



Onondaga County Planning Board

February 09, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Danielle Salisbury
Robin Coon

GUESTS PRESENT

Gus Wilson
Whitney Hughes
Andrew Younger
Brandon Robuck

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 09, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from January 19, 2022 were submitted for approval. Marty Masterpole made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

Megan Costa updated the Board members on progress made with database updates, municipal exemption agreements and going paperless in the near future.

Allison Bodine reviewed the Rules of Procedure & Referral Policy, highlighting the new Administrative Review section and other changes. David Skeval made a motion to adopt the new Rules of Procedure & Referral Policy. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-22-5	TLysPB	Modification	Z-22-16	TManPB	Approval
Z-22-17	TManPB	Approval	Z-22-18	CSyrZA	No Position
Z-22-19	TSpaTB	Modification	Z-22-20	TSpaTB	Modification
Z-22-21	VMarPB	No Position With Comment	Z-22-23	TClaPB	Modification
Z-22-24	CSyrZA	No Position	Z-22-25	CSyrPB	No Position
Z-22-26	CSyrPB	Approval	Z-22-27	TClaPB	Modification
Z-22-28	TElbZBA	Modification	Z-22-29	TDewPB	Modification
Z-22-30	TDewPB	Modification	Z-22-31	TClaPB	Modification



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # S-22-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Lysander Planning Board at the request of David Voorhees for the property located at Gates Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Lysander and the Town of Van Buren, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 15.46-acre parcel into two new lots, Lot 2 (2.9 acres) and Remaining Lands (12.7 acres), in an Agricultural zoning district; and
- WHEREAS, the Board previously recommended modification of a final subdivision referral (S-14-9) and area variance (Z-14-86) to subdivide a 3.2 acre parcel from the 18.8 acre parcel to construct a single-family residence; according to aerial imagery dated May 2021, that subdivision was approved and the house has been constructed; and
- WHEREAS, per aerial imagery dated May 2021, surrounding properties include wooded land and farmed parcels; the property abuts the Seneca River; the parcel has frontage on Gates Road, a local road, and appears to contain a gravel drive with access onto Gates Road through the northern section of the parcel leading to a house on an adjacent parcel; the rest of the parcel is forested land which according to the Environmental Assessment Form dated September 5, 2014, is abandoned agricultural land; and
- WHEREAS, per the local application, the property is owned by several brothers; in 2014 one brother requested the subdivision (S-14-9) to have the sole title of 3.2 acres of the original 18.8 acres to build his house on; the single-family residence was built on the landlocked subdivided parcel with frontage on the Seneca River, and a driveway and underground electric easement exists from Gates Road to the house; the remainder of the land, 15.6 acres, is still co-owned by the brothers; and
- WHEREAS, per the referral materials, a second brother is requesting another subdivision of the now 15.6 acre land co-owned by the brothers to construct a single-family house; the current subdivision proposal is for a 2.9 acre landlocked lot to be created in the southern portion of the parcel, adjacent to the lot from the first subdivision, with frontage along the Seneca River; the remaining 12.7 acre parcel will remain in the names of the applicant's brothers and there are no plans for the current use (abandoned agricultural) to change at this time; and
- WHEREAS, the Voorhees Property- Amended plan dated January 3, 2022, shows an approximately 40-foot wide proposed easement for a driveway and underground electric line from Gates Road to the proposed parcel for driveway

and utility access; a letter from the 2014 subdivision referral (S-14-9) notes there is an existing farm lane on the property that would be used as the driveway; most of the farm lane would be included in a proposed driveway easement the applicant would enter into with his brothers; electric service would be underground, probably trenched in adjacent to the farm lane and be included in the proposed easement agreement; and

WHEREAS, the existing wooded lot does not have public water and lies outside the Onondaga County Sanitary District; the referral states that the applicant plans to install a septic system and drill a new well; no locations are indicated in the subdivision plan at this time;

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to subdivision filing; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 20% of the proposed 2.9 acre lot along the river is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; per the Environmental Assessment Form (EAF) dated September 15th, 2014 which was submitted with the 2014 project and resubmitted with this referral, the applicant notes that any structures would be constructed outside of floodplains and floodways; GIS mapping shows that the eastern portion of the proposed subdivided property is also encumbered by a FEMA floodway;

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

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3; the site does not contain active farmland, but surrounding lands appear to contain active farmland; no Agricultural Data Statement was included with the referral;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); GIS mapping shows a portion of the parcel may contain state wetlands and/or the 100-foot state wetland buffer; the Voorhees Property- Amended plan also shows a 100' state wetland boundary occurring on a portion of Lot 1, which is not a subject of this subdivision; the 2014 EAF states that wetland delineation information is in attachment 9, however it was not included in the current referral submission; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; 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; per the 2014 EAF, the applicant states that tree clearing will only take place between Oct 1 and March 31 to avoid bat impacts; and

WHEREAS, the site is within or near the New York State Barge Canal which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the 2014 EAF cites “see attachments 6, 7 & 8 for archaeology reports and correspondence”, however those attachments were not included in the current referral submission; and

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

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

An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to endorsement of the subdivision plan.

The Board also offers the following comments:

1. The Town is encouraged to require the applicant to re-confirm prior submittal information regarding potential buildout of the entire property and environmental impacts, so as to effectively coordinate and protect access and infrastructure.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The Town is encouraged to ensure appropriate access and utility easements are in place for all current and future lots and to include easement information on filed maps.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-16

- 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 Manlius Planning Board at the request of Abundant Solar Power, Inc. for the property located at 5701 Bowman 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 North Burdick Street (Route 94), a county highway, and the Erie Canal State Park; and
- WHEREAS, the applicant is proposing construction of a 4.35 MW AC solar array on 17.5-acres of a 60 acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-22-17) as part of the proposed project; the Board has reviewed similar referrals for similar sized or larger solar arrays in the Restricted Agricultural zoning district in Manlius (Z-21-198, Z-21-165, Z-21-105); and
- WHEREAS, the site is a Town-owned, covered and closed landfill with frontage on North Burdick Street, a county road, and Bowman Road, a local road; nearby uses include a cemetery and residential dwellings to the north and east including Erie Village, and undeveloped forested land to the west; the site abuts the Old Erie Canal State Park to the South including a parking area just beyond the southeast corner of the site; and
- WHEREAS, aerial imagery dated May 2021 shows the entire parcel is approximately 60 acres and appears that half of the parcel is cleared land with existing gas vents and the remaining land is mostly forested; there is existing access to Bowman Road via a paved driveway with a gate; the Proposed Solar Layout plan dated October 2021 shows existing monitoring wells on the property; and
- WHEREAS, per the submitted Cover Letter and the Proposed Solar Layout, the proposed project is to build and operate a 4.35 MW ac solar array on approximately 20 acres of the parcel using the space that is currently cleared; Abundant Solar Power has leased the project area from the Town of Manlius, including the existing access driveway that connects to Bowman Road; the power generated is to be fed into the local distribution grid infrastructure and power local homes and businesses; no access is proposed onto North Burdick Street; and
- WHEREAS, the submitted site map in Exhibit E dated August 10, 2020 indicates the solar system will include approximately 13,548 bifacial modules, new electrical equipment and accessories on four equipment pads throughout the site, including two in the center of the facility; the Proposed Solar Layout (Figure 1) dated October 2021 shows the solar arrays will be surrounded by a proposed 7' tall ballast fence; the existing 12' gated access road will remain without improvements to serve the area; there will be underground and above ground electric lines; the arrays will connect to the existing utility lines on Bowman Road; existing groundcover shall be maintained /replaced in between solar

panels to maintain the landfill capping system integrity; and

WHEREAS, the entire proposed project area is surrounded by existing forested property, with the exception of the access which provides natural screening; and

WHEREAS, the Proposed Solar Layout shows the boundary of two NYS and federal wetland areas and a 100-foot buffer surrounding the north, east, and west boundaries of the project area; Exhibit F provides a wetland delineation completed by Barton & Loguidice on November 5, 2020; the proposed project area respects the 100' boundary of the delineated wetlands on the property, with the exception of four utility poles; the applicant has provided a permit from the NYS Department of Environmental Conservation (DEC) to allow for the installation of four utility poles within the adjacent area of regulated NYS Class 2 Freshwater wetland; and

WHEREAS, the referral materials include Decommissioning Plans for the project, which includes removal plans for the site; and

WHEREAS, the site is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area; there are no existing or proposed drinking water or wastewater services for this site; and

WHEREAS, the site may contain the Northern Long-eared Bat and 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); the applicant has provided a letter from the USDOJ Fish and Wildlife Service that states there are no critical habitats within the project area under the office's jurisdiction; the applicant has provided a letter from the NYS DEC that states there will be no effect and a taking is not likely for these species in the project area; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the applicant has provided a letter from the NYS Office of Parks, Recreation, and Historic Preservation stating that "no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project"; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the adaptive reuse of the former landfill to accommodate renewable energy facilities in the Town of Manlius.

The Board offers the following comment:

The Town should encourage the retention of existing tree cover to aid in stormwater management and buffering of the parcel from the adjacent residential uses.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Abundant Solar Power, Inc. for the property located at 5701 Bowman Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Burdick Street (Route 94), a county highway, and the Erie Canal State Park; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 6.0 MW DC / 4.35 MW AC solar array on a 17.5-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-16) as part of the proposed project; the Board has reviewed similar referrals for similar sized or larger solar arrays in the Restricted Agricultural zoning district in Manlius (Z-21-198, Z-21-165, Z-21-105); and
- WHEREAS, the site is a Town-owned, covered and closed landfill with frontage on North Burdick Street, a county road, and Bowman Road, a local road; nearby uses include a cemetery and residential dwellings to the north and east including Erie Village, and undeveloped forested land to the west; the site abuts the Old Erie Canal State Park to the South including a parking area just beyond the southeast corner of the site; and
- WHEREAS, aerial imagery dated May 2021 shows the entire parcel is approximately 60 acres and appears that half of the parcel is cleared land with existing gas vents and the remaining land is mostly forested; there is existing access to Bowman Road via a paved driveway with a gate; the Proposed Solar Layout plan dated October 2021 shows existing monitoring wells on the property; and
- WHEREAS, per the submitted Cover Letter and the Proposed Solar Layout, the proposed project is to build and operate a 4.35 MW ac solar array on approximately 20 acres of the parcel using the space that is currently cleared; Abundant Solar Power has leased the project area from the Town of Manlius, including the existing access driveway that connects to Bowman Road; the power generated is to be fed into the local distribution grid infrastructure and power local homes and businesses; no access is proposed onto North Burdick Street; and
- WHEREAS, the submitted site map in Exhibit E dated August 10, 2020 indicates the solar system will include approximately 13,548 bifacial modules, new electrical equipment and accessories on four equipment pads throughout the site, including two in the center of the facility; the Proposed Solar Layout (Figure 1) dated October 2021 shows the solar arrays will be surrounded by a proposed 7' tall ballast fence; the existing 12' gated access road will remain without improvements to serve the area; there will be underground and above ground

electric lines; the arrays will connect to the existing utility lines on Bowman Road; existing groundcover shall be maintained /replaced in between solar panels to maintain the landfill capping system integrity; and

WHEREAS, the entire proposed project area is surrounded by existing forested property, with the exception of the access which provides natural screening; and

WHEREAS, the Proposed Solar Layout shows the boundary of two NYS and federal wetland areas and a 100-foot buffer surrounding the north, east, and west boundaries of the project area; Exhibit F provides a wetland delineation completed by Barton & Loguidice on November 5, 2020; the proposed project area respects the 100' boundary of the delineated wetlands on the property, with the exception of four utility poles; the applicant has provided a permit from the NYS Department of Environmental Conservation (DEC) to allow for the installation of four utility poles within the adjacent area of regulated NYS Class 2 Freshwater wetland; and

WHEREAS, the referral materials include Decommissioning Plans for the project, which includes removal plans for the site; and

WHEREAS, the site is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area; there are no existing or proposed drinking water or wastewater services for this site; and

WHEREAS, the site may contain the Northern Long-eared Bat and 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); the applicant has provided a letter from the USDOJ Fish and Wildlife Service that states there are no critical habitats within the project area under the office's jurisdiction; the applicant has provided a letter from the NYS DEC that states there will be no effect and a taking is not likely for these species in the project area; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the applicant has provided a letter from the NYS Office of Parks, Recreation, and Historic Preservation stating that "no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project"; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the adaptive reuse of the former landfill to accommodate renewable energy facilities in the Town of Manlius.

The Board offers the following comment:

The Town should encourage the retention of existing tree cover to aid in stormwater management and buffering of the parcel from the adjacent residential uses.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of LeMoyne College for the property located at 1201-1499 Salt Springs 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 and the site is located within 500 feet of the municipal boundary between the Town of Dewitt and the City of Syracuse; and
- WHEREAS, the applicant is requesting a sign waiver to install a new monument sign for LeMoyne College on a 5.94-acre parcel in a Residential, Class A (RA) zoning district; and
- WHEREAS, the Board has reviewed a number of case referrals (Z-21-119, Z-21-120, Z-21-300) for recent improvements to the Le Moyne College campus; and
- WHEREAS, the site is part of Le Moyne College campus on the eastern side of the City; other surrounding land uses include various residential properties; the site has frontage on Salt Springs Road, a city street; and
- WHEREAS, aerial imagery dated May 2021 shows the parcel is a long strip of land running parallel to Salt Springs Road which includes college access roads and parking lots leading to nearby academic buildings; and
- WHEREAS, per the local application, the entry from Salt Springs Road serves as the primary gateway to Le Moyne College campus; the applicant is proposing to remove an existing wooden sign and install a larger, externally-illuminated monument sign along Salt Springs Road; the sign would promote the entrance as the “front door” to campus with a memorable sign constructed of brick to match the aesthetics of nearby buildings with brushed aluminum lettering; the sign will display “Le Moyne College” and the college seal; sign area in the RA District is limited to 15 square feet and the college is requesting a waiver to exceed the limit and build a curved wall of 211.7 square feet to hold the sign; the height of the proposed wall is approximately 5’1” and the letters for the sign are 2’ tall; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no new connections are proposed at this time; 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 Site Plan/Sign Location Plan 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
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 David Skeval and seconded by Marty Masterpole. The votes
were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole -
yes; David Skeval - yes; Jim Stelter - yes.**



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Spafford Town Board at the request of Community Power Group, LLC for the property located at Route 174; 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 Rose Hill Road (Route 174), a state highway, Eibert Road (Route 131), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 7 MW solar array on a 32.43-acre portion of a 102.35-acre parcel in a Residential Agricultural (R-A) zoning district; and
- WHEREAS, the board is concurrently reviewing a special permit referral (Z-22-20) as part of the proposed project; and
- WHEREAS, the site is located in a rural area with surrounding agricultural uses; the site and surrounding parcels are located in NYS Agricultural District 2 and appear to contain active farmland; per the submitted Agricultural Data Statement, 50 acres of the project parcel are currently being farmed; and
- WHEREAS, aerial imagery shows the site has frontage with no access on Eibert Road, a county road, and frontage with access on Rose Hill Road, or NYS Route 174; access is via a long gravel drive in the northeastern corner of the property that leads to existing farm structures; Willow Brook runs north-south through the northern portion of the parcel and an unnamed creek runs north-south through the southwest corner of the parcel; and
- WHEREAS, the submitted Site Plan dated June 30, 2021, shows two proposed community solar facilities with a total of 18,692 panels on land currently cleared for farming; a 5MWac Community Solar Facility, with a maximum height of 8' with a fenced area of 21.78 acres and a 7' tall game fence is proposed for the northern portion of the parcel below the existing access road; a 2MWac Community Solar Facility, with a maximum height of 8' with a fenced area of 10.56 acres and a 7' tall game fence is proposed just south of the 5MW facility; each proposed facility will have a 20' by 20' transformer pad and 20' wide paved access road onto Route 174 with a security gate; the applicant has submitted email evidence of primary contact with the NYSDOT about Route 174 access; and
- WHEREAS, the application includes a visual analysis, glare study, and a Decommissioning Plan; the submitted Landscape Siting Plan shows landscape borders will be planted along the right-of-way on Route 174 in front of the solar facilities; after construction, the sites will be reseeded with native pollinator-friendly vegetation; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), up to 30 acres will

be disturbed by the proposed project; the project will create less than one acre of impervious surface and pollinator friendly ground cover will be used to direct the stormwater to be absorbed into the groundwater; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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

WHEREAS, a portion of the site is within the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and an individual septic system; no new connections are proposed for the project; and

WHEREAS, per the EAF mapper, the property has two unnamed protected streams (896-6 and 895-121), classes AA and C respectively; per the Site Plan the project area does not interfere with either stream; the application shows that the NYS DEC was consulted and no permit is necessary if no work is proposed within 50' of the stream; per the local application, GeoEnvironmental, Inc (GZA) performed a wetland delineation on June, 25, 2021; results indicated there are federally designated wetlands on-site, however construction is not anticipated to involve any disturbance to the wetlands;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

WHEREAS, the local application includes letters from the US Department of the Interior Fish and Wildlife Service and the NYS Department of Environmental Conservation stating that there are no threatened, endangered, or candidate species or significant natural communities on the project site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the application includes a letter from the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) stating that the project will have no adverse impact on historic resources; and

WHEREAS, the proposed solar panels would occur on over 30 acres of actively farmed, cultivated land, part of a large farm operation; the vast majority (90%+) of the project area, and parcel, contains agricultural soils categorized as prime and statewide important soil types; the local application includes a letter from NYS Agriculture and Markets stating that the project would not have an unreasonably adverse impact on the continuing viability of farm enterprises within the district or State environmental plans, policies and objectives; per the project summary, it is the intention of the landowner to use the land outside of the fenced solar area to farm it to the maximum extent possible; 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:

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

E-mail Address: countyplanning@ongov.net

1. The applicant must continue to coordinate Route 174 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. As the project is located within the Skaneateles Lake Watershed, the municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
3. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering early on in the process to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed solar array project.

The Board also offers the following comment:

The Town and applicant are encouraged to consider revisions to the site plan as proposed to further minimize disruption to existing and future farmland and important farm soils. In particular, solar projects on farmland should avoid productive farmland and lands containing extensive prime/statewide important soil types, and avoid configurations that fragment farm fields or access thereto. Construction activities are encouraged to avoid soil erosion and compaction, relocation of topsoil offsite, or footings requiring extensive land disturbance. Fencing should allow for small animal movements to occur, and planting and grazing is encouraged under/between panels.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Town Board at the request of Community Power Group, LLC for the property located at Route 174; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Rose Hill Road (Route 174), a state highway, Eibert Road (Route 131), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 7 MW solar array on a 32.43-acre portion of a 102.35-acre parcel in a Residential Agricultural (R-A) zoning district; and
- WHEREAS, the board is concurrently reviewing a site plan referral (Z-22-19) as part of the proposed project; and
- WHEREAS, the site is located in a rural area with surrounding agricultural uses; the site and surrounding parcels are located in NYS Agricultural District 2 and appear to contain active farmland; per the submitted Agricultural Data Statement, 50 acres of the project parcel are currently being farmed; and
- WHEREAS, aerial imagery shows the site has frontage with no access on Eibert Road, a county road, and frontage with access on Rose Hill Road, or NYS Route 174; access is via a long gravel drive in the northeastern corner of the property that leads to existing farm structures; Willow Brook runs north-south through the northern portion of the parcel and an unnamed creek runs north-south through the southwest corner of the parcel; and
- WHEREAS, the submitted Site Plan dated June 30, 2021, shows two proposed community solar facilities with a total of 18,692 panels on land currently cleared for farming; a 5MWac Community Solar Facility, with a maximum height of 8' with a fenced area of 21.78 acres and a 7' tall game fence is proposed for the northern portion of the parcel below the existing access road; a 2MWac Community Solar Facility, with a maximum height of 8' with a fenced area of 10.56 acres and a 7' tall game fence is proposed just south of the 5MW facility; each proposed facility will have a 20' by 20' transformer pad and 20' wide paved access road onto Route 174 with a security gate; the applicant has submitted email evidence of primary contact with the NYSDOT about Route 174 access; and
- WHEREAS, the application includes a visual analysis, glare study, and a Decommissioning Plan; the submitted Landscape Siting Plan shows landscape borders will be planted along the right-of-way on Route 174 in front of the solar facilities; after construction, the sites will be reseeded with native pollinator-friendly vegetation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), up to 30 acres will be disturbed by the proposed project; the project will create less than one acre of impervious surface and pollinator friendly ground cover will be used to direct the stormwater to be absorbed into the groundwater; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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

WHEREAS, per the submitted Environmental Assessment Form (EAF), up to 30 acres will be disturbed by the proposed project; the project will create less than one acre of impervious surface and pollinator friendly ground cover will be used to direct the stormwater to be absorbed into the groundwater; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and an individual septic system; no new connections are proposed for the project; and

WHEREAS, per the EAF mapper, the property has two unnamed protected streams (896-6 and 895-121), classes AA and C respectively; per the Site Plan the project area does not interfere with either stream; the application shows that the NYS DEC was consulted and no permit is necessary if no work is proposed within 50' of the stream; per the local application, GeoEnvironmental, Inc (GZA) performed a wetland delineation on June, 25, 2021; results indicated there are federally designated wetlands on-site, however construction is not anticipated to involve any disturbance to the wetlands;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

WHEREAS, the local application includes letters from the US Department of the Interior Fish and Wildlife Service and the NYS Department of Environmental Conservation stating that there are no threatened, endangered, or candidate species or significant natural communities on the project site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the application includes a letter from the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) stating that the project will have no adverse impact on historic resources; and

WHEREAS, the proposed solar panels would occur on over 30 acres of actively farmed, cultivated land, part of a large farm operation; the vast majority (90%+) of the project area, and parcel, contains agricultural soils categorized as prime and statewide important soil types; the local application includes a letter from NYS Agriculture and Markets stating that the project would not have an

unreasonably adverse impact on the continuing viability of farm enterprises within the district or State environmental plans, policies and objectives; per the project summary, it is the intention of the landowner to use the land outside of the fenced solar area to farm it to the maximum extent possible; 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 Route 174 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. As the project is located within the Skaneateles Lake Watershed, the municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
3. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering early on in the process to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed solar array project.

The Board also offers the following comment:

The Town and applicant are encouraged to consider revisions to the site plan as proposed to further minimize disruption to existing and future farmland and important farm soils. In particular, solar projects on farmland should avoid productive farmland and lands containing extensive prime/statewide important soil types, and avoid configurations that fragment farm fields or access thereto. Construction activities are encouraged to avoid soil erosion and compaction, relocation of topsoil offsite, or footings requiring extensive land disturbance. Fencing should allow for small animal movements to occur, and planting and grazing is encouraged under/between panels.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-21

- 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 PROJECT SITE REVIEW from the Village of Marcellus Planning Board at the request of Christopher Community, LLC for the property located at 8 Paul Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Street (Route 174), a state highway; and
- WHEREAS, the applicant is proposing to demolish existing structures and construct a 60-unit senior living facility, with associated amenities, on a 6.32-acre parcel in an RC-Multi Family Residential zoning district; and
- WHEREAS, in 2014, the Board offered no position with comment for a zone change referral (Z-14-274) to change the zoning from Residential Class C-Multiple Family (RC) to Planned Development (PD) in order to convert a former lumber yard into a residential development on the subject parcel, which was not constructed at the time; and
- WHEREAS, aerial imagery dated May 2021 shows the site is located in a residential area with the property abutting the Nine Mile Creek; Upper Crown Landing Apartments and the Marcellus Free Library are southeast of the property; and
- WHEREAS, per the Site Preparation Plan dated January 12, 2022, the site contains several existing buildings from its former use as a lumber yard and one two-story house; there is paved access onto Paul Street, a local street, and paved areas surrounding the buildings; the buildings and the paved area take up roughly half of the lot on the west side; a concrete block wall exists behind the building and wraps around the west side of the building following the property line, ending approximately with the paved parking area; an existing NYS E&G easement is marked on the plan with note that it will be removed per the owner prior to construction; the east side of the lot that abuts the Nine Mile Creek appears to be forested and undeveloped; and
- WHEREAS, per the local application, the existing asphalt, buildings, and remaining infrastructure will be removed with the exception of the concrete block wall that wraps around the back and west side of the property; per the Grading, Drainage and Utilities plan dated January 12, 2022, Tefft Meadows Apartments, a two story 60-unit apartment building with a storage shed and associated parking for 90 spaces and driveway entrance, is proposed on the same area of the lot as the previous use; a concrete sidewalk is proposed along the perimeter of the entire apartment building, connecting to the entrances of the building and connecting the apartment building to Paul Street; a concrete retaining wall is proposed to be constructed on the property behind the building; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated December 15, 2021,

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approximately 4.5 acres of the site will be disturbed by the proposed project; the referral materials include a Stormwater Pollution Prevention Plan (SWPPP) which states that the proposed development will result in an overall decrease in impervious surface cover by 29%; the Layout and Planting Plan shows a planned bioretention area between the parking lot and the creek to assist with stormwater runoff;

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

WHEREAS, the site is located outside the Onondaga County Sanitary District; the referral notes the site will be served by public water and Village sewer using existing service connections; the Grading, Drainage and Utilities plan notes the need to coordinate with the Onondaga County Water Authority (OCWA) to install the proposed water lateral and to install a hydrant; and

WHEREAS, the site is located near Nine Mile Creek, a class C stream; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that portions of this parcel are in a Special Flood Hazard Area (SFHA); per the application, no development is proposed in the floodplain or floodway;

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

WHEREAS, aerial imagery from May 2021 with GIS mapping information shows that the site may contain federal wetlands in areas outside the proposed development; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the site is located near the Tefft-Steadman House and the Marcellus Historical Society, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site is located adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); Appendix L of the SWPPP includes an archeological assessment of the area which recommends cultural resource clearance for the site, as no significant cultural materials or features were found; and

WHEREAS, the referral notice indicates the Village of Marcellus Planning Board is acting as Lead Agency pursuant to SEQR and includes letters of no objection from the New York State Homes & Community Renewal (HCR), Onondaga County Water Authority, and the Town of Marcellus; and

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

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

Given the proximity to community assets such as the Marcellus Free Library and the Nine Mile Creek, the applicant is encouraged to consider connections between the property and these assets, potentially collaborating with Upper Crown Landing Apartments.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of VIP Structures, Inc. for the property located at southeast corner of Morgan Road and Wetzel 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 Morgan Road (Route 46) and Wetzel Road (Route 252), both county highways; and
- WHEREAS, the applicant is proposing construction of a 21,000 sf commercial building with associated amenities on an 11.886-acre parcel in an Industrial 1 (I-1) zoning district; and
- WHEREAS, in 2021, the Board offered no position with comment for an area variance referral (Z-21-353) to enable development of a future project to be sited outside of the delineated wetland area, which was granted; and
- WHEREAS, the vacant site is located in the Woodard Industrial Park at the intersection of Morgan Road and Wetzel Road; the site is east across Morgan Road from a school campus including Liverpool High School, Morgan Road and Wetzel Road Elementary Schools, and the Liverpool Ninth Grade Annex; aerial imagery dated May 2021 shows the site is covered by trees and overgrown vegetation; and
- WHEREAS, the submitted Master Plan dated January 19, 2022, includes a proposed single-story building (25' high) of 21,000 sf and a large asphalt parking area for 220 trucks and trailers and 64 passenger vehicle parking spaces to be conducted in three phases; the submitted Master Plan is an expanded version of a Conceptual Site Plan submitted with the prior area variance referral (Z-21-353); the new proposed plan includes the removal of woods and wetlands to accommodate the proposed building and truck parking lots; and
- WHEREAS, there are two proposed driveways, one with access to Morgan Road and one with access to Wetzel Road;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Wetzel Road and Morgan Road must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated January 18, 2022, approximately 8.5 acres of the site will be disturbed by the proposed project, creating 6.6 acres of impervious surface on the 11.88 acre property and removing approximately 0.5 acres of wetland; referral materials include a Stormwater Pollution Prevention Plan (SWPPP) dated January 20, 2022; according to the Master Plan, the applicant is proposing stormwater features including an infiltration basin, a dry swale, and underground stormwater chambers along the front and side yard areas;

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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 NYS DEC EAF mapping tool, the property has an unnamed protected Class C stream (899-10) and contains a federal wetland; a letter from a representative for the applicant to the Town, dated November 19, 2021 submitted with referral Z-21-353, indicates the wetland boundary was delineated by GZA and has been reviewed by the US Army Corps of Engineers (USACE); per the USACE, the wetland is likely jurisdictional and will be regulated; per the Environmental Assessment Form (EAF) dated January 18, 2022, approximately 0.5 acres of wetlands will be excavated, filled, and paved; the Master Plan notes that a wetland permit will be required in phase three for the eastern third of the proposed project, however based on the current delineation of the phases, it appears wetland disturbance will also occur in phase one, which will also require a wetland permit;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the EAF, a new connection to public drinking water and a new individual on-site septic system with a 1,000 gallon minimum holding tank is proposed to serve the building;

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

WHEREAS, per the EAF, the site will have outdoor lighting directed away from adjacent roadways and new trees will be planted to provide screening; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state and federal government as an endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and according to the referral, significant wooded areas on site will be removed;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if

the site contains a threatened or endangered species and/or associated habitat, and the

project requires review under the State Environmental Quality Review Act (SEQRA), a

request for a project screening should be submitted to the New York Natural Heritage

Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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 is required to coordinate with the Onondaga County Department of Transportation for Morgan Road and Wetzel Road access plans. As part of the Department's review of the project, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies. Additional stormwater runoff into the county's right-of-way is prohibited, and no direct connection into the county stormwater system will be permitted. The applicant must also complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study. The applicant must also submit a lighting plan for review. No glare or spillover onto adjacent properties or the county right-of-way will be permitted. 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 Board also offers the following comments:

1. Given that the site is within the developing Woodard Industrial Park, the Town is encouraged to consider their long range plans for development in this area and consider the overall benefits of a municipal sewer main extension to service this project. The subject proposal should respond to this planning with provision of public sewer accommodations as necessary.
2. The Town Planning Board, acting as the board of jurisdiction for this application, should conduct a review of the full build plans for this project to ensure a complete understanding of the proposed use and phasing and permitting of development, and to ensure that the environmental impacts are minimized to the extent practicable.
3. The Onondaga County Department of Transportation requests that the municipality and applicant contact the Department regarding the dedication of additional right-of-way to equal 40 feet from the centerline of Morgan Road and Wetzel for highway purposes. Note, the potential need of additional lands for highway purposes may impact the site plan as shown.
4. The Town and applicant are encouraged to further explore ways to reduce impacts to wetlands. The applicant is encouraged to 1) retain as much as existing tree cover as possible to provide vegetative buffering to the wetlands, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement, planting islands, bio retention islands) wherever possible to reduce stormwater and protect stormwater quality.
5. The applicant is encouraged to reflect the full extent of delineated wetlands and/or disturbance of wetlands along with DEC approved mitigation in approved site plans.

6. Given that the site may contain the federally and state endangered Indiana Bat or its associated habitat, the applicant is encourage to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize impact to the species.

7. Given the large expanses of proposed parking on site, the applicant is encouraged to include additional screening of the parking lot from the road beyond what is proposed in the Master Plan. Any parking areas deemed “in reserve” should remain vegetated and undisturbed until development is necessary.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-24

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of 300 Washington Street, LLC for the property located at 300 East Washington 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 the State Office Building, a state-owned parcel and building, the Erie Canal Museum, the Onondaga County Sheriff's office and the Syracuse City Court, all county-owned facilities, and the Carnegie Library building, a county-owned property; and
- WHEREAS, the applicant is proposing to modify approved façade alterations to allow for a proposed craft beer pub (Now and Later) in the former NYNEX building on a 1.3-acre parcel in a Central Business District Office and Service (CBD-OS) zoning district; and
- WHEREAS, in 2016, the Board offered no position for a project site review referral (Z-16-107) to renovate an existing vacant ten-story office building for mixed use purposes; and
- WHEREAS, per aerial photography dated May 2021, the site occupies two thirds of the block between East Washington Street, South State Street, Montgomery Street, and East Fayette Street, all local streets, near a number of historic and public buildings; and
- WHEREAS, per the city application, the project includes adding the local business Now and Later to one of the commercial spaces on the first floor; renovations include adding an overhead door on the State street side of the building, adding partitions to divide space and associated plumbing and electric with the new use; and
- WHEREAS, the site is served by public water and sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no new connections are proposed; 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; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, C734148, C734111, B00003, V00502) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain Peregrine Falcon which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and

WHEREAS, the site is located near the Engine House #1, Allen Weaving Co, New York Telephone Building, Montgomery Street, Columbus Circle Historic District, Hanover Square Historic District, Central New York Telephone and Telegraph Building, Syracuse City Hall, St. Paul's Cathedral and Parish House, Weighlock Building, The Courier Building, S Salina St Downtown HD (Boundry Expansion), Hanover Square Historic District (2014 Expansion, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Dish Wireless, LLC for the property located at 1207-1211 Almond 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 Interstate Route 81, a state highway, and SUNY Upstate Medical University; and
- WHEREAS, the applicant is proposing installation of a roof-top antenna array on a 3.78-acre parcel in a Residential, Class B zoning district; and
- WHEREAS, the Board previously offered no position on five separate referrals for roof-top antenna work on the subject building (Z-13-18, Z-13-265, Z-14-125, Z-17-175, Z-20-310); and
- WHEREAS, the site is located in the City's University Hill neighborhood on the east side of I-81; aerial imagery dated May 2021 shows the site has frontage on Almond Street, a city street, and contains an existing apartment building, Toomey Abbott Towers, and associated parking; and
- WHEREAS, per the local referral, DISH network proposes to co-locate on the rooftop with existing antennas; the installation will be comprised of nine panel antenna, eighteen RRHs and associated equipment; and
- WHEREAS, the submitted Building Elevation plan shows all existing and proposed components of the antenna facility to be located on the roof of the existing building; per the local application, the maximum antenna height above the roof line will be up to 18', similar to existing antenna heights; and
- WHEREAS, the submitted project is served by public drinking water and public sewer and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734140, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located near the Syracuse University-Comstock Tract Buildings which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; 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.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Middle Ages Brewery for the property located at 112-116 Wilkinson Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North West Street, a state arterial; and
- WHEREAS, the applicant is requesting a special permit to expand an existing restaurant on a 2.139-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the Board previously offered no position with comment on a special permit referral (Z-16-285) to renovate an existing warehouse space to create a new tasting room for an existing brewery (Middle Ages); and
- WHEREAS, aerial imagery from May 2021 shows an L-shaped parcel occupying the majority of the block between Park Avenue to the north, Plum Street to the east, Wilkinson Street to the south, and Barker Avenue to the west, all local streets; surrounding uses include a park and commercial uses and the Park Ave neighborhood; and
- WHEREAS, per the site plan, the site contains a two-story stucco building at the corner of Barker Avenue and Park Avenue (D & D Motor Systems), a one-story brick building at the corner of Park Avenue and Plum Street (vacant), a large two-story brick and metal building at the corner of Barker Avenue and Wilkinson Street with a partially attached two-story brick building fronting Wilkinson Street (Middle Ages Brewery); a paved parking lot fronting Park Avenue and Plum Street with an existing chain linked fence; gravel parking on Barker street in front of the Middle Ages building and paved and gravel parking along Wilkinson Street in front of existing buildings; concrete sidewalks along most of the parcel frontages, including along both sides of the Middle Ages building; and
- WHEREAS, per the referral material, the proposed project includes an expansion of the Middle Ages Brewery current tasting room to occupy the vacant contiguous space above the tasting room; the proposed project will include minor exterior renovations to repoint the masonry façade, new historic replicated windows, new roof and other improvements to make the premise more attractive and visually appealing; four new 14' tall LED light fixtures and poles will be stationed in the parking lot; the existing chain link gate with frontage on Plum Street will be removed; certain existing parking spaces will be re-striped with 9'x18' minimum stalls; existing parking areas along Barker Avenue and Wilkinson Street in the front of the current Middle Ages Brewery building and the proposed extension will be removed and turned into new grass areas; a new 5' wide concrete walk will connect the sidewalk to the proposed addition;

and

WHEREAS, the site is served by public water and sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; the project proposes no change to the water and wastewater services;

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; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs 734060, V00588, C734089) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, per the local referral, the property is listed on the NYS and National Registry of Historic Properties; the development team will use historic tax credits via NYS State Historic Preservation Office and National Parks Service; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the proposed project expansion into an existing building as well as site enhancements including adding green space and improving parking lot lighting.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Pack Rat Storage for the property located at 4717 Wetzel 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 Wetzel Road (Route 252) and Henry Clay Boulevard (Route 121), both county highways; and
- WHEREAS, the applicant is proposing construction and operation of a self-storage facility with nine proposed building and associated amenities on a 6.24-acre parcel in an Industrial-1 (I-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for an area variance referral (Z-21- 128) to reduce the front yard setback from 200 feet to 115 feet as part of the proposed project and for another area variance referral (Z-21- 295) to reduce the front yard perimeter landscape from 100 feet to 85 feet and increase the height of a fence from 2 ½ feet to 7 feet; the variances were granted on 5/10/21 and 10/11/21 respectively; and
- WHEREAS, the triangular-shaped parcel is bounded by Wetzel Road, Henry Clay Boulevard and part of its right-of-way, and a CSX rail line; surrounding parcels include industrial land uses and a utility substation to the west, and a town park and residential lots to the east; and
- WHEREAS, aerial imagery dated May 2021 shows the parcel is split into two portions by Henry Clay Boulevard; the northern portion of the site appears to contain an asphalt parking area that serves the park; the southern portion is vacant and wooded; and
- WHEREAS, the submitted Proposed Features plan dated January 19, 2022, shows 9 self-storage buildings of varying lengths and widths surrounded by pavement with 23' wide drive aisles between them; 39 lights are proposed on the storage buildings and the plan notes that all light fixtures will be mounted with a 0-degree tilt; an approved landscape strip runs parallel to Henry Clay Boulevard; proposed underground electrical service runs from the corner of Henry Clay Boulevard and Wetzel Road to the site; and
- WHEREAS, the parcel has frontage on both Wetzel Road and Henry Clay Boulevard; a 24' wide driveway onto Wetzel Road is proposed and no access is proposed onto Henry Clay Boulevard; the self-storage facility will be enclosed by a 7' proposed chain link fence with gated access at the driveway;
ADVISORY NOTE: any proposed driveways onto Wetzel Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated January 19, 2022, 5.62

acres of the site will be disturbed by the proposed project; the applicant submitted a Drainage Report and a Stormwater Pollution Prevention Plan with the referral materials; per the EAF, stormwater will be managed by a series of catch basins that will direct water from the asphalt to a bio retention pond along Henry Clay Boulevard, which will lead to a detention pond and eventually exit the north end of the site;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated January 19, 2022, a new connection to public drinking water is proposed to serve the site; the Proposed Features plan shows a proposed water connection from a public water main on Wetzel Road to one of the storage buildings; the Proposed Features Plan notes no sanitary service proposed and no onsite wastewater facilities are shown on the plan; the site is located in the Oak Orchard 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/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the Proposed Features plan shows a proposed freestanding sign within the property lines near the proposed gate;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance and signage is not permitted in the county right-of-way; and

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

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 must contact the Onondaga County Department of Transportation regarding access plans for the proposed driveway onto Wetzel Road. The Department requests that a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted

to the Department for approval and any appropriate mitigation as may be determined by the Department be completed prior to municipal approval of the project.

2. Any project that connects to public water must also have a wastewater connection. The applicant must revise the submitted plan accordingly to either reflect the addition of wastewater accommodations, or remove drinking water service to the site. For any new public sewerage on site, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system.

The Board also offers the following comments:

1. The Board encourages the applicant to retain as much tree cover as is practical and provide additional landscaping along both road frontages to improve the aesthetics of the site, aid in stormwater management, and screen drive aisles and parking areas.

2. The Board encourages the Town and applicant to consider the subdivision and donation or sale of the connected parking lot that serves Clay Central Park to the Town of Clay.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-28

- 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 AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Jill Bilodeau for the property located at 6909 Stevens 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 Stevens Road (Route 165), a county highway, and Cross Lake, a state-owned park; and
- WHEREAS, the applicant is requesting an area variance to construct a 26' X 28' attached garage with a 36' front yard setback where 75' is required on a 0.28-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, aerial imagery dating May 2021 shows the parcel is near Cross Lake; areas surrounding the parcel include primarily residential uses; the parcel has frontage on Stevens Road, a county road; and
- WHEREAS, the site currently contains a 1 ¾ story house with attached one stall garage and back deck, as well as a shed; both the house and shed have a separate driveway onto Stevens Road, concrete and gravel respectively; and
- WHEREAS, per the referral, the proposed project is for an addition to the existing garage to construct a 26' by 28' two bay garage with two offices upstairs; current zoning mandates a 75' front yard setback and the project is requesting an area variance of 39' for the garage to be placed with a 36' front yard setback; per the submitted survey, the existing house is set back 36.09' from the front of the parcel; the existing garage and proposed garage both appear to be less than 36' from the front yard parcel line; and
- WHEREAS, the applicant provided a hand drawn rendering of the proposed addition and a hand altered survey; no elevations were provided; and
- WHEREAS, the local application indicates the proposed uses for the addition are a garage and two offices; it is unclear whether additional driveway access is proposed onto Stevens Road, a county road, though additional driveway seems to be required for the proposed use;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Stevens Road must meet Department requirements; and
- WHEREAS, Onondaga County Department of Transportation records indicate that the road width of Stevens Road as indicated on the survey is inaccurate, which may impact the nature of the variance; and
- WHEREAS, two offices are proposed as part of the garage addition; it is unclear in the referral materials whether the offices would be home offices or commercial office space; per the local zoning code, home occupations limited to only service businesses are allowed, subject to special permit and other

requirements; it is unclear whether parking is required or provided for proposed office space; and

WHEREAS, per aerial imagery, submitted plans, and the local application, site quickly slopes down toward Cross Lake at the rear of the house, as well as in the location of the proposed garage, and is largely encumbered by a Floodplain; the owner cites this grade change as the reason for the variance request; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; the site plan shows there would be 6' between the end of the proposed garage and the existing well; it is unclear where the septic system is located; no new connections are proposed; and

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

WHEREAS, the site may contain the following natural communities: Floodplain Forest; the site may contain the bald eagle and/or lake sturgeon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Stevens Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

The Board provides the following additional comments:

1.The Town is encouraged to require additional information regarding proposed use of office space (as a home office or as commercial office space), driveway access, and proximity to onsite infrastructure as part of the local review.

2.The Town is encouraged to confirm the location of existing and proposed structures and extent of the setback and variances proposed, as the setback appears to be less than the house, which is 36' from the front of the parcel. The Town and applicant should also confirm the right-of-way of Stevens Road

with the Onondaga County Department of Transportation prior to municipal approval.

3.The proposal contains an unauthorized site survey. The applicant should provide an alternative survey with appropriate parameters for the proposal.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-29

- 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 DeWitt Planning Board at the request of Kwik Fill for the property located at 6254 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 635), a state highway, and Exeter Street (Route 181), a county highway; and
- WHEREAS, the applicant is proposing to relocate and replace an underground tank and replace pump islands to an existing Kwik Fill gas station on a 0.965-acre parcel in an Industrial zoning district; and
- WHEREAS, aerial imagery dated May 2021 shows that surrounding land uses include commercial and residential uses and the site has frontage on Thompson Road; South Branch Ley Creek abuts the property to the east; and
- WHEREAS, per the Existing Site Plan, dated August 19, 2021, there is a gas station that includes one building and a concrete pad with two fuel pump islands housing four pumps (8 nozzles) in between the building and Thompson Road; a concrete pad with metal lids is just north of the building that provides access to the underground tank; behind the building along the eastern side of the property along the creek are trees; a chain link fence runs along the back of the property and meets up with the tree/brush line; and
- WHEREAS, the site has two existing unrestricted driveways, each 70-80 feet wide onto Thompson Road, a state owned road; per the aerial imagery, a paved asphalt parking lot surrounds the building with delineated parking spaces on the north side of the building; a mowed lawn area exists on the south side of the property in between the gas station and the next parcel;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Thompson Road must meet Department requirements; and
- WHEREAS, per aerial imagery, sidewalks currently exist at the curbline and extend through the existing driveway entrances; new sidewalks have been installed just south of the site, which have been set back from the curb to allow for a bigger planting strip along the roadway; no existing or proposed landscaping is shown to occur at the front of the site; and
- WHEREAS, per the local referral, the proposed project is a tank top upgrade; the applicant proposes removing the existing 12,000 gallon tank, dispensers, and underground petroleum equipment on the north side of the property and back fill the tank pits to grade and restore the blacktop; a new tank pit is proposed for the south side of the property that would hold two tanks, a 10,000 gallon tank and a 15,000 gallon tank with new associated underground equipment; a new 24' x 50' island is proposed in the same location as the original pump

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island with a different pump configuration, and will include a canopy, new dispensers, four pumps, and concrete pads; delineated parking spaces will remain in the same location with upgraded ADA compliant parking and building access; an automatic tank gage monitoring console will be installed in the building; and

WHEREAS, per the referral notice, the site is served by public drinking water and public sewers; the submitted project is located within the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes are proposed for this project; 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 January 10, 2022, 0.4825 acres of the site will be disturbed by the proposed project; per the EAF, the applicant will continue to use the sites' existing stormwater catch basins and curbing to convey the water off site; per the Proposed Site Plan, there is a proposed 4" storm outlet that collects stormwater from the island pump area and connects it to an existing catch basin; this connection includes a proposed waterline crossing of the water main that runs parallel to Thompson Road;

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

WHEREAS, GIS mapping shows that the eastern portion of the parcel beyond the fence line is encumbered by FEMA floodplains and floodways; current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 25% of the site is located within the 100-year and/or 500-year floodplain, which may require elevation of structures and other mitigation;

ADVISORY NOTE: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; no construction within the floodway is proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734064, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the property has an unnamed protected stream (895-15), which is a class C stream (per EAF Mapper); the site contains Ley Creek and tributaries which is listed as a water-quality impaired waterbody (per EAF Mapper);

ADVISORY NOTE: Streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program. The municipality is advised to ensure all necessary permits and approvals are obtained from the DEC prior to municipal approval; and

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

The applicant is required to coordinate Thompson Road access plans with the

New York State Department of Transportation, including a required reduction in driveway widths. Any work within the State right-of-way, including the proposed stormwater connection, will require a Highway Work Permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board provides the additional following comments:

- 1.The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways.
- 2.The Board encourages the inclusion of additional greenspace and front yard landscaping on site to improve aesthetics, aid in stormwater management, and to better delineate driveway access. The Town and applicant are also encouraged to consider relocation of sidewalks to include a buffer planting strip along the road, as part of the current project or as part of any future sidewalk repair.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-30

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Altmont Program, William Balfe for the property located at 6590 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 13), a county highway, and Route 298 and Route 90 (NYS Thruway), both state highways; and
- WHEREAS, the applicant is proposing to modify a previous plan to convert an existing hotel into a veteran housing complex on a 1.3-acre parcel in an Industrial zoning district; and
- WHEREAS, the board previously offered no position with comment for a site plan referral (Z-22-12) to convert an existing hotel into a veteran housing complex; the site plan was modified and is now before the board again; and
- WHEREAS, the site is located between Carrier Circle and the NYS Thruway in a band of industrial and commercial land uses, including a significant number of hotels; the site abuts property owned by the NYS Thruway that includes truck parking and part of the Thruway ramp system;
ADVISORY NOTE: per the NYS Thruway Authority (NYSTA), all noise mitigation shall be the sole responsibility of the owner, site lighting shall not impact Thruway patrons, and any proposed project must maintain delineation between NYSTA right -of-way and project site; and
- WHEREAS, the submitted survey map dated November 5, 2021 shows the site has frontage on Thompson Road and contains two existing two-story buildings, formerly the Magnuson Hotel; the site is otherwise covered by asphalt parking that is contiguous with an adjacent parcel that contains a restaurant; the survey map shows "Area "A" (Easement) per Agreement" on the subject site and "Area "B" (Improvements) per Agreement"; and per the survey map, the site has an existing driveway onto Thompson Road and additional access to Thompson Road through the adjacent parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Thompson Road must meet Department requirements; and
- WHEREAS, the submitted plan dated December 27, 2021 shows minimal site modifications, including new trees and shrubs at the front of the site, with several plantings encroaching in the county right-of-way; the submitted Environmental Assessment Form (EAF) dated December 28, 2021 notes the hotel has a total of 72 rooms, which will be utilized for veteran housing along with several offices, lounge areas, a residential manager suite, and a dining facility; per the local application, the project will be funded through the US Department of Veterans Affairs' Homeless Providers Grant and Per Diem (GPD)

Program;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no trees or shrubs will be allowed in the county right-of-way; and

WHEREAS, the most recent submittal material includes a letter dated January 13, 2022, explaining the changes that are proposed since the project was last reviewed; per the submitted plan dated January 26, 2022, the original front row of parking spaces is now proposed as a pedestrian access to adjoining property lines and additional greenspace; the nine parking spaces along the south side of the property parallel to the driveway are now proposed as greenspace and eight of the parking spaces between the two buildings are also now proposed as greenspace; and

WHEREAS, per the EAF, stormwater runoff is conveyed via existing swales to the NYS Thruway storm sewer system; and

WHEREAS, the site is served by public drinking water and sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the plan shows a proposed 4" PVC water line for sprinkler service to extend the water main from the front building to the rear one; a proposed 1,000 gallon grease trap and connection to the sewer service are also shown adjacent to the rear building;

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

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

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

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

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

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.

The Board also offers the following comment:

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # Z-22-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Baldwinsville Hwy 31, LLC / Caliber Collision for the property located at 3593 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, and Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is proposing to establish an auto body shop in an existing building on two parcels totaling 3.8 acres in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, in 2006, the Board offered no position for a preliminary subdivision referral (S-06-34) to combine two parcels into one new lot, creating the subject parcel; at the time, the Board also reviewed zone change (Z-06-73) and special permit (Z-06-72) referrals for an auto dealership on the site and zone change (Z-06-70), special permit (Z-06-71), area variance (Z-06-72), and preliminary subdivision (S-06-38) referrals for an adjacent parcel; the Board recently recommended modification of a special permit referral (Z-21-373) to establish an auto body shop on the site; and
- WHEREAS, the site is located near the major regional intersection of NYS Route 31 and Oswego Road, known as Moyers Corners; surrounding land uses are primarily commercial; and
- WHEREAS, the submitted Existing Conditions Survey dated December 6, 2021 shows the primary parcel has frontage and an existing sidewalk on Route 31 and contains a one-story vacant building, formerly an auto dealership; almost the entirety of the site is otherwise covered by broken asphalt and the site has two existing driveways onto Route 31; there is an existing easement for ingress and egress along the western lot line that occurs at a traffic signal on Route 31;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, the rear parcel, under common ownership, has frontage on Oswego Road, a county highway; the parcel is primarily vacant with the exception of a paved lot that abuts the primary parcel in the southeast corner; a telephone switch box with an electric meter with an easement is on the western property line with easement access from Oswego Road; a drainage easement to the Town of Clay starts from Oswego Road and follows the southern property line to the rear of the primary parcel; the rear parcel can only currently be accessed through the primary parcel, there is no existing access to Oswego Road; and
- WHEREAS, per the local application, the proposed use, Caliber Collision, will establish an auto body shop, offices, lobby, and break room in the existing building; 37

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parking spaces are proposed on the parcel with the building including along the front of the property below the southern driveway parallel to Route 31, along the western side of the property line and encroaching into the easement for ingress and egress, and behind the building; additional on-site parking is proposed in the second parcel as a rectangle lot at the southern border of the parcel that avoids the Town of Clay drainage easement, includes 72 parking spaces, and connects to the parking lot on the primary parcel; existing pavement is to be restored for all parking spaces; a 6' chain link fence is proposed to surround the back three quarters of the building and surrounding space along with 99 of the 109 total parking spaces; two vehicle gates for the fence are proposed on the east and west side of the building; and

WHEREAS, the submitted Elevation drawings show two proposed wall-mounted signs on the front and east faces of the building; exterior renovations will include new doors, a ramp into the building, metal coping, and façade in places; existing façade, to remain, will be patched as necessary and painted; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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 the plans it appears that no trees will be removed as part of the proposed project; 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 the plans it appears that no trees will be removed as part of the proposed project; and

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveways on Route 31 and submit a site plan for review. The applicant must also coordinate any right-of-way plans with the Department, which may be subject to a work permit. The applicant must also submit a lighting plan to the New York State Department of Transportation for review. No glare or spillover onto adjacent properties or the state right-of-way will be permitted. 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:

1. The Town is advised to consider access management strategies for this area, which may include relocating site access to the existing easement to allow for shared access to the site and neighboring parcels at a traffic signal and facilitate any future development of rear lands.

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 reducing the amount of impermeable surfaces on-site and incorporating landscaping along the road frontage and within the parking lots.

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

Onondaga County Planning Board

Rules of Procedure & Referral Policy

Adopted: February 9, 2022

The Onondaga County Planning Board, hereinafter called the “Board”, is established and vested with the powers and duties set forth in the Onondaga County Charter and Administrative Code. The Board shall be governed by the provisions of all applicable statutes, the Onondaga County Charter and Administrative Code, local laws, ordinances, and these rules.

Article I. Membership

Membership of the Board shall consist of seven (7) voting members: five (5) members appointed by the County Executive and confirmed by the Legislature; and two (2) ex officio members – Commissioner of the Department of Transportation and the County Comptroller.

Section 1.01 Terms

Appointed Board members shall be limited to two (2) consecutive terms. Each term shall consist of three (3) years.

Section 1.02 Required Training

All Board members are required to receive four (4) hours of training each year in accordance with New York State General Municipal Law §239-c. The Director of the Syracuse-Onondaga County Planning Agency, hereinafter called “SOCPA”, shall establish a list of eligible training and is authorized to approve such unlisted training programs determined to be of equivalent value in his/her sole discretion, subject to County Executive approval.

Article II. Officers & Duties

The executive officers of the Board shall be the Chair and Vice-Chair. The Director of SOCPA shall serve as Secretary to the Board, without vote.

Section 2.01 Chair

The Board shall elect annually at the Organizational Meeting its Chair, who shall preside at all meetings and hearings of the Board, decide on all points of order or procedure, appoint all committees and shall be the Board’s spokesperson.

Section 2.02 Vice-Chair

At each Organizational Meeting, the Board will elect a Vice-Chair who shall serve in the absence of the Chair and in such other capacity as the Chair may delegate.

Section 2.03 Secretary

The Secretary shall be responsible for keeping all records, conducting all correspondence and supervising the clerical work of the Board, consistent with best practices and applicable New York State and County laws, rules, regulations and policies. The Secretary shall prepare the agenda for each meeting, and serve notice of all hearings and public meetings.

Article III. Meetings

All Board meetings shall be open to the public and subject to the provisions of New York State Open Meetings Law (Public Officers Law, Article 7).

Section 3.01 Regular Meetings

The Board shall establish an annual schedule of regular Board meetings.

Whenever there is no pertinent business to be considered at a regular Board meeting or if it becomes apparent that a quorum will not occur, the Secretary at the direction of the Chair may cancel or reschedule such meeting and shall provide each Board member as much prior notice thereof as possible.

Section 3.02 Special Meetings

Special meetings may be called by the Chair, or by the Secretary upon request of at least two (2) Board members, and on at least three (3) days' notice given to each Board member.

Section 3.03 Organizational Meeting

An annual Organizational Meeting shall be held at the first regular meeting of each calendar year with additional business to include election of officers, a review of the Rules of Procedure, and confirmation of any delegations.

Section 3.04 Quorum

No action shall be taken by the Board in the absence of a quorum. A quorum shall consist of a majority of the voting members of the Board, i.e. a minimum of four (4) members.

Section 3.05 Voting

All voting matters before the Board shall be decided in the affirmative or negative by a majority vote of the full Board, i.e. a minimum of four (4) members. Board members shall not vote on any matter for which they are not thoroughly acquainted with the facts and evidence thereof, or on any matter in which they may have a financial or other conflict of interest. Board members shall leave the meeting for any items requiring their recusal.

Article IV. Statutory Responsibilities

Section 4.01 Land Use Decision Reviews

In accordance with New York State General Municipal Law Article 12-B, the Board, or Director of SOCPA to the extent so delegated herein, shall review City, Town and Village applications for land use decisions within Onondaga County, excepting those actions identified in an exemption agreement between the County and a referring body.

(a) Administrative Review

The Board finds certain actions subject to referral under New York State General Municipal Law §§239-m and n to be routine in nature with minimal and well understood inter-community and/or county-wide concerns, and delegates review of said actions to the Director of SOCPA. Notification of such determination shall be provided to the referring body.

(i) Actions

The following actions are hereby delegated to administrative review:

- Area variances
- Subdivisions, involving:
 - A combination of lots;
 - lot line adjustments;
 - creation of up to 5 lots; or
 - creation of any number of lots, where each resulting lot is 10 acres or more.
- Site plans and special permits, involving:
 - Co-location of telecommunication equipment and accessories on existing towers and structures;
 - Façade, interior or exterior building modifications, including building-mounted signage or lighting;
 - A change of tenant in an existing commercial building;
 - Residential accessory structures;
 - Residential accessory uses, including but not limited to dwelling units and home occupations; or
 - Signs
- Zoning amendments, involving:
 - administration and fees
 - moratoriums, and extensions thereto
 - interpretations of language

(ii) Concurrent Actions

Any action subject to administrative review that is directly related to, and received concurrently or contemporaneously with, another referral requiring Board review shall also be subject to Board review.

(iii) Requirements

Administrative reviews shall be performed in accordance with all applicable requirements of New York State General Municipal Law §§239-l, m, and n.

A schedule of all administrative review decisions shall be provided to the Board. At any time, the Director of SOCPA may refer an administrative decision to the Board for their consideration. If the Director of SOCPA finds it necessary to recommend disapproval of an administrative review action, it shall be referred to the Board for a final recommendation.

(iv) Exemption Agreements

Actions identified in an exemption agreement between the County and a referring body authorized by the Onondaga County Legislature per Resolution No. 182 of 1993 shall

be delegated to administrative review in the event a referring body has not executed such an exemption agreement with Onondaga County.

(b) Board Review

All other actions subject to referral under New York State General Municipal Law §§239-m and n shall be reviewed by the Board.

(c) State Environmental Quality Review Act (SEQR)

The Board hereby declares that it is not an “Involved Agency” as defined under the New York State Environmental Quality Review Act (SEQR) when making recommendations to a referring body pursuant to New York State General Municipal Law Article 12-B.

(d) Full Statement

It is important that the Board becomes knowledgeable of facts and evidence before it renders a decision on a referral. For this reason, the thirty (30) day statutory review period shall not commence until the Secretary of the Board has received a full statement regarding the referral from the applicable referring body. A full statement shall include the “full statement of such proposed action” as defined in New York State General Municipal Law §239-m(1)(c) and a ‘Referral Notice’ form completed by an official representing the referring body.

In the event that the Board fails to act on a referral within the statutory review period, or such longer period as may be agreed upon by the Board and referring body, the referring body may take final action on the proposed action without a Board report. However, any Board report received after the thirty (30) day statutory review period, or such longer period as may have been agreed upon, but two (2) or more days prior to final action by the referring body, shall be considered as having been received within said statutory period, as such may have been extended by mutual agreement.

Section 4.02 Comprehensive Plan

Per the Onondaga County Charter and Administrative Code and as provided in New York State General Municipal Law §239-c, the Director of SOCPA shall prepare, maintain, and periodically update a county comprehensive plan. The Board will utilize the comprehensive plan and other county planning products such as the Capital Improvement Plan as the principle, but not sole, basis for review of submittals for assessment of inter-community and county-wide impacts.

Section 4.03 Right-of-Way Designations

The Board shall administer Local Law No. 5 – 1972 of Onondaga County.

Section 4.04 Capital Budget Review

The Board shall annually review the proposed capital budget, the Capital Improvement Plan.

Article V. Amendments

These rules may be amended by an affirmative vote of the Board, such vote consistent with Article III, Section 3.05. A copy of any proposed amendment shall be provided to each Board member at least three (3) days prior to the Board meeting at which such vote is to be taken.

Article VI. Enactment

These rules were reviewed and adopted by unanimous vote at their meeting of February 9, 2022.