



Onondaga County Planning Board

February 14, 2024

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
335 MONTGOMERY STREET, 1st Floor
SYRACUSE, NEW YORK

J.Ryan McMahon, II
COUNTY EXECUTIVE

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
Don Radke
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

John O'Brien
Michael Lehmann

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 14, 2024.

III. MINUTES & OTHER BUSINESS

Minutes from January 24, 2024 were submitted for approval. David Skeval made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-24-2	TDewPB	<i>Modification</i>	S-24-4	TCicPB	<i>No Position With Comment</i>
Z-24-16	TDewPB	<i>Modification</i>	Z-24-17	VLivVB	<i>No Position</i>
Z-24-18	VLivVB	<i>No Position</i>	Z-24-19	CSyrPB	<i>No Position With Comment</i>
Z-24-22	TClaTB	<i>No Position</i>	Z-24-23	TClaTB	<i>Modification</i>
Z-24-24	TClaTB	<i>Modification</i>	Z-24-25	TFabTB	<i>Modification</i>
Z-24-26	TDewPB	<i>No Position</i>	Z-24-27	TSkaPB	<i>Modification</i>
Z-24-28	TCicPB	<i>Modification</i>	Z-24-29	TDewPB	<i>Modification</i>
Z-24-30	TDewPB	<i>Modification</i>	Z-24-31	CSyrPB	<i>No Position</i>
Z-24-32	TCicPB	<i>Modification</i>	Z-24-33	TDewPB	<i>Modification</i>
Z-24-34	TCicPB	<i>Modification</i>	Z-24-35	TSalZBA	<i>Modification</i>
Z-24-36	TGedTB	<i>Modification</i>	Z-24-37	TCicTB	<i>No Position</i>
Z-24-38	TClaTB	<i>No Position With Comment</i>			

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 14, 2024
OCPB Case # S-24-2

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of DeWitt Landing, LLC for the property located at 6457 Fly 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 Fly Road (Route 77), a county highway; and
- WHEREAS, the applicant is proposing to combine 4 properties into one new 22.77-acre parcel in a Hi-Tech zoning district in order to facilitate the construction of a manufacturing and office facility; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-16) to construct a manufacturing facility with associated parking lots and loading docks; and
- WHEREAS, the site is in an area of Fly Road, a county route, near Interstate 481, characterized by industrial and commercial businesses; the former New Venture Gear campus and a FedEx facility are to the north, INFICON, a Byrne Dairy facility, and Upstate Medical offices are to the east, Bishop Grimes School to the south, and single-family residential are to the west; small commercial buildings are adjacent, across Hammersmith Drive; and
- WHEREAS, the site is comprised of one large parcel split by Hammersmith Drive, a local road, and three smaller parcels containing single-family homes (to be demolished); the vacant site has approximately 900' of frontage along Fly Road and frontage along the loop of Hammersmith Drive and Sunny Square Drive; and
- WHEREAS, per the Final Plan DeWitt Landing dated 11/27/23, the proposed subdivision will combine four parcels to create new Lot No. 1000, totaling 22.776 acres; and
- WHEREAS, per the Layout Plan dated 11/21/23, the applicant is proposing to construct a 214,000 sf building along the new lot's Fly Road frontage, with two parking lots located along the north and south side of the building with a total of 423 parking spaces; loading docks are to be constructed along the western side of the building; the site will have three curb cuts onto Hammersmith Drive; the manufacturing plant will be for TTM Technologies which manufactures "technology solutions including mission systems, radio frequency components and RF microwave/microelectronic assemblies and quick-turn and technologically advance printed circuit boards" (per website); and
- WHEREAS, the Topographic Survey dated 11/13/2020 show a 130'-wide drainage easement along the site's western boundary, a 30'-wide drainage easement along the site's northern boundary between the northwestern corner and Hammersmith Drive, and 20'-wide drainage easements extending from Sunny Square Drive and Fly Road, circulating around the three residential parcels,

and connecting to the western drainage easement via a 30'-wide drainage easement running west through the middle of the site under the proposed construction area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/21/23, 10 acres of the site will be disturbed by the proposed project and stormwater will be collected and conveyed to an "existing management area within the development"; the Layout Plan shows a stormwater basin located between the building and Hammersmith Drive and a stormwater basin along the site's western boundary with connection to a proposed drainage swale along the northern and eastern site boundaries labeled "Proposed Drainage Swale to Bypass Site"; the "bypass swale" appears to connect an existing culvert located near the intersection of Fly Road and West Benedict Road to the stormwater basin along the western site boundary; 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; ADVISORY NOTE: Any project that will create stormwater discharges associated with industrial activity 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 Environmental Assessment Form (EAF) dated 1/22/24, a new connection to public drinking water is proposed to serve the new complex which is expected to require 200,000 gallons of water per day; and

WHEREAS, per the EAF, a new connection to public sewers is proposed; 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 proposed building is expected to generate 200,000 gallons of liquid waste a day; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Fly Road has public transit service and bus stops are located adjacent to the site; per aerial imagery from May 2021, Fly Road has bicycle lanes on both sides, but no sidewalks; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734068) 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);
the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered

animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; 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 continue to coordinate Fly Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS), including a gap analysis at AM/PM peak hours, for full build out to meet Department requirements. The TIS must include traffic generation data from concurrently proposed large-scale projects along Fly Road (TTM Industries, ONX1, and Upstate Medical University Pathology). The applicant is required to first contact the Department to determine the scope of the study. 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.

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

The Board offers the following comments:

This portion of Fly Road has seen a significant increase in new employers and employees in recent years (Inficon, Byrne Dairy, New Venture Gear site), and is currently seeing multiple new large scale proposals (TTM Industries, Upstate Pathology, ONX1) which could bring several hundred additional employees to the area. With this increased density of workers, the Town is encouraged to coordinate with existing employers, new applicants, and CENTRO on any opportunities to increase transit usage access and ease of access along this corridor. Potential improvements include provision of more hospitable bus shelters, benches, and/or concrete pads by employers along Fly Road, provision of pedestrian access between buildings and bus stop locations, and a pedestrian pathway system adjacent to the Fly Road right-of-way.

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as an internal sidewalk network connecting the building with parking lots and CENTRO bus stops.

The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, planting islands, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent properties to further reduce stormwater runoff and improve stormwater quality.

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 14, 2024

OCPB Case # S-24-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Cicero Planning Board at the request of Mike Cesta for the property located at Daedalus 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 South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, Lot 1002 (9.94 acres), in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-34) to construct a 11,200 sf building on the combined lot; and
- WHEREAS, the Board previously offered No Position with Comment on a subdivision splitting the subject parcels, advising the applicant to coordinate with Onondaga County Department of Transportation (OCDOT) early in the development process and encouraging the applicant and municipality to consider the environmental constraints of the site when considering future development; and
- WHEREAS, the vacant, forested parcel is located along Daedalus Road, a local cul-de-sac, just east of South Bay Road, a county road; the site is northwest of Geersbeck Island, which is part of the Cicero Swamp Wildlife Management Area; aerial imagery shows the site abuts several other vacant, forested lots to the south; other surrounding land uses along Daedalus Road include a paving company, offices, and a sign company; and
- WHEREAS, the site is primarily wooded with some cleared areas near the site's frontage on Daedalus Road; aerial imagery from May 2021 shows two access points to Daedalus Road and an approximately 270 sf structure on the western parcel near the road; and
- WHEREAS, per the Galaxy Subdivision map dated 10/26/23, the applicant is proposing to combine Lots 2A and 2B, into on 9.94-acre lot; the applicant is proposing to construct a 224'x50' building along the site's eastern boundary, accessed via a 22'-wide asphalt driveway; a large gravel area is proposed for the northern half of the site with a note that asphalt will be installed in the future; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/14/23, 2.7 acres of the site will be disturbed by the proposed project; the referral materials do not include information regarding onsite stormwater management;
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 subdivision map shows federal and NYS wetlands occurring across the southern half of the site along with the NYS wetland 100' buffer, noting these boundaries are from US Army Corps of Engineers and NYS Department of Environmental Conservation maps; the proposed building and gravel area appear to occur outside of the NYS wetlands and 100' buffer; GIS mapping also shows federal wetland crossing proposed developed portion of site; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any future development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the referral, a new connection to public drinking water is proposed; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral, a new connection to public sewers is proposed; the submitted project is located within the Oak Orchard Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site is adjacent to lands enrolled in NYS Agricultural District 3, which do not appear to contain active farmland; and

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

The Board has No Position regarding the proposed subdivision. The following comment is regarding any future development of the site:

The proposed development appears to encroach on mapped federal wetlands. The municipality must ensure the delineated wetlands and/or the 100-foot state wetland buffer have been confirmed by the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers and any mitigation as may be determined is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 14, 2024

OCPB Case # Z-24-16

- 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 DeWitt Planning Board at the request of DeWitt Landing, LLC for the property located at 6457 Fly Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of site plans and the site is located within 500 feet of Fly Road (Route 77), a county highway; and
- WHEREAS, the applicant is proposing the construction of a 150,000 sf manufacturing and office facility with associated loading docks and parking lots on 4 parcels totaling 22.77 acres in a High Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-2) to combine the four parcels comprising the site into one new lot; and
- WHEREAS, the site is in an area of Fly Road, a county route, near Interstate 481, characterized by industrial and commercial businesses; the former New Venture Gear campus and a FedEx facility are to the north, INFICON, a Byrne Dairy facility, and Upstate Medical offices are to the east, Bishop Grimes School to the south, and single-family residential are to the west; small commercial buildings are adjacent, across Hammersmith Drive; and
- WHEREAS, the site is comprised of one large parcel split by Hammersmith Drive, a local road, and three smaller parcels containing single-family homes (to be demolished); the vacant site has approximately 900' of frontage along Fly Road and frontage along the loop of Hammersmith Drive and Sunny Square Drive; and
- WHEREAS, per the Layout Plan dated 11/21/23, the applicant is proposing to construct a 214,000 sf building along the new lot's Fly Road frontage, with two parking lots located along the north and south side of the building with a total of 423 parking spaces; loading docks are to be constructed along the western side of the building; the site will have three curb cuts onto Hammersmith Drive; the manufacturing plant will be for TTM Technologies which manufactures "technology solutions including mission systems, radio frequency components and RF microwave/microelectronic assemblies and quick-turn and technologically advance printed circuit boards" (per website); and
- WHEREAS, the Topographic Survey dated 11/13/2020 show a 130'-wide drainage easement along the site's western boundary, a 30'-wide drainage easement along the site's northern boundary between the northwestern corner and Hammersmith Drive, and 20'-wide drainage easements extending from Sunny Square Drive and Fly Road, circulating around the three residential parcels, and connecting to the western drainage easement via a 30'-wide drainage easement running west through the middle of the site under the proposed construction area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/21/23, 10 acres of the site will be disturbed by the proposed project and stormwater will be collected and conveyed to an “existing management area within the development”; the Layout Plan shows a stormwater basin located between the building and Hammersmith Drive and a stormwater basin along the site’s western boundary with connection to a proposed drainage swale along the northern and eastern site boundaries labeled “Proposed Drainage Swale to Bypass Site”; the “bypass swale” appears to connect an existing culvert located near the intersection of Fly Road and West Benedict Road to the stormwater basin along the western site boundary; 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; ADVISORY NOTE: Any project that will create stormwater discharges associated with industrial activity 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 Environmental Assessment Form (EAF) dated 1/22/24, a new connection to public drinking water is proposed to serve the new complex which is expected to require 200,000 gallons of water per day; and

WHEREAS, per the EAF, a new connection to public sewers is proposed; 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 proposed building is expected to generate 200,000 gallons of liquid waste a day; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Fly Road has public transit service and bus stops are located adjacent to the site; per aerial imagery from May 2021, Fly Road has bicycle lanes on both sides, but no sidewalks; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734068) 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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; 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 continue to coordinate Fly Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS), including a gap analysis at AM/PM peak hours, for full build out to meet Department requirements. The TIS must include traffic generation data from concurrently proposed large-scale projects along Fly Road (TTM Industries, ONX1, and Upstate Medical University Pathology). The applicant is required to first contact the Department to determine the scope of the study. 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.

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

The Board offers the following comments:

This portion of Fly Road has seen a significant increase in new employers and employees in recent years (Inficon, Byrne Dairy, New Venture Gear site), and is currently seeing multiple new large scale proposals (TTM Industries, Upstate Pathology, ONX1) which could bring several hundred additional employees to the area. With this increased density of workers, the Town is encouraged to coordinate with existing employers, new applicants, and CENTRO on any opportunities to increase transit usage access and ease of access along this corridor. Potential improvements include provision of more hospitable bus shelters, benches, and/or concrete pads by employers along Fly Road, provision of pedestrian access between buildings and bus stop locations, and a pedestrian pathway system adjacent to the Fly Road right-of-way.

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as an internal sidewalk network connecting the building with parking lots and CENTRO bus stops.

The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, planting islands, landscaping along the road frontage and around the parking lots, and more

vegetative buffering for adjacent properties to further reduce stormwater runoff and improve stormwater quality.

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 14, 2024

OCPB Case # Z-24-17

- 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 LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. B-2024 to amend Chapter 380 of the Code of the Village of Liverpool to make multiple changes to Article XVII (Supplementary Regulations) regarding § 380-109 Outdoor Illumination; and
- WHEREAS, two definitions under Outdoor Illumination will be altered or added: the term “Temporary Outdoor Lighting” will be replaced with “Temporary Lighting” and defined as “Lighting intended for uses which by their nature are of limited duration, such as civic events, filming, theatrical, television or performance activities, or construction projects”; the term “Construction Lighting” will be added, defined as “Exterior lighting used primarily to illuminate highway or building construction areas”; and
- WHEREAS, the first sentence of § 380-109 (B) (Intent) (1) will be amended; currently that sentence reads “This section is intended to reduce problems created by improperly designed and installed outdoor lighting” and the proposed text will add “including temporary and construction lighting”; and
- WHEREAS, § 380-109 (D)(5) (Temporary Outdoor Lighting) will be amended to add two new sections; § 380-109 (D)(5)(c) Construction lighting: “Residential property and public rights-of-way shielding is required to prevent obtrusive light and nuisance and disability glare; to minimize light trespass to residential properties; and to prevent nuisance and disability glare onto public rights-of-way and properties” and § 380-109 (D)(5)(d) Temporary event lighting and lighting equipment for filming theatrical, television, and performance areas. “Residential property and public rights-of-way shielding is required to prevent obtrusive light and nuisance and disability glare; to minimize light trespass to residential properties; and to prevent nuisance and disability glare onto public rights-of-way and properties”; and
- WHEREAS, § 380-109(D)(6) detailing exemptions from the Outdoor illumination regulations will be amended to include an expanded exemption regarding (g) temporary holiday lighting: “Temporary holiday lighting; provided that individual lamps are 130 lumens or less (10W incandescent, 2.5W LED) and the lighting does not pose a visual hazard for drivers on public rights-of-way”; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five

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

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

The motion was made by David Skeval 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 14, 2024

OCPB Case # Z-24-18

- 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 LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. A-2024 to amend Chapter 380 of the Code of the Village of Liverpool pertaining to storage of commercial construction equipment and homeowner outdoor equipment; and
- WHEREAS, the proposed changes to the Village code alter Article XV (Parking and Loading) §380-94 (Parking area design standards) (A) (One- and two family dwellings) (6) Commercial vehicles and commercial construction equipment (a) which states “Other than for customary delivery of goods and services to the premises, no residential property in any residential use district shall provide parking, storage or base of operations for commercial vehicles and support equipment, as defined herein”; the code has been amended to say “commercial vehicles, commercial construction equipment, and support equipment”; and
- WHEREAS, the term “Commercial Construction Equipment” has been added to §380-5 (Definitions) and is defined as “Engine-powered or motor-powered equipment intended for commercial construction work and not typically utilized by homeowners. Examples of commercial construction equipment include but are not limited to skid steers, loaders, bulldozers, logging/sawmill equipment, backhoes, dump trucks, hydraulic lifts, air compressors, jackhammers, trenchers, excavators, paving rollers, augers, cranes graders and other material handling equipment, and any equipment that utilizes backup alarms. This term shall not include Homeowner’s Light Residential Outdoor Equipment”; and
- WHEREAS, the term “Homeowner’s Light Resident Outdoor Equipment” is defined in the current code under Chapter 258 Noise, Prevention of under §258-4; that definition will be added to §280-5 (Definitions), stating “All engine-powered or motor-powered garden or maintenance tools intended for repetitive use in residential areas, typically capable of being used by a homeowner. Examples of homeowner’s light residential outdoor equipment are lawn mowers, garden tools, riding tractors, snowblowers, snowplows, leaf blowers, etc”; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The motion was made by David Skeval 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 14, 2024
OCPB Case # Z-24-19

- 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 City of Syracuse Planning Commission at the request of Kyle Family Investments TIC, LLC for the property located at 501-509 West Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Street, a state arterial; and
- WHEREAS, the applicant is proposing to construct 18 art studio spaces on the vacant 4th floor of an existing building and add 10 new parking spaces on a 2.48-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the site is located along West Fayette Street between South West Street and South Geddes Street among rehabilitated warehouses; nearby buildings include the WCNY building, Helio Health, and Syracuse Signal Systems; and
- WHEREAS, the site is the Delavan Center, a former warehouse complex that has been rehabilitated into artist studios and commercial spaces; the site contains multiple connected buildings constructed into a U-shape, surrounding a central parking lot with access from West Fayette Street; the complex covers a city block with parking along the western and eastern outer perimeter and an indoor 14-space parking garage in the southwest corner; and
- WHEREAS, the applicant is proposing to construct 18 art studio spaces on the vacant 4th floor of the building along with the addition of 10 parking spaces, increasing total parking to 111; the construction of artist studios will not result in any exterior changes to the building; the addition of 10 parking spaces will be achieved by striping existing asphalt on the west side of the interior parking lot; the parking lot has almost completely unrestricted access to West Fayette Street; no layout or improvements to the design of the parking lot or driveways are proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/12/24, 0 acres of the site will be disturbed by the proposed project and no additional stormwater will be created; and
- WHEREAS, per the referral notice, the site is served by public drinking water with a potential increase in use; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the proposal may create an increase in flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one

sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734042, C734157, 734022, 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site contains the Syracuse Chilled Plow/John Deere Plow/Delavan Center which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

The City and applicant are encouraged to consider potential long-term options to accommodate needed parking for full buildout of the Delavan Center in a context sensitive manner: reducing unrestricted curb cuts and parking and backing into rights-of-way and in pedestrian pathways along with adding green infrastructure and new permeable environments on site.

The motion was made by David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 14, 2024

OCPB Case # Z-24-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Nelson Assoc. Zone Change / Sharon Chevrolet for the property located at 3687 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing a zone change from Residential/Agricultural (RA-100) to Highway Commercial (HC-1) on a 1.87-acre portion of a 39.39-acre parcel in order to combine with the existing auto dealership parcel; and
- WHEREAS, the Board previously Disapproved a special permit referral (Z-16-158) for the construction of a 16,000 sf automobile sales and service facility on the neighboring parcel citing access to NYS Route 31 concerns; minutes from the Town of Clay showed the applicant resolved the reasons for the OCPB disapproval; and
- WHEREAS, the site is located adjacent to busy Moyers Corners, the intersection of Oswego Road and NYS Route 31; commercial uses line both roads around the site; vacant and wooded parcels extend north; and
- WHEREAS, the site is a 1.87-acre portion of a 39.39-acre parcel that will be conveyed to the adjacent parcel containing Sharon Chevrolet auto dealership; the 39-acre parcel is vacant with road frontage on NYS Route 31 and Oswego Road; the 1.87 acres to be conveyed does not contain any road frontage; and
- WHEREAS, per the Final Plan, Lands of Nelson dated 1/10/24, the subject area's boundaries follow the existing boundaries of the neighboring parcels to the south and east, leaving a vacant 37.59-acre parcel with a Residential/Agricultural (RA-100) zoning designation; per the Town zoning map, the parcel to be combined with the subject area has a Highway Commercial (HC-1) zoning designation; and
- WHEREAS, per the Town zoning code, the HC-1 zoning designation allows automobile car wash facility, motor vehicle service, motor vehicle sales, and motor vehicle rental with special permit approval; the intent of the zone change and future subdivision is to combine the subject area with an existing auto dealership; the site is also across NYS Route 31 from an expansive complex containing an auto dealership, car wash, and auto repair center; and
- WHEREAS, the referral materials include references to the future combination of the subject area with the neighboring parcel, but do not include any specific information regarding the future development of the subject area other than it will be the location of an expansion of the existing auto dealership; and
- WHEREAS, public water is available to the dealership and an expansion may increase

water usage; per GIS mapping, public water lines traverse the subject area and appear to service the Sharon Chevrolet building;

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

WHEREAS, Sharon Chevrolet is currently served by a septic system and per the Onondaga County Health Department, any future onsite construction will require a connection to public sewer; the submitted project is located within the Oak Orchard Wastewater Treatment Plant service area;

ADVISORY NOTE: Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/23/24, 0 acres of the site will be disturbed by the proposed zone change; and

WHEREAS, GIS mapping shows the site may contain riverine federal wetlands traversing the subject parcel, but the wetland appears to be outside the subject area; ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on any future plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 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 14, 2024
OCPB Case # Z-24-23

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Clay Marketplace for the property located at 4591 State Route 31; 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 NYS Route 31, a state highway, and Henry Clay Boulevard (Route 265/Route 121), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow a drive through service for a bank, as part of a larger mixed-use project on a 14.9-acre parcel in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-22-284) to construct two apartment buildings and two commercial buildings in a Planned Development District (PDD) advising the applicant must coordinate Route 31 access plans and submit a Stormwater Pollution Prevention Plan (SWPPP) to NYS Department of Transportation; the Board also offered a comment encouraging the applicant and Town to construct a more “Town Center” style development with increased density, multi-story mixed use development, walkability, transit access and interconnected networks of streets and pathways and local parks, open space and recreation amenities; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-24) to allow a drive-through on a proposed coffee shop/café in this complex; and
- WHEREAS, the vacant parcel is located at the intersection of NYS Route 31 and Henry Clay Boulevard, a county road; surrounding land uses are a mix of low-density commercial, civic, residential, and agricultural land uses; other nearby land uses include the Pine Plains Cemetery to the north, Santaro Park, and Clay Park North, a town park; the Micron semiconductor facility will be in close proximity to the site; and
- WHEREAS, the proposed bank is part of the larger Clay Marketplace Planned Development District (PDD) which proposed two 48-unit, 3-story apartment buildings are located along the northern lot boundary and three commercial buildings along the NYS Route 31 frontage; the site will have road access from both Henry Clay Boulevard, a county highway, and NYS Route 31; the applicant is requesting a special permit to allow a drive-thru on the bank; per the Site Plan dated 8/21/23, the proposed bank will be the westernmost of the three buildings along the NYS Route 31 frontage; site plan shows a 2-story, 18,460 sf proposed office/bank/small retail building with two drive-thru lanes, one for teller service and one for an ATM; and
- WHEREAS, the proposed bank will be accessed via an internal road system; per the Site Plan, sidewalks connect the apartment buildings to their parking lots with

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some connections to the eastern commercial buildings, but not to the “Proposed Office/Bank/Small Retail” building; a crosswalk traverses the drive-thru lanes, allowing safe transit from the building to the dumpster enclosure; no sidewalks are shown connecting to, or along NYS Route 31; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 31 has public transit service with the nearest existing bus stop located over a mile away at Great Northern Mall; the SMTC is also currently facilitating a study of the NYS Route 31 corridor for potential enhanced transit service options; and

WHEREAS, an “Updated Trip Generation Estimate – Clay Marketplace Development” by GTS Consulting dated 10/20/23 was included in the referral materials; and

WHEREAS, per the submitted EAF dated 1/15/24, 0.2 acres of the site will be disturbed by the proposed drive-thru; stormwater runoff will be directed to an “on-site stormwater management facility”; the Site Plan shows five proposed stormwater management areas along the eastern lot line;
ADVISORY NOTE: per the NYS and Onondaga County Departments of Transportation, additional stormwater runoff into the state’s or county’s drainage system is prohibited; and

WHEREAS, the site is located in an area with access to public drinking water and per the referral notice, a new connection to public drinking water is proposed to serve the project; per the EAF, anticipated water usage/demand is estimated at 22,000 gallons per day;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County’s Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site is located in an area with access to public sewers; GIS mapping shows there are existing Town sewer lines located on the site, which ultimately flow to the Oak Orchard Wastewater Treatment Plant and Henry Clay and Newbury Woods Pump Station Service Areas; per the referral notice, a new municipal connection to the public sewer infrastructure is proposed; per the EAF, anticipated liquid waste generation is estimated at 22,000 gallons per day;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County’s Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site may contain the pied-billed grebe or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening

should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The New York State Department of Transportation has determined that the applicant must submit an updated Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. 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 continue to coordinate with the Town and the Onondaga County Department of Water Environment Protection (OCDWEP) regarding the required 1 gallon to 1 gallon sanitary flow offset plan.

The Board offers the following comments:

1. The Onondaga County Department of Transportation requests that a copy of the updated Traffic Impact Study (TIS) and lighting plan 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. The Town and applicant are encouraged to consider complementary on-site accommodations for future public transit service along this portion of NYS Route 31, as an increased density and mix of uses are anticipated.

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; Don Radke - 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 14, 2024
OCPB Case # Z-24-24

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Clay Marketplace for the property located at 4595 State Route 31; 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 NYS Route 31, a state highway, and Henry Clay Boulevard (Route 265/Route 121), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow a drive through service for a coffee shop/café, as part of a larger mixed-use project on a 14.9-acre parcel in a Planned Development PDD) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-22-284) to construct two apartment buildings and two commercial buildings in a Planned Development District (PDD) advising the applicant must coordinate Route 31 access plans and submit a Stormwater Pollution Prevention Plan (SWPPP) to NYS Department of Transportation; the Board also offered a comment encouraging the applicant and Town to construct a more “Town Center” style development with increased density, multi-story mixed use development, walkability, transit access and interconnected networks of streets and pathways and local parks, open space and recreation amenities; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-23) to allow a drive-through on a proposed bank in this complex; and
- WHEREAS, the vacant parcel is located at the intersection of NYS Route 31 and Henry Clay Boulevard, a county road; surrounding land uses are a mix of low-density commercial, civic, residential, and agricultural land uses; other nearby land uses include the Pine Plains Cemetery to the north, Santaro Park, and Clay Park North, a town park; the Micron semiconductor facility will be in close proximity to the site; and
- WHEREAS, the proposed cafe is part of the larger Clay Marketplace Planned Development District (PDD) which proposed two 48-unit, 3-story apartment buildings are located along the northern lot boundary and three commercial buildings along the NYS Route 31 frontage; the site will have road access from both Henry Clay Boulevard, a county highway, and NYS Route 31; the applicant is requesting a special permit to allow a drive-thru on a coffee shop/cafe; per the Site Plan dated 8/21/23, the proposed cafe will be the middle of the three buildings along the NYS Route 31 frontage; the site plan shows a single-story, 6,280 sf proposed office/medical/cafe building with single drive-thru lane to be located along the building’s western side; and
- WHEREAS, the proposed cafe will be accessed via an internal road system connecting the complex; per the Site Plan, sidewalks connect the apartment buildings to their

parking lots with some connections to the eastern commercial buildings; no sidewalks are shown connecting to, or along NYS Route 31; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 31 has public transit service with the nearest existing bus stop located over a mile away at Great Northern Mall; the SMTC is also currently facilitating a study of the NYS Route 31 corridor for potential enhanced transit service options; and

WHEREAS, an “Updated Trip Generation Estimate – Clay Marketplace Development” by GTS Consulting dated 10/20/23 was included in the referral materials; and

WHEREAS, per the submitted EAF dated 1/15/24, 0.3 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to an “on-site stormwater management facility”; the Site Plan shows five proposed stormwater management areas along the eastern lot line;
ADVISORY NOTE: per the NYS and Onondaga County Departments of Transportation, additional stormwater runoff into the state’s or county’s drainage system is prohibited; and

WHEREAS, the site is located in an area with access to public drinking water and per the referral notice, a new connection to public drinking water is proposed to serve the project; per the EAF, anticipated water usage/demand is estimated at 22,000 gallons per day;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County’s Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site is located in an area with access to public sewers; GIS mapping shows there are existing Town sewer lines located on the site, which ultimately flow to the Oak Orchard Wastewater Treatment Plant and Henry Clay and Newbury Woods Pump Station Service Areas; per the referral notice, a new municipal connection to the public sewer infrastructure is proposed; per the EAF, anticipated liquid waste generation is estimated at 22,000 gallons per day;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County’s Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site may contain the pied-billed grebe or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The New York State Department of Transportation has determined that the applicant must submit an updated Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. 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 continue to coordinate with the Town and the Onondaga County Department of Water Environment Protection (OCDWEP) regarding the required 1 gallon to 1 gallon sanitary flow offset plan.

The Board offers the following comments:

1. The Onondaga County Department of Transportation requests that a copy of the updated Traffic Impact Study (TIS) and lighting plan 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. The Town and applicant are encouraged to consider complementary on-site accommodations for future public transit service along this portion of NYS Route 31, as an increased density and mix of uses are anticipated.

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; Don Radke - 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 14, 2024

OCPB Case # Z-24-25

- 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 ZONE CHANGE from the Town of Fabius Town Board at the request of Fabius CSG, LLC for the property located at 1120 Berry Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of Berry Road (Route 186), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to apply the Tier 3 Solar Energy Overlay Zone District to a 19.229-acre portion of a 73.05-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is in a rural area, surrounded by agricultural and wooded parcels; the site appears to contain active agriculture with barns and farm-buildings located in the southeast corner at the intersection of Berry Road, a county route, and Daley Road; parcels to the east and northeast are under the same ownership as the site; and
- WHEREAS, the applicant is proposing the application of the Tier 3 Solar Energy Overlay to an approximately 19-acre portion of the lot located in the northern half of the parcel; per the Solar Energy System Law creating the Solar Energy Overlay, the purpose of the overlay is to “take advantage of a safe, abundant, renewable and non-polluting energy resource” while also mitigating any potential impacts on “environmental resources such as important agricultural lands, forests, wildlife, and other protected resources”; per the referral materials, the total leased acreage is 24.9 acres for a proposed ground mounted, fixed-tilt, 5 MW AC solar facility; and
- WHEREAS, per the Overall Site Plan dated 1/2024, a gravel access road will be constructed near the northeast corner of the parcel’s frontage on Berry Road, projecting west and then turning south to bisect the proposed solar array; utility poles will be installed on the north side of the gravel road’s access to Berry Road; an electrical equipment pad will be installed at the middle of the array adjacent to the access road; fencing will surround the leased area with evergreen tree plantings on the eastern and southern sides of the leased area; ADVISORY NOTE: The proposed driveway onto Berry Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, photo simulations completed by C&S Engineers, Inc show the solar panels, electrical lines, and conifer screening are visible from Berry Road, a county route, and Clark Hollow Road; the project narrative notes the visibility of the solar field and states the conifer plantings “shields the Project as much as practicable”; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/19/24, 22.8 acres of

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E-mail Address: countyplanning@ongov.net

the site contains Prime Farmland and 29.1 acres contain Farmland of Statewide Importance; per Onondaga County Ag Mapper, the area proposed for the solar arrays is located in area with the highest quality Ag soils on site; and

WHEREAS, the Onondaga County Ag Mapper has identified areas of priority farmland protection, an aggregate map of soil types, Ag proximity, natural resources, and land development that identifies clusters or areas of important agricultural lands, the site is identified as having a relatively high value for agricultural protection; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/19/24, 19.2 acres of the site will be disturbed by the proposed project; “stormwater will be directed to on-surface water and drainage ways”; per the Overall Site Plan, a stormwater management area is depicted along the southwestern side of the array;

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 and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; an Agricultural Data Statement was included with the referral materials; 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:

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

The Board offers the following comment:

The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. Best practices to consider include siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

The applicant is advised to consult the New York State Department of

Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.

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; Don Radke - 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 14, 2024

OCPB Case # Z-24-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Thomas Greenwood for the property located at 6475 Collamer 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 Collamer Road (Route 298), a state highway, and Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing to convert an existing wine producing building into a three-bedroom apartment and construct a new three-car garage on a 5.07-acre parcel in a Business Transitional zoning district; and
- WHEREAS, the site is located on Collamer Road, a state route, adjacent to its intersection with Molloy Road and Northern Boulevard; the site is at the transition of residential neighborhoods to the south and commercial and industrial uses to the west and north; neighboring businesses include GT Automotive, Chimera Integrations, and Bull and Bear Roadhouse; and
- WHEREAS, the site is the location of a former winery and restaurant; the L-shaped parcel contains a multi-building complex of two combined buildings at the southeast corner with another building and open pavilion to the rear; a vine field is to the rear of the buildings and a large, U-shaped parking lot with two driveways to Collamer Road are to the west; the site has two internal connections to the parcel to the north containing Boss Meal Prep; and
- WHEREAS, the applicant is proposing to convert the rear 2,520 sf building into a three-bedroom apartment, connect the building to the southern building which has already been converted to two apartments, and construct a 3-car 831 sf garage; per the Site Plan dated 12/26/23, there are no changes to be made to the existing 109-space parking lot; no details are provided for development plans after the current proposal; and
- WHEREAS, per the referral notice, the site is served by public drinking water; the construction of a dwelling unit may create an increase in demand; and
- WHEREAS, 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 and the proposal may cause an increase in use;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required for any anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/2/24, 0 acres of the site will be disturbed by the proposed project; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Collamer Road has public transit service and bus stops are located adjacent to the site; per aerial imagery from May 2021, there are no sidewalks on Collamer Road in the immediate area; and

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

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 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 14, 2024

OCPB Case # Z-24-27

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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of David Lee / Gevsson Armijo for the property located at 1741 Pork 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 Pork Street (Route 259), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to allow two service businesses in existing or modified structures on the lot with an existing dwelling and home occupation on a 98.3-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and

WHEREAS, the site is in a rural area typified by active agriculture and wooded areas; the site contains active farmlands with a dwelling and numerous farm buildings located in the middle of the parcel's frontage on Pork Street, a county route, with access via a U-shaped driveway; and

WHEREAS, per the project narrative, the applicant is seeking to rent one of his buildings to be utilized for a cabinetry business which will require a special permit, no exterior changes to the building are proposed; the applicant also seeks to rent 4,000 sf of the dairy barn to be used by a contractor; the existing northern silo will be removed and a 24'x60' shed is proposed to be constructed on the east side of dairy barn for storage for the contracting business; the contracting business has six employees who work off-site, but will be collecting supplies and tools from the site; outdoor storage will be converted to eight parking spaces on the eastern and northern sides of the dairy barn and assigned to the contracting business; and

WHEREAS, the applicant is currently seeking endorsement from the County's Agriculture & Farmland Protection Board to undertake an agricultural conservation easement project with NYS to protect farmland and restrict certain development on site; it is likely the subject lands and activity would be allowed as part of the farmstead area of the farm, should the project be fully executed; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/2/24, less than 0.2 acres of the site will be disturbed by the proposed project; and

WHEREAS, GIS mapping shows two riverine federal wetlands traversing the site, one

crossing the southwest corner before going through a culvert under Pork Street and the other crossing the northeast corner of the lot; the mapped wetlands do not occur in the subject area; and

WHEREAS, per the referral notice, the site is served by an individual well; the proposed work is may create and increase in use; and

WHEREAS, per the referral notice, the site is served by an individual septic system; the proposed work may create and increase in use; 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 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.
2. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The motion was made by Marty Masterpole and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 14, 2024
OCPB Case # Z-24-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Imadeh Nosegbe for the property located at Miller Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Miller Road and Miller Circle, both county roads, and Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to construct a three-story ten-unit apartment building on a 1.28-acre parcel in a Residential (R-M MultiFamily) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-21-33) to change the parcel from Agricultural to a Residential (R-M MultiFamily) zoning to construct an apartment building, advising the applicant to work with NYS Department of Transportation regarding access plans along with submitting a Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan; the applicant was also encouraged to retain existing tree cover as a noise barrier against the nearby highway and screen the site from neighboring lots; and
- WHEREAS, the vacant, triangular-shaped lot has frontage on Miller Circle, a county route which dead ends to the east, and is located in a residential area on the west side of I-81; the site is separated from the highway by a wooded, undeveloped parcel and abuts the Bayshore North apartment complex to the south; and
- WHEREAS, per the Site Plan dated 8/10/23, the applicant is proposing to construct a 3-story, 10-unit building to be constructed in the middle of the triangular lot; an asphalt driveway from Miller Circle circulates the building, providing access to the 20 parking spaces to be located at the front and rear of the building and a 2-car garage and dumpster enclosure at the rear; and
- WHEREAS, per the Survey dated 10/29/20, a 30'-wide drainage easement area crosses the southwest corner of the lot, connecting to a culvert underneath Miller Road, a county road; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/7/23, 1.28 acres of the site will be disturbed by the proposed project; a Drainage Report completed Terry Horst Landscape Architecture dated 1/5/24 was included in the referral materials; per the Grading Plan dated 8/10/23, a culvert will be located underneath the driveway, connecting a drainage swale along the road frontage to a stormwater detention pond to be located in the drainage easement area in the southwest corner of the lot; per aerial imagery from May 2021, an existing drainage swale along the rear of the lot will drain to the stormwater detention pond;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of

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land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral form, a new connection to public drinking water (OCWA) to the currently vacant site is proposed;

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

WHEREAS, the submitted project is located within the Brewerton Wastewater Treatment Plant service area and a new connection is 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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of a site (ID: V00036) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site 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 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 Miller Circle access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant is advised to contact the New York State Department of Transportation early in the planning process to discuss Department requirements, which will include submitting a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan for review.

The Board offers the following comment:

The applicant is encouraged to retain the existing tree cover at the rear of the site to serve as further noise barrier from the nearby highway. Additional landscaping on site is encouraged to provide screening for neighboring lots.

The motion was made by Marty Masterpole and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 14, 2024

OCPB Case # Z-24-29

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 Benderson Development for the property located at 3188 & 3196 Erie Boulevard East; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard (Route 5), a state highway; and

WHEREAS, the applicant is proposing to demolish an existing building, remove asphalt and install a sidewalk as part of a redevelopment project on three parcels totaling 1.20 acres in a Business zoning district; and

WHEREAS, the site is in a section of Erie Boulevard East typified by single-use commercial businesses interspersed with strip malls; the site is comprised of three parcels containing two vacant retail businesses, each with direct road access to Erie Boulevard East, a NYS route; to the rear is a wooded parcel under the same ownership as a nearby strip mall; residential uses extend to the west; the DeWitt Town Center strip mall is located directly across Erie Boulevard East; and

WHEREAS, per the Letter of Intent dated 10/11/23, the applicant proposes to demolish the northern building, and remove the existing asphalt, construct a new parking lot and sidewalks to the remaining building, and add landscaping to the perimeter of the site; per the Site Plan dated 10/3/23 the site would retain both driveways onto Erie Boulevard East to service the 40-space parking lot; the referral materials do not provide details regarding the future commercial use of the site; and

WHEREAS, per the Boundary and Topographic Survey dated 7/1/22, a 40'-wide easement belonging to Niagara Mohawk runs along the southern boundary of the southern parcel; a 10'-wide easement runs along the southern boundary of the northern parcel, an area which will remain asphalt parking lot; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/6/23, 0.68 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be managed with "sheet drains into nearby drainage swales along property line that discharges into ROW"; the Grading and Drainage Plan dated 10/3/23 shows a Sheet Drain to be installed in "existing Rip Rap Swale" along the northern site boundary; additionally, some currently asphalted and hardscaped areas will be replaced with lawn; and

WHEREAS, per the referral notice, the site is served by public drinking water and the remaining building will retain its utility connections;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the 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 remaining building will retain its sanitary sewer connection;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans 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 is required to coordinate Erie Boulevard East (NYS Route 5) access plans with the New York State Department of Transportation. The applicant and town are advised that modification to existing driveways will be required. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The 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; Don Radke - 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 14, 2024

OCPB Case # Z-24-30

- 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 Upstate Pathology Lab, LLC for the property located at 6620 Fly 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 Fly Road (Route 77) and New Venture Gear Drive (Route 76), both county highways, and Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing to construct a three-story, 108,928 sf pathology laboratory on a 23.3-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the site is located in an area west of Interstate 481 characterized by commercial and industrial uses; nearby businesses include Inficon Inc, Byrne Dairy's Ultra Dairy facility and dry warehouse, and a FedEx Ground facility; and
- WHEREAS, the site contains the Upstate Bone and Joint Center in the southeast corner, accessed via a private road from Fly Road, a county route, at the northern corner of the parcel's road frontage; the remainder of the site contains wooded areas and stormwater ponds; and
- WHEREAS, the applicant is proposing to construct an Upstate Pathology facility on the southwest corner of the site; per the Site Plan dated 9/29/23, the proposed building will be located along the internal road, a driveway connects to the internal driveway at the north leading to parking lots circulating the rear of the building; parking will be highly visible from Fly Road; a second driveway from the internal road, presumably for commercial vehicles, enters on the south side of the building, leading to loading docks at the southwest corner; a sidewalk network connects to the parking lot to the building and to the neighboring Upstate building; the proposal also includes EV charging stations and landscaping; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/23/24, 9.52 acres of the site will be disturbed by the proposed project; the Site Plan shows two wet ponds along the southeastern edge of the subject area, between building complexes, and two bioretention areas, one between the building and the internal road and one along the northwest side of the building; three culverts under the internal road are shown on the site plan; per the EAF, "stormwater will mitigated onsite" but will "leave the site and continue through the existing culvert and into the existing retention ponds on the adjacent site; per aerial imagery, there are stormwater ponds on the northeast side of the internal road; 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 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, the Existing Conditions Plan (undated) shows the internal road is located on a proposed ingress-egress easement; a proposed 20'-wide water main easement occurs along the north side of the access road, a 20'-wide "right-of-way and easement to the Town of DeWitt for sewer purposes" along the parcel's eastern boundary, a proposed Town water main easement is along the western parcel boundary, and a proposed 20'-wide gas and electric Utility easement is shown near the parcel's southern boundary; drainage easements are shown under the internal road, connecting the western half of the site to the eastern stormwater ponds; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Fly Road has public transit service and bus stops are located adjacent to the site; per aerial imagery from May 2021, there are no sidewalks along the internal road for pedestrians entering the site via public transit; and

WHEREAS, per the EAF, a new connection to public drinking water infrastructure is proposed ; and

WHEREAS, per the EAF, the building will connect to public sewer connections existing on site; it is unclear from submitted plans where sewer infrastructure will connect to the existing system; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

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

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

1. Per the New York State Department of Transportation, additional stormwater runoff into the state's right-of-way is prohibited, and no direct connection into the state stormwater system is permitted. The applicant must contact the Department for further information. 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. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

4. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS), including a gap analysis at AM/PM peak hours, for full build out to meet Department requirements. The TIS must include traffic generation data from concurrently proposed large-scale projects along Fly Road (TTM Industries, ONX1, and Upstate Medical University Pathology). The applicant is required to first contact the Department to determine the scope of the study. 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.

5. The applicant must coordinate with Onondaga County Department of Water Environment Protection regarding the proposed transmission connection to the town and county sewer system. 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, site plan approval.

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

The Board offers the following comments:

1. The municipality is strongly encouraged to require the installation of sidewalks and pedestrian lighting along the internal road into the site to allow safe transit for employees and patients utilizing public transportation.

2. This portion of Fly Road has seen a significant increase in new employers

and employees in recent years (Inficon, Byrne Dairy, New Venture Gear site), and is currently seeing multiple new large scale proposals (TTM Industries, Upstate Pathology, ONX1) which could bring several hundred additional employees to the area. With this increased density of workers, the Town is encouraged to coordinate with existing employers, new applicants, and CENTRO on any opportunities to increase transit usage access and ease of access along this corridor. Potential improvements include provision of more hospitable bus shelters, benches, and/or concrete pads by employers along Fly Road, provision of pedestrian access between buildings and bus stop locations, and a pedestrian pathway system adjacent to the Fly Road right-of-way.

3. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, planting islands, increased landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent properties to further reduce stormwater runoff and improve stormwater quality.

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; Don Radke - 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 14, 2024

OCPB Case # Z-24-31

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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Michael A. Lehmann for the property located East Genesee Street at corner of Montgomery Street and Washington Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the State office building, a state facility and the Erie Canal Museum, a county-owned facility; and

WHEREAS, the applicant is requesting that the City of Syracuse approve the abandonment of a portion of East Genesee Street at the corner of Montgomery Street and Washington Street; and

WHEREAS, the site is located at the southeastern side of the intersection of Montgomery Street and East Washington Street on the northeastern side of downtown Syracuse; the site is adjacent to the building known as Washington Place and is across East Washington Street from the NYS Office Building and Syracuse City Hall; and

WHEREAS, the site is a former street segment of East Genesee Street currently utilized as parking for City Hall employees; per the referral materials, the applicant is requesting the abandonment of this street segment to allow for future development of the property, the construction of an 8-story, 102,000 sf, 72 dwelling unit building that will have "20% of the units set aside for low-income households", underground parking, and 25,000 sf of space will be allocated to commercial retail; and

WHEREAS, the Proposed Abandonment map dated 11/15/23 shows the 10,970.8 sf area proposed for abandonment, showing the 21 parking spaces currently covering the area, lined with sidewalks along the northern and western sides; a catch basin is depicted in the middle of the site; and

WHEREAS, the site is adjacent to the Montgomery Street-Columbus Circle Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - 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 14, 2024

OCPB Case # Z-24-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Adam Elmulaiki for the property located at 8024 Brewerton 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 Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to establish and operate an auto sales and service facility in an existing vacant building on a 0.32-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located among the commercial uses along Brewerton Road (NYS Route 11) north of Caughdenoy Road; nearby businesses include the former Echo Park Automotive, a car wash, Wegmans, Walmart, and Target; and
- WHEREAS, the site is a vacant, former automotive sales business; the site appears to have unrestricted access to Brewerton Road providing access to an asphalt parking lot at the front of the approximately 1,600 sf garage building; lawn and trees appear to surround the sides and rear of the building; a single-family neighborhood is located to the rear of the site; and
- WHEREAS, per the Sketch Plan – Proposed dated 12/8/23, the applicant is proposing to remove trees and groundcover and pave the south side of the building to the rear property line to create 7 “display” parking spaces along with constructing a gravel area at the rear of the building to contain two employee spaces and 6 service parking spaces; the Brewerton Road frontage will be restricted to ingress-only at the south and egress only at the north, separated by two customer parking spaces; the two parking spaces appear to directly abut the existing sidewalk on Route 11, with no physical provision to prevent encroachment by vehicles onto sidewalk area; an additional parking space and shed will be located along the north side of the building; and
- WHEREAS, per the Sketch Plan – Existing dated 12/8/23, a sanitary sewer easement exists along the western parcel boundary; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/8/23, 0.12 acres of the site will be disturbed by the proposed project; no stormwater management details are provided in the referral materials; and
- WHEREAS, per the referral notice, the site is served by public drinking water and the new business is expected to increase demand;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire

flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; the new business is expected to create an increase in flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of a site (ID: V00150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

The Board encourages the municipality to require screening along the rear property line to buffer the site from nearby residential properties.

The Board encourages the Town to require removal of the parking spaces at the front of the site, in favor of a landscaped area to better delineate the entry and exit driveways, improve aesthetics and prevent encroachment of parking into the sidewalk zone.

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; Don Radke - 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 14, 2024
OCPB Case # Z-24-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of ONX1, LLC for the property located at 6600 New Venture Gear Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Venture Gear Drive (Route 76) and Fly Road (Route 77), both county highways, and the New York State Thruway (Interstate Route 90), a state highway; and
- WHEREAS, the applicant is proposing to construct a 361,220 sf warehouse in an existing industrial facility on a 95-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board has received numerous referrals in the past regarding this site, most recently recommending Modification of site plan referral (Z-22-209) for constructing a 221,000 sf replacement warehouse at the New Venture Gear facility, advising the applicant to work with the NYS Thruway Authority (NYSTA) and Onondaga County Department of Transportation (OCDOT) regarding drainage and lighting in addition to working with Onondaga County Department of Water Environment Protection regarding connection to a force main; earlier referrals consistently result in recommendations regarding stormwater drainage, lighting, and road access; and
- WHEREAS, the site is located in an industrial node along the NYS Thruway (I-90); aerial imagery dated May 2021 shows the site has frontage on New Venture Gear Drive, Fly Road, both county roads, and Chrysler Lane, a local road, and contains two large existing warehouse/industrial buildings and associated parking areas; the site has two existing driveways on New Venture Gear Drive and one driveway onto Chrysler Lane; the subject area for this referral is the southern portion of the site; and
- WHEREAS, previous referrals to this Board detailed a 60' transmission line easement with overhead utility lines on the eastern half of the site; and
- WHEREAS, per the Layout Plan dated 1/4/24, the applicant is proposing to construct a 361,220 sf commercial warehouse along the southern boundary, to be attached to the existing building; three parking areas totaling 240 new spaces, a wet pond, and bioretention filter are proposed in the southwestern corner of the site; the Layout Plan shows internal road connections to both Chrysler Lane, a local road, and Fly Road, a county route; the Overall Layout Plan dated 1/4/24 shows road access at Fly Road being almost opposite Technology Place;
- ADVISORY NOTE: Per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; any proposed project must maintain delineation between NYSTA right-of-way and project site; site lighting shall not impact Thruway patrons; and no increase to the amount of site drainage

entering onto the Thruway as a result of this construction will be permitted; ADVISORY NOTE: The proposed driveway onto Fly Road requires 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 1/5/24, 18.9 acres of the site will be disturbed by the proposed project; per the Grading Plan dated 1/4/24, stormwater infrastructure under the proposed parking areas connect to a proposed bioretention filter and emergency spillway with further connection to existing stormwater basins along the western property boundary;

ADVISORY NOTE: Any project that will create stormwater discharges associated with industrial activity must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;

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

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

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

WHEREAS, the overall site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, the applicant intends to connect to existing on-site infrastructure to serve the proposed building;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, GIS mapping shows a potential federal wetland area that appears to coincide with a stormwater management area on the site; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734068) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, a Lighting Plan dated 1/4/24 was included with the referral materials; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); the site may contain the Indiana bat, or its associated habitat, which

has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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:

1. The applicant must continue to coordinate Fly Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS), including a gap analysis at AM/PM peak hours, for full build out to meet Department requirements. The TIS must include traffic generation data from concurrently proposed large-scale projects along Fly Road (TTM Industries, ONX1, and Upstate Medical University Pathology). The applicant is required to first contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The applicant must continue to coordinate regarding the proposed sewer connection with the Onondaga County Department of Water Environment Protection (OCDWEP). 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 of the site plan.
4. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
5. 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.
6. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

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This portion of Fly Road has seen a significant increase in new employers and employees in recent years (Inficon, Byrne Dairy, New Venture Gear site), and is currently seeing multiple new large scale proposals (TTM Industries, Upstate Pathology, ONX1) which could bring several hundred additional employees to the area. With this increased density of workers, the Town is encouraged to coordinate with existing employers, new applicants, and CENTRO on any opportunities to increase transit usage access and ease of access along this corridor. Potential improvements include provision of more hospitable bus shelters, benches, and/or concrete pads by employers along Fly Road, provision of pedestrian access between buildings and bus stop locations, and a pedestrian pathway system adjacent to the Fly Road right-of-way.

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; Don Radke - 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 14, 2024

OCPB Case # Z-24-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Mike Cesta for the property located at Daedalus 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 South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is proposing construction of a 50' X 224' public self-storage facility on two parcels totaling 9.94 acres in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-4) to combine the two subject parcels into one new lot; and
- WHEREAS, the Board previously offered No Position with Comment on a subdivision splitting the subject parcels, advising the applicant to coordinate with Onondaga County Department of Transportation (OCDOT) early in the development process and encouraging the applicant and municipality to consider the environmental constraints of the site when considering future development; and
- WHEREAS, the vacant, forested parcel is located along Daedalus Road, a local cul-de-sac, just east of South Bay Road, a county road; the site is northwest of Geersbeck Island, which is part of the Cicero Swamp Wildlife Management Area; aerial imagery shows the site abuts several other vacant, forested lots to the south; other surrounding land uses along Daedalus Road include a paving company, offices, and a sign company; and
- WHEREAS, the site is primarily wooded with some cleared areas near the site's frontage on Daedalus Road; aerial imagery from May 2021 shows two access points to Daedalus Road and an approximately 270 sf structure on the western parcel near the road; and
- WHEREAS, per the Galaxy Subdivision map dated 10/26/23, the applicant is proposing to combine Lots 2A and 2B, into on 9.94-acre lot; the applicant is proposing to construct a 224'x50' building along the site's eastern boundary, accessed via a 22'-wide asphalt driveway; a large gravel area is proposed for the northern half of the site with a note that asphalt will be installed in the future; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/14/23, 2.7 acres of the site will be disturbed by the proposed project; the referral materials do not include information regarding onsite stormwater management;
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 subdivision map shows federal and NYS wetlands occurring across the southern half of the site along with the NYS wetland 100' buffer, noting these boundaries are from US Army Corps of Engineers and NYS Department of Environmental Conservation maps; the proposed building and gravel area appear to occur outside of the NYS wetlands and 100' buffer; GIS mapping also shows federal wetland crossing proposed developed portion of site; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any future development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the referral, a new connection to public drinking water is proposed; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral, a new connection to public sewers is proposed; the submitted project is located within the Oak Orchard Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site is adjacent to lands enrolled in NYS Agricultural District 3, which do not appear to contain active farmland; and

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

The proposed development appears to encroach on mapped federal wetlands. The municipality must ensure the delineated wetlands and/or the 100-foot state wetland buffer have been confirmed by the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers and any mitigation as may be determined is reflected on the project plans prior to, or as a condition of, municipal approval.

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; Don Radke - 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 14, 2024

OCPB Case # Z-24-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Salina Community Center for the property located at 2601 Brewerton 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 Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to construct a 10,000 sf Community Center with associated amenities on a vacant 2.47-acre parcel in a Commercial (C-3) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-14-133) and special permit referral (Z-14-134) to open a vehicle sales and service business in an former roller rink, advising the applicant to consult with New York State Department of Transportation (NYDOT) regarding access to Brewerton Road with comments encouraging the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) early in the planning process and recommending pedestrian friendly site improvements; and
- WHEREAS, the site is located among the commercial businesses that line Brewerton Road, surrounded by residential; single-family residential neighborhoods extend to the east and south and an apartment complex and Roxbury Elementary and Middle Schools are adjacent to the west; and
- WHEREAS, the site is a vacant, rectangular parcel at the intersection of Brewerton Road (NYS Route 11) and Campbell Road, a local road; per aerial imagery from May 2021, the site is predominately aging asphalt and concrete with almost unrestricted access to Brewerton Road; and
- WHEREAS, the applicant is proposing construction of a new 10,000 sf community center with outdoor space, parking lot, and landscaping; per the Site Layout Plan dated 1/26/24 the proposed community center will be located at the center of the parcel's western boundary, accessed via a driveway from Brewerton Road that leads to northern and southern parking lots containing 72 parking spaces; sidewalks circulate the building and line both sides of the driveway; per the Site Landscape Plan dated 1/26/24, trees will be installed along the driveway and the building's perimeter; shrubbery and plantings will line three sides of the building;
- ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/1/24, 2.4 acres of the site will be disturbed by the proposed project; per the Site Grading Plan dated 1/26/24, stormwater infrastructure runs from the north side of the building

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to an infiltration basin located along the northern property boundary; per the EAF, “stormwater will be mitigated through area reduction and on-site stormwater structures;

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, in 2022 and in partnership with the Town of Salina, the Syracuse Metropolitan Transportation Council completed the US 11 Mattydale Mobility Study, to help identify a future vision and mobility options for Mattydale as a mixed-use suburban town center, and stimulate public and private investments on the corridor; within that study, the Town requested a conceptual plan for this particular site as a Town Center, which included new buildings oriented to road frontages, extensive sidewalks and crosswalks, on-street parking and a connector road to provide coordinated driveway access for this and potential adjacent future developments, and even a small “rose lawn” park space to give nod to the site’s location as the childhood home of L. Frank Baum; the study overall found community benefit and support for these types of enhancements the corridor; and

WHEREAS, per the EAF, the proposed building will connect to public drinking water and is anticipated to utilize 400 gallons per day;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the EAF, the building will require a new connection to public sewers and is anticipated to generate 400 gallons of liquid waste per day; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are approximately 500’ of the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery, sidewalks are present on the east side of Brewerton Road (NYS Route 11) and occur on the west side of Brewerton Road one block south of the site; and

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

Mapper); and

WHEREAS, the site may contain the Northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
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 presented site plan seems inconsistent with the proposed community center land use and its location on a corridor which has been targeted for revitalization and urban design enhancements to foster a relatively dense, mixed-use and multi-modal corridor. The Town is advised to review the recommendations and findings from the recent SMTC US 11 Mobility Study, and consider Town Center oriented urban design elements such as:

- additional sidewalks and pathways to connect to the community, particularly to the school and library properties, and along the frontage of Route 11;
- orientation of buildings and parking to prioritize the placement of buildings along frontages, with consistent setback of buildings along the corridor;
- reducing the prominence of parking lots as a focal front-yard element of the site,
- maximizing utility of greenspaces for recreation rather than as setback lawn areas,
- addition of an appealing and safe transit stop at the front of the site, such a shelter, benches, concrete pad, etc.,
- provision of bicycle racks and EV charging station opportunities.

2. The applicant is required to coordinate Brewerton Road (NYS Route 11) access plans with the New York State Department of Transportation (NYSDOT). The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

3. The Town must continue to coordinate with NYSDOT regarding provision of sidewalks along the Brewerton Road (NYS Route 11) frontage of this site.

The Board offers the following comments:

1. The Board also encourages the Town and New York State Department of Transportation to develop a coordinated sidewalk and “complete streets” strategy and implementation plan for the entirety of the corridor, especially connecting community uses and schools such as this with nearby neighborhoods.

2. The Board encourages the Town to explore acquisition/dedication of a rear access easement to the site to allow pedestrian flow to nearby destinations, and/or vehicular access to the nearby signalized intersection.

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; Don Radke - 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 14, 2024

OCPB Case # Z-24-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Flynnstoned Cannabis Company / Mike Flynn for the property located at 683 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is proposing to convert a vacant cold storage building into a retail store on a 1.97-acre parcel in a Commercial B: Highway Commercial zoning district; and
- WHEREAS, the Board previously offered No Position with Comment regarding a subdivision referral (S-22-6) to realign 9 existing parcels in anticipation of selling the former Pope's Grove Par Three Golf Course, encouraging the applicant and Town to maintain current access to State Fair Boulevard for lots 5 (the current site) and 6 via a northern parcel and advising the owner of Lot 5 that any future driveways would require a permit from Onondaga County Department of Transportation (OCDOT); and
- WHEREAS, the site is located along State Fair Boulevard, a county highway, near the New York State Fairgrounds and Nine Mile Creek; the site is located approximately 200' from forested former waste bed property controlled by Honeywell International; the site has surrounding residential and commercial uses; and
- WHEREAS, the site is an irregularly shaped parcel along State Fair Boulevard containing a 7,200 sf building in the southwest corner with a telecommunication tower located immediately behind on the adjacent parcel; both the building and cell tower are accessed via a gravel drive from the neighboring parcel to the north; per the Topographic Survey dated 11/28/22, an Ingress-Egress Easement belonging to the telecommunications company exists on the neighboring lot to the west, crossing the site in the corner; and
- WHEREAS, the applicant is proposing to redevelop the site and building for use as a retail recreational cannabis store; per the Site Plan dated 1/9/24, the site will be accessed via a driveway from State Fair Boulevard, leading to a 54-space parking lot along the northern and eastern sides of the building; a 24'-wide area at the middle of the western parcel boundary is identified as "Future Cross-Access" and the driveway circulates around the western side of the building to an "Owner Entrance" and asphalt turn around; crosswalks connect the building to the parking lots, sidewalk leading near road, and a bike rack; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/18/24, 1.5 acres of the site will be disturbed by the proposed project; per the Grading and Erosion Control Plan dated 1/9/24, a proposed forebay, bio-retention area,

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and stormwater detention area are located between the parking lot and the eastern parcel boundary; a swale along the western parcel boundary and catch basin are connected to the detention area by stormwater infrastructure under the parking lot;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Lakeside Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734076, 734081, 734021, 734040) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is close to the Allied Chemical Waste Beds; and

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

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

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

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

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

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

The Board offers the following comment:

The Town and applicant are encouraged to consider the addition of enhanced public transit stop accommodations at the front of the site, such as sidewalk extension and landing pad along the curb line, benches and/or shelter facilities. Any improvements should be coordinated with CENTRO.

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; Don Radke - 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 14, 2024

OCPB Case # Z-24-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Cicero Town Board at the request of Town of Cicero for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law for a six-month moratorium on the consideration of applications for site plans, zone changes, building permits, special use permits and subdivisions within a defined area along and in the vicinity of the south shore of Oneida Lake; and
- WHEREAS, the Town states the purpose of the temporary moratorium is “to give the Town an adequate opportunity to further develop its Comprehensive Plan, study Town policy and codes, consider the establishment of a new overlay district in said specified area, and to consider the possible application of the Town’s recently enacted design standards, modified versions thereof, and/or new design standards to part or all of the subject area”; and
- WHEREAS, the subject area is bound by the Oneida Lake shoreline to the north, the Onondaga/Madison County line to the east, NYS Route 31 to the south, and the centerline of South Bay Road and continuing due north to the lake shoreline from the road’s terminus; the moratorium also applies to “all parcels contiguous to the south side of NYS Route 31” between the intersections of NYS Route 31 with Fergerson Road and Eastwood Road and an area west of South Bay Road bound by Whiting and Lakeshore Roads; and
- WHEREAS, the local law includes a number of findings that provide context to the moratorium proposal, including the value of shoreline resources, anticipated Micron-fueled development, substantial undeveloped/underdeveloped lands in the target area, limited variety of shoreline land uses, consultation with the County’s Planning Department, and Comprehensive Plan committees on potential zoning options; and
- WHEREAS, exemptions from the moratorium are 1 acre or smaller parcels with a residential zoning classification or upon which residential use is permitted along with site plans, building permits, and special use permits “that are ancillary to and/or do not alter an existing permitted use”; and
- WHEREAS, strict compliance with the moratorium may be waived by the Town Board which will make a determination based on whether the moratorium will cause substantial economic hardship, the proposed action not harming or endangering the public health, safety, or welfare, and the proposed action being consistent with the Town ‘s Comprehensive Plan; the proposed law specifically states “the loss of opportunity for profit does not constitute substantial economic hardship”; and

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

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

The motion was made by David Skeval 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 14, 2024

OCPB Case # Z-24-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of S & G Acquisitions for the property located at 5570 Caughdenoy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Caughdenoy Road (Route 49), a county highway, and the municipal boundary between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is proposing a zone change from Neighborhood Office (O-1) to Limited Use Restaurant (LuC-2) on a 6.5-acre parcel in order to establish an event space and commissary kitchen in an existing barn structure; and
- WHEREAS, the site is a large parcel amongst single-family residential neighborhoods extending to the west; the site is located ½ mile from the busy intersection of Caughdenoy Road, a county route, and Brewerton Road, NYS Route 11; the municipal boundary with the Town of Cicero occurs along the eastern parcel boundary; and
- WHEREAS, the site is an irregularly shaped parcel with approximately 570' of frontage on Caughdenoy Road and access to Amor Drive, a local road; Mud Creek is located to the east of the site and its associated wetlands and flood plain occur on portions of the lot; per the Survey dated 12/12/16, the parcel contains a 3,600 sf barn and 869 sf block garage located near the Amor Drive frontage; a gravel area marked as "Remains of Gravel Drive" is located in the area north of the buildings, extending to Caughdenoy Road; and
- WHEREAS, the applicant is seeking a zone change from O-1 (Neighborhood Office) to LuC-2 (Limited Use Restaurant) to allow the existing barn to be renovated and used as an event space and commissary kitchen with parking; the referral materials do not include any plans depicting the proposed event space; the extent to which changes will be proposed to the site, the scale of potential events, and provision of water and sewer infrastructure to the site are unclear; and
- WHEREAS, per the Town zoning code, the LuC-2, Limited Use District for Restaurants zoning designation is intended to provide for "restaurant land uses on sites that afford adequate parking, storage and related facilities in a manner that is compatible with the existing or planned character of surrounding commercial or industrial land uses with minimal or no adverse effect upon public facilities and environmental features"; all surrounding parcels within the Town of Clay are zoned Residential R-7.5 or Residential/Agricultural RA-100; and
- WHEREAS, per the Environmental Assessment Form (EAF) (undated), less than 1 acre of the site will be disturbed by the proposed project; as the future development of the site is described vaguely with no specific details, the stormwater produced by the proposed development and any necessary mitigation needs

are unknown; and

WHEREAS, per the letter from Weaver Mancuso and Brightman dated 1/29/24 included in the referral materials, the proposed development plans include connecting the existing building to public drinking water;

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

WHEREAS, per the letter from Weaver Mancuso and Brightman dated 1/29/24 included in the referral materials, the future development plans include connecting the existing building to public sewer; sanitary transmission lines do not exist on this portion of Caughdenoy Rd; a short public sewer extension is likely required to service the site; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, GIS mapping shows the southern boundary and the northeast corner of the site may contain state and federal wetlands including a portion of NYS Wetland BRE-18 (268.7 acres), which appears to include wooded areas south and east of the buildings; NYS wetlands and their 100' buffer are depicted on the Proposed Zone Change map dated 12/12/16 which does not depict buildings or the subject area for future development so the extent future development will occur within the wetlands or buffer is unknown; additionally, the NYS wetlands and associated buffer depicted on the Zone Change map are noted to be approximations from online sources and have not been formally delineated;

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a minute area along the southeastern boundary of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

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

1. The Town is encouraged to require additional information from the applicant as part of the proposed zone change, to ensure that a feasible site plan can be developed for the proposed use. Information to be provided should include provisions for new public infrastructure to serve the site including public sewer lines and public drinking water service. Delineation of state and federal wetlands and related buffer areas should be prepared, to best assess the feasibility of constructing new parking areas and other potential development on the site. Information regarding the scale, hours, noise mitigation, and plans for on-site food preparation may also benefit review.
2. For any future development, the applicant is encouraged to coordinate with Onondaga County Department of Transportation, Onondaga County Department of Water Environment Protection, and Onondaga County Water Authority on all necessary approvals and permits.

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

ONONDAGA COUNTY DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

TO: Members, Syracuse City Planning Commission
FROM: Dan Kwasnowski, AICP Director *DK*
Onondaga County Department of Planning (OCDOP)
DATE: 2/7/2024
RE: Administrative Review – JPD Corp Court St Resubdivision
RECOMMENDATION: No Position

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

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

CASE NUMBER: S-24-5
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 2/5/24
TYPE OF ACTION: Preliminary Subdivision
APPLICANT: JPD Corp. Court Street Resubdivision
LOCATION: 901 & 931 North Clinton Street
WITHIN 500' OF: Interstate 81, the Enlarged Erie Barge Canal (NYS owned)
TAX ID(s): 117.-06-01.3, 117.-02-03.0

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

Project Summary:

The site consists of two parcels totaling 9.4 acres in a MX-4 Urban Core zoning designation in the Lakefront area of the City of Syracuse. The two parcels are bordered by North Clinton Street to the northeast and Solar Street to the southwest with the easterly parcel being split by West Court Street. The applicant seeks to realign the parcel boundary to create two new lots separated by Court Street. New Lot 1 will be 6.390 acres to the northwest of West Court Street and New Lot 2 will be 3.033 acres south of West Court Street. The referral materials do not include future plans for development of the site.

In 2020, the applicant proposed a similar resubdivision on three parcels including the two current parcels, totaling 16 acres into three new lots as part of a project to build a new office building on the site west of Court Street (Z-20-301 and Z-20-300); the project did not come to fruition as the local cases were closed administratively and the subdivision was not completed at that time.

Recommendation: No Position

ONONDAGA COUNTY


DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

TO: Members, City of Syracuse Office of Zoning Administration

FROM: Dan Kwasnowski, AICP Director 
Onondaga County Department of Planning (OCDOP)

DATE: 2/7/2024

RE: Administrative Review – State Tower Building Change in Occupancy

RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-24-20

REFERRING BOARD: City of Syracuse Office of Zoning Administration

DATE RECEIVED: 1/30/24

TYPE OF ACTION: Site Plan Review

APPLICANT: State Tower Building, LLC

LOCATION: 201-19 East Genesee Street

WITHIN 500' OF: State Office Building (NYS owned) and Erie Canal Museum (county owned)

TAX ID(s): 103.-17-08.0

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

Project Summary:

The applicant is proposing a change in occupancy of an existing tenant space within the State Tower Building located on South Warren Street and East Water Street in downtown Syracuse. The building is located in a MX5 Central Business zoning district and currently houses retail, office, and residential uses. The applicant is proposing to install a Community Bank branch in a vacant first floor space on the north side of the building. No exterior changes are proposed except two signs (21 sf and 21.75 sf) to be placed on the western and northern facades.

The building is located in the Hanover Square Historic District.

Advisory Note(s):

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to a potential increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset

plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>

Recommendation: No Position