcels; no site plans were included with this referral; and
- WHEREAS, the Town of Dewitt permits the following uses in R-O Zoning Districts: single-family dwellings, home occupation, residential accessory use, family day-care home, and group family day-care home; and
- WHEREAS, the site may contain the Indiana bat, Northern long-eared bat, March arrowgrass, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered plant/animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing



and no trees will be removed as part of the proposed zone changes; and  
WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archeological 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 Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025  
OCPB Case # Z-25-39

- 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 Stephen Hadley for the property located at 6706 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway, and the Onondaga County Department of Corrections, a county-owned facility; and
- WHEREAS, the applicant is proposing a site plan to remedy current code violations related to work done prior to site plan approval on an 11-acre parcel in a Business zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-20-265) to construct an 8,000 sf storage building with associated site improvements, advising the Onondaga County Health Department must formally accept or approve any existing or proposed septic system prior to municipal approval of the site plan; previously, the Board held No Position on site plan referral (Z-07-316) to establish and operate a landscaping design and service facility; and
- WHEREAS, the site is located at the intersection of East Seneca Turnpike (NYS Route 173) and Taylor Road, a local road, in an area of low density development that includes the Jamesville Quarry to the north and Onondaga County Department of Corrections to the west; the site abuts a cemetery to the east and residential lots to the south; and
- WHEREAS, the site is served by an existing asphalt driveway onto Taylor Road and appears to contain three businesses for landscape and snow services, construction, and personal training; per the As Built Site Plan dated 1/21/25 and aerial imagery from May 2024, the front of the site contains an existing building (Office and Exercise Rooms) with front and rear parking and a turf athletic field; south of the driveway is an additional parking lot for the Golf Simulator Building with Offices; per the As Built Site Plan, the existing parking contains 25 spaces, and two additional parking lots will be constructed south of the Golf Building providing 57 additional space, totaling 82 parking spaces on site; per the referral notice, the site plan referral is to address current code violations, noting a “whiskey bar, golf simulation area, and personal fitness gym” are operating on site without proper approval; the Site Plan also shows small buildings for an Art Studio, Storage, and Shop located south of the Golf Building; the rear area is served by an additional gravel driveway onto Taylor Road and a dumpster and outdoor storage area are along the southern site boundary; the Site Plan shows the eastern boundary of the site as “Exposed Bedrock” where other, older or undated plans indicate this area could be used for future parking and/or a “Practice Facility”; and

WHEREAS, the As-Built Site Plan also shows trees that have been planted along the Taylor Road and East Seneca Turnpike frontages and along the northern driveway and the existing “Natural Vegetation” to be retained along the eastern and western site boundaries; the existing monument sign with plantings is located in the northwest corner of the site, adjacent to the corner of East Seneca Turnpike and Taylor Road; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated 12/24/24, a “stormwater detention basin at lower end of site” will be utilized for stormwater discharge; the EAF does not detail how much of the 11-acre site has been or will be disturbed by the current action; the Site Plan shows a Stormwater Detention Pond at the rear of the site, between the outdoor storage and Exposed Bedrock areas;

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, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed;

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, per the referral notice, the site is served by an individual septic system and no changes to the current infrastructure are proposed; per the Onondaga County Department of Health, septic fields shown on the As-Built Site Plan, located in green spaces east of the Office Building and west of the Golf Simulation Building have been approved by the Department; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees have already been 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);

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025  
OCPB Case # Z-25-40

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 Salina Zoning Board of Appeals at the request of Salina Senior Apartments for the property located at 6719 Buckley 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 the NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant is proposing construction of a senior apartment facility on a 16.232-acre parcel in a Multi-Family Residential (R-4) zoning district; and

WHEREAS, the Board is concurrently reviewing an area variance referral (Z-25-41) for multiple area variances related to the proposed senior apartment facility; the Board previously held No Position on a Three-Mile Limit Review referral (Z-10-195) to split the current site from a 28.5-acre lot; and

WHEREAS, the site is a vacant wooded rectangular parcel in a residential area northwest of the intersection of NYS Routes 81 and 90 (Thruway); single-family residential extends north of the site and the Buckley Square Senior Apartments are adjacent to the southeast; the site abuts the NYS Thruway to the southwest;

ADVISORY NOTE: Per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; any proposed project must maintain delineation between NYSTA right -of-way and project site; site lighting shall not impact Thruway patrons; and no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted; and

WHEREAS, the applicant is proposing to construct a six-building senior apartment complex and clubhouse; per the Salina Senior Apartments Sketch – B Plan dated 1/9/25, the six buildings will each be 3-stories with 36 dwelling units each, totaling 202 units; the buildings will be arranged to have a central “faux courtyard” (mentioned in the local application, not depicted in the Sketch Plan) with an internal road around the proposed buildings; 404 parking spaces are proposed along the internal road and in between buildings; the internal road connects to Oakridge Terrace, a local road, to the west and the internal road from the adjacent senior apartments to the east; the Sketch Plan depicts a 25'-wide access easement on the adjacent internal drive; and

WHEREAS, the proposal seeks several area variances: to 36 units per building without a courtyard when the maximum per structure is 10 units unless a courtyard style building, to allow the buildings to be 48' high where 30' is the maximum allowed, and the dwellings to be 3,300 sf when at least 3,500 sf is required by Town Code; the applicant describes the buildings as being around a “faux courtyard”, as opposed to a courtyard, which is a requirement for an increase in allowable units; the referral materials do not describe or depict what a faux

courtyard would be at this site or any other amenities related to the project;  
and

WHEREAS, the Environmental Assessment Form (EAF) dated 1/24/25, incorrectly states that zero acres of the site will be disturbed by the proposed project; stormwater mitigation is not addressed in the EAF and is not shown on the Sketch Plan;

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, per the referral notice, a new connection to public drinking water is proposed to serve the senior complex;

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, per the referral notice, a new connection to the public sewers is proposed to serve the senior complex; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek 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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Buckley Road has public transit service and bus stops are located 1,500' from the site; there are no sidewalks along internal roads of the adjacent senior apartment facility or the adjacent residential neighborhood; the Sketch Plan shows minimal sidewalks between parking and buildings, but no sidewalks or crosswalks are depicted along internal roads; 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. A 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.

2. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. 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.
3. 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.
4. The applicant must show stormwater accommodations on the site plan and meet SPDES permitting requirements.
5. The applicant must show formal access to Oakridge Terrace at the western end of the site on the site plan prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontages and around the parking lots, installing sidewalks and crosswalks along internal roads, and more vegetative buffering for adjacent residential properties.
2. The Board encourages the applicant to define “faux courtyard” and create a design which depicts any outdoor amenities that may be constructed for this housing complex.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2025

OCPB Case # Z-25-41

- 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 Salina Zoning Board of Appeals at the request of Salina Senior Apartments for the property located at 6719 Buckley 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 NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant requesting area variances related to the proposed construction of a senior apartment facility on a 16.232-acre parcel in a Multi-Family Residential (R-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-40) for this proposed senior apartment facility; the Board previously held No Position on a Three-Mile Limit Review referral (Z-10-195) to split the current site from a 28.5-acre lot; and
- WHEREAS, the site is a vacant wooded rectangular parcel in a residential area northwest of the intersection of NYS Routes 81 and 90 (Thruway); single-family residential extends north of the site and the Buckley Square Senior Apartments are adjacent to the southeast; the site abuts the NYS Thruway to the southwest;  
ADVISORY NOTE: Per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; any proposed project must maintain delineation between NYSTA right -of-way and project site; site lighting shall not impact Thruway patrons; and no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted; and
- WHEREAS, the applicant is proposing to construct a six-building senior apartment complex and clubhouse; per the Salina Senior Apartments Sketch – B Plan dated 1/9/25, the six buildings will each be 3-stories with 36 dwelling units each, totaling 202 units; the buildings will be arranged to have a central “faux courtyard” (mentioned in the local application, not depicted in the Sketch Plan) with an internal road around the proposed buildings; 404 parking spaces are proposed along the internal road and in between buildings; the internal road connects to Oakridge Terrace, a local road, to the west and the internal road from the adjacent senior apartments to the east; the Sketch Plan depicts a 25'-wide access easement on the adjacent internal drive; and
- WHEREAS, the proposal seeks several area variances: to 36 units per building without a courtyard when the maximum per structure is 10 units unless a courtyard style building, to allow the buildings to be 48' high where 30' is the maximum allowed, and the dwellings to be 3,300 sf when at least 3,500 sf is required by Town Code; the applicant describes the buildings as being around a “faux courtyard”, as opposed to a courtyard, which is a requirement for an increase



in allowable units; the referral materials do not describe or depict what a faux courtyard would be at this site or any other amenities related to the project; and

WHEREAS, the Environmental Assessment Form (EAF) dated 1/24/25, incorrectly states that zero acres of the site will be disturbed by the proposed project; stormwater mitigation is not addressed in the EAF and is not shown on the Sketch Plan;

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, per the referral notice, a new connection to public drinking water is proposed to serve the senior complex;

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, per the referral notice, a new connection to the public sewers is proposed to serve the senior complex; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek 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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Buckley Road has public transit service and bus stops are located 1,500' from the site; there are no sidewalks along internal roads of the adjacent senior apartment facility or the adjacent residential neighborhood; the Sketch Plan shows minimal sidewalks between parking and buildings, but no sidewalks or crosswalks are depicted along internal roads; 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 has No Position regarding the proposed variances, but offers the following requirements for the project as a whole:

1. A 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.

2. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. 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.

3. 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.

4. The applicant must show stormwater accommodations on the site plan and meet SPDES permitting requirements.

5. The applicant must show formal access to Oakridge Terrace at the western end of the site on the site plan prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontages and around the parking lots, installing sidewalks and crosswalks along internal roads, and more vegetative buffering for adjacent residential properties.

2. The Board encourages the applicant to define “faux courtyard” and create a design which depicts any outdoor amenities that may be constructed for this housing complex.

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

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Troy Waffner, Director *TW*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 1/29/2025  
**RE:** Administrative Review – 2410 and 2426 South Avenue Subdivision  
**RECOMMENDATION:** No Position

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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 Onondaga County Department of Planning.

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>.

**CASE NUMBER:** S-25-3  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 1/16/2025  
**TYPE OF ACTION:** Preliminary Subdivision  
**APPLICANT:** City of Syracuse, Commissioner of Assessment  
**LOCATION:** 2410 and 2426 South Avenue  
**WITHIN 500' OF:** South Avenue (NYS Route 175) and the municipal boundary between the City of Syracuse and Town of Onondaga  
**TAX ID(s):** 074.-10-19.0, 074.-10-20.0

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

### Project Summary:

The City of Syracuse is seeking a lot line adjustment between two City-owned parcels near the southern boundary of the City. The site is a former bar/restaurant located in an extensive open space. The open space contains four parcels, three of which are owned by the City of Syracuse. Per the Former Garzone Living Trust Subdivision map dated 10/3/24, the proposal will adjust the boundary between the two parcels totaling 4.61 acres to create Lot A (1.626 acres) which will contain the existing building and have 301.39' frontage on South Avenue and vacant Lot B (2.984 acres) which will have 60.90' of frontage on South Avenue. Per the local application, the City "intends to request proposals for residential development of new Lot A". Future uses of proposed Lot B or the remaining City-owned rear parcel have not been detailed.

### Advisory Note(s):

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide a copy.

**Recommendation:** No Position

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Troy Waffner, Director *TW*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 1/29/2025  
**RE:** Administrative Review – Buena Vida Social Club Site Plan  
**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 Onondaga County Department of Planning.

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>.

**CASE NUMBER:** Z-25-27  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 1/22/2025  
**TYPE OF ACTION:** Site Plan  
**APPLICANT:** Councilor Rita Paniagua  
**LOCATION:** 220-228 South Geddes Street  
**WITHIN 500' OF:** Harbor Brook (county-owned drainage channel)  
**TAX ID(s):** 099.-03-06.0

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

### Project Summary:

The site is a vacant retail space in a strip mall located on South Geddes Street with frontage on West Marcellus Street. The area is characterized by a mix of commercial and residential uses along Geddes Street, surrounded by the neighborhoods of the West Side. The site is also located adjacent to the Public Service Leadership Academy at Fowler. The strip mall contains a Wilson Dental and a Dollar General.

The applicant is proposing to establish an adult day care facility in a former retail space. The site will contain amenities including a salon, arts and music room, gym, activity room, and presentation space. The site conversion will include adding offices, storage, restrooms, and a kitchenette. No exterior changes to the site are proposed.

### Advisory Notes:

1. 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. Additionally, 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. The Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>

2. Given the change in use, the applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614.

3. This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide a copy.

**Recommendation:** No Position

# ONONDAGA COUNTY DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Town of DeWitt Zoning Board of Appeals  
**FROM:** Troy Waffner, Director *TW*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 1/29/2025  
**RE:** Administrative Review – CF Smith Property Group Area Variance  
**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 Onondaga County Department of Planning.

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>.

**CASE NUMBER:** Z-25-31  
**REFERRING BOARD:** Town of DeWitt Zoning Board of Appeals  
**DATE RECEIVED:** 1/23/2025  
**TYPE OF ACTION:** Area Variance  
**APPLICANT:** CF Smith Property Group  
**LOCATION:** 6700 VIP Parkway  
**WITHIN 500' OF:** East Molloy Road (County Route 71)  
**TAX ID(s):** 015.-01-10.0  
**RELATED CASES:** Z-24-234

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

## Project Summary:

The site is a 0.87-acre parcel in an Industrial zoning district located in a commercial area south of the airport. Recently the Board held No Position on a site plan referral (Z-24-234) to construct a canopy, concrete pad, and forklift ramp along the northern side of the approximately 9,300 sf building. The site has frontage on East Molloy Road along with frontage and shared driveway access to VIP Parkway.

The applicant is requesting two area variances: to allow a dumpster to be located in the front yard where Town Code requires it to be inside or at the rear of the parcel, and to allow a 35' front yard setback from VIP Parkway where 50' is required by Town Code. Per the Overall Site Plan dated 1/16/25, the building currently meets the 50' required setback from East Molloy Road and VIP Parkway, but the applicant is proposing to install a dumpster enclosure near the northeast corner of the building, adjacent to the recently proposed forklift ramp and canopy and the existing driveway to VIP Parkway. The Site Plan and renderings show the dumpster will be contained in an enclosure with conifers screening the enclosure

from view. Per aerial imagery, the site already has trees planted in the southeast corner of the lot, adjacent to East Molloy Road and VIP Parkway.

**Recommendation:** No Position