



Onondaga County Planning Board

February 17, 2021

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

I. ATTENDANCE Via TELECONFERENCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Doug Southerland
Tom Blair
Frank Pavia
Trista Kuna
George Laigaie
Barbara Evanoff
Miranda Nelson
Matthew Bartholomew
Scott Rickdashil
Traci Rio

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 17, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from January 27, 2021 were submitted for approval. James Corbett made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-7	TClaPB	No Position With Comment	S-21-8	TDewPB	No Position With Comment
S-21-9	TCicPB	Modification	Z-21-38	TSalPB	Modification
Z-21-39	TSalPB	Modification	Z-21-40	TGedPB	No Position With Comment
Z-21-41	TClaPB	No Position With Comment	Z-21-42	CSyrZA	No Position With Comment
Z-21-43	TManTB	No Position With Comment	Z-21-44	TCicTB	No Position
Z-21-45	TManTB	No Position	Z-21-46	TCamTB	No Position
Z-21-47	CSyrPB	No Position	Z-21-48	CSyrZBA	No Position
Z-21-49	TClaZBA	Modification	Z-21-50	VLivPB	No Position
Z-21-52	TOnoTB	Modification	Z-21-53	TVanPB	Modification
Z-21-54	TVanPB	Modification	Z-21-55	TVanPB	Modification
Z-21-56	TSalTB	No Position With Comment	Z-21-57	TSkaPB	Modification
Z-21-58	TSkaPB	Modification	Z-21-59	TSkaPB	Modification
Z-21-60	TDewPB	No Position With Comment	Z-21-61	TDewTB	Approval
Z-21-62	TDewZBA	Modification	Z-21-63	TDewZBA	No Position With Comment
Z-21-64	TDewPB	Modification	Z-21-65	TMarPB	Modification
Z-21-66	TCicPB	Modification	Z-21-67	TCicZBA	Disapproval
Z-21-68	TCicZBA	No Position	Z-21-69	TCicZBA	No Position
Z-21-70	TCicTB	No Position With Comment	Z-21-71	TCicPB	Modification
Z-21-72	TVanPB	Modification	Z-21-73	TVanZBA	Modification



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Z-21-74	VCamVB	<i>Modification</i>	Z-21-75	TClaZBA	<i>No Position With Comment</i>
Z-21-76	TClaZBA	<i>No Position</i>	Z-21-77	TVanPB	<i>Modification</i>



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # S-21-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Samuel Bartorillo for the property located at 8191 Maple 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 Maple Road (Route 197), a county highway, and Route 481, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 3.669-acre parcel into two new lots, Lot No. 1 (2.456 acres) and Lot No. 2 (1.243 acres), in a proposed Residential (R-40) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-21-33) to change the zoning of the subject parcel from Residential/Agricultural (RA-100) to One-family Residential (R-40) to facilitate the proposed subdivision; the zone change action is still being considered by the Town Board; previously, the Board offered no position for an area variance referral (Z-07-65) to reduce the front yard setback for the existing house; and
- WHEREAS, the site is located along Maple Road in the Town of Clay; the site abuts I-481 to the south and is across Maple Road from a residential neighborhood, which is zoned Residential (R-15); other surrounding land uses include wooded lands and an agricultural field; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated December 30, 2020 show the site contains an existing house, detached garage, metal building, and barn; there is an existing u-shaped driveway with two access points on Maple Road; all to be contained on proposed Lot No. 1 (2.456 acres);
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Maple Road must meet Department requirements; and
- WHEREAS, per the plan, the northern half of the site, to be Lot No. 2 (1.243 acres), is undeveloped; there is a 20' wide easement transecting the property with a ditch centerline occurring within it; the centerline of the easement marks the proposed lot line between Lots 1 and 2;
ADVISORY NOTE: any proposed or future driveways onto Maple Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site also has an existing Onondaga County Sanitary Sewer Right of Way, which runs along the southern and rear lot lines; per the Onondaga County Department of Water Environment Protection (WEP), there is a county-owned force main in the sewer right-of-way;
ADVISORY NOTE: per WEP, no permanent structures are permitted within the

County easement; any other work within the County easement must be coordinated with WEP; and

WHEREAS, per the Town Zoning Code, the minimum lot area for a residential use in the existing RA-100 district is 100,000 sf; the proposed R-40 zoning district allows for higher density, and would require a minimum lot area of 40,000 sf; no development plans are indicated;

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

WHEREAS, the site is served by public drinking water and an individual septic system; a new municipal connection to drinking water and a new septic system would be required for the new building lot, should the zone change and subdivision be approved;

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

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # S-21-8

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 DeWitt Planning Board at the request of Guggenheim Development Services, LLC for the property located at 5802-5804 Bridge Street; 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 Bridge Street (Route 290), a state highway; and

WHEREAS, the applicant is proposing to combine two parcels into a single 1.13-acre lot to allow for construction of an auto maintenance facility (Jiffy Lube) in Business and Mixed Use Village Overlay (MUV-3) zoning districts; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-64) as part of the proposed project; in 2015, the Board offered no position for a site plan referral (Z-15-140) to renovate the façade and lighting at an existing two-tenant retail building, which has since been demolished; and

WHEREAS, the site is located north of the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; this area has largely focused on auto-oriented development since buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road south of this site; this node has also been targeted for revitalization as part of the Town's Mixed-Use Village Floating Overlay, Local Waterfront Revitalization Plan (LWRP), and Elevating Erie initiatives; and

WHEREAS, the submitted survey map dated October 16, 2020 shows the site has frontage on Bridge Street and is vacant except for remnant asphalt and gravel parking areas and a concrete building foundation; the site has four remnant driveways on Bridge Street;

ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Bridge Street must meet Department requirements; and

WHEREAS, the submitted Site Layout Plan dated January 21, 2021 shows the proposed building (3,000 sf) will be oriented towards Bridge Street and set back at least 46' from the state right-of-way; the building will be surrounded on all sides by asphalt with vehicles entering the building for service at the rear and exiting at the front of the building; 12 parking spaces are shown at the rear of the building; hours of operation will be Monday through Saturday from 8AM to 6PM and Sunday 10AM to 4PM; and

WHEREAS, per the Site Layout Plan, there will be two full access driveways onto Bridge Street in place of two of the remnant driveways; unused asphalt areas will be

converted to green space and the other remnant driveways will be removed; an area between the proposed driveways will be green space and have three new trees;

ADVISORY NOTE: per the NYS Department of Transportation, any work in the state right-of-way will be subject to a work permit; and

WHEREAS, the submitted sign plans show proposed signage to include a pylon sign (6'-0" x 5'-11") adjacent to the northern driveway, and two building-mounted signs (9'-1 1/4" x 7'-7" and 40'-0" x 4'-8"); and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 30, 2020, 0.9 acres of the site will be disturbed by the proposed project; drainage patterns will match existing conditions, utilizing the existing NYSDOT storm sewer along Bridge Street;

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

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

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), which is located south of the subject parcels and along Celi Drive; C734108 is an active site in the Brownfield Cleanup Program, which had been a metals and plastic plating manufacturing plant since the mid-1970s with operations continuing until 2015; and

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

While the Board offers no position with regard to the proposed subdivision, the

following comments are intended for the project as a whole:

1. Per the New York State Department of Transportation, only one full-access driveway will be permitted on Bridge Street and a sidewalk will be required along the property frontage. The sidewalk must be within the state right-of-way and continue through the driveway, and will be subject to a work permit from the Department. The site plan must be modified to reflect these changes and submitted to the Department for review and approval. The applicant is encouraged to explore alternate access through adjacent parcels.
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. To further meet Department requirements, the applicant must also submit traffic data and a lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. No glare or spillover from site lighting onto adjacent properties or the state right-of-way will be permitted.
3. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
4. This area has been the subject of local district level planning efforts to create a vibrant, walkable, mixed-use node of urban-scaled development, particularly in locations near the Empire State Trail system. As such, the Board and applicant are encouraged to continue working toward a site plan and development strategy for the site that better reflects the planning goals for density, aesthetics, access and multi-modal activity in this area and can complement rather than detract from adjacent mixed-use, multi-story, residential land uses in the future. Specific elements to consider relative to this proposed development include more urban, or pedestrian scaled architecture and signage and screening of parking and auto-centric elements from frontages.
5. The Town is encouraged to work with the New York State Department of Transportation regarding access management and safety strategies for this redevelopment area, to improve connectivity and reduce the number of single-use driveways in favor of a local feeder road network, shared access and parking with adjacent parcels.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # S-21-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Gabelry Development, LLC for the property located at 8010 & 8016 Brewerton 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 Brewerton Road (Route 11) and Route 81, both state highways; and
- WHEREAS, the applicant is proposing to subdivide two parcels into 6 new commercial lots, Lot 1A (10.737 acres), Lot 1B (3.160 acres), Lot 2A (2.0 acres), Lot 2B (3.141 acres), Lot 2C (9.660 acres) and Lot 2D (20.429 acres), as part of a larger project to establish a new residential neighborhood development in a proposed Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board is concurrently reviewing zone change (Z-21-70) and site plan (Z-21-71) referrals as part of the proposed project; the Board has reviewed a number of previous referrals (Z-17-57, S-17-20, and Z-18-112) for construction of the auto dealership on one of the subject parcels; and
- WHEREAS, the site is located along the highly commercialized and high-traffic Route 11 corridor with surrounding medium and large-scale retail uses and small residential neighborhoods; the rear of the site backs up to I-81; the survey maps show the western parcel has frontage on Route 11 and contains two existing buildings and associated parking for EchoPark Automotive Syracuse, a used car dealer; the auto dealership has an existing driveway onto Route 11 and a private access road that extends along the northern lot line to the rear acreage (approximately 43 acres); the eastern parcel is largely wooded and contains a tributary to Mud Creek, a Class C stream; GIS mapping indicates the creek corridor contains federal wetlands; and
- WHEREAS, the submitted subdivision maps show the western parcel will be divided into two lots, Lot 1A (10.737 acres) to contain the auto dealership buildings and parking and Lot 1B (3.160 acres) to contain the access road; no new development is shown for those parcels; the eastern parcel will be divided into Lot 2A (2.00 acres), Lot 2B (3.141 acres), Lot 2C (9.660 acres), and Lot 2D (20.429 acres); per the zone change map, the requested zone change to Planned Unit Development (PUD) is only intended for proposed Lots 2C and 2D; the submitted Site Layout dated January 7, 2021 shows all residential development to occur on Lots 2C and 2D; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 14, 2021, the project will be completed in two phases; Phase 1 will include construction of multi-family residential housing, along with necessary ingress and egress, site utilities, landscaping, and amenities; Phase 2 will include construction of senior housing, with additional supportive parking and

amenities; 220 multi-family units will be provided as part of Phase 1 and at the completion of Phase 2 there will be a total of 400 units; and

WHEREAS, the Site Layout shows the auto dealership access road will be extended to serve the new residential development and end in a circle with center landscape island; a right-of-way and access easement granted to the Town of Cicero with a future roadway is shown along the front of the rear lot, which would allow for future connections to the Walmart parcel to the north and vacant lands to the south; the internal road network is on proposed Lot 2B; no proposed development is shown for Lot 2A; and

WHEREAS, per the Site Layout, there will be 24 new residential buildings, 8 on Lot 2C and 16 on Lot 2D; three different types of residential structures are indicated, "Gardens" (88 units total), "Townhouses" (66 units total) and "Flats" (84 units total) and there are (3) three-story buildings simply labeled "Building" with no number of units identified; a shared recreation space is shown towards the center of the site, to include a one- to two-story club house, 815 sf pool, grill area, basketball court, and pickleball court; another one-story club house is shown to occur across the street from the shared space; other shared spaces on the site include a dog park, grill pavilion, and turf activity area; per the Site Layout, parking will be interspersed throughout the site, generally occurring along the internal road network; the local application notes that there will be 590 on-site parking spaces; two garage buildings are shown, which include 40 parking spaces; there appear to be sidewalks along all roadways; and

WHEREAS, per the EAF, there will be 2,040 sf of wetland disturbance resulting from the construction of two driveways and accompanying sidewalk; the EAF indicates permits have already been issued by the US Army Corps of Engineers and NYS DEC for wetland disturbance; the Site Layout shows "wetland delineation flags and limits shown per 2003 CHA survey"; the EAF notes that a new traffic signal is anticipated at Route 11 and a traffic impact study will be provided, both of which will be subject to NYS Department of Transportation review and approval; need for a traffic signal must also be demonstrated by the traffic study; per the Central New York Regional Transportation Authority (CENTRO), Route 11 has public transit service and bus stops are located north and south of the access drive; and

WHEREAS, per the EAF, 26 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the EAF, the public water main will be extended to each residential building; the public sewer mainline will also be extended to each residential building; anticipated water demand and liquid waste generation are each estimated at 88,000 gallons per day; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, in 2020, the Syracuse Metropolitan Transportation Council (SMTC) completed the U.S. 11 Corridor Study, which analyzes future land uses and transportation system needs within the Route 11 corridor from Bear Road to Route 31; the subject site was included in the study area and identified as a potential location for future residential/commercial development; given existing conditions and anticipated future conditions, transportation-system alternatives were identified to help alleviate traffic impacts in the area, including expanding the local road network between Route 11 and I-81 by establishing a local road parallel to I-81 and extending existing roads such as the auto dealership's access road to better serve rear vacant lands intended for development; the study also developed concept-level plans, which included this site in one of the focus area, to show how this area could be developed with a mix of uses and bicycle, pedestrian and public transit accommodations to create a new "town center"; 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

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:

Prior to approval of the subdivision, the Town should require the developer to grant cross access easements to the Town to allow for future cross connections to vacant lands to the north and south, and negotiate access to the adjacent residential and commercial properties for fire safety access and pedestrian walk-throughs. All easements must be shown on the filed subdivision plan.

The Board also offers the following comments for the project as a whole:

1. The Town and applicant are strongly encouraged to review the land use and transportation system recommendations and proposed conceptual layout strategies provided in the U.S. 11 Corridor Study, and ensure connectivity with existing and potential future development. Specific site planning considerations include avoiding dead end roads, providing further rights-of-way for future extensions, including a possible corridor along I-81, providing bike and public transit accommodations for multi-modal access, completing the sidewalk network within the development, as well as connecting to adjacent properties and ultimately Route 11, utilizing a grid pattern for internal roads with on-street, parallel parking, and incorporating a mix of land uses into the development.

2. The applicant is required to coordinate Route 11 access plans with the New York State Department of Transportation, which may require improvements to the existing access, including ADA ramps and a crosswalk. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study for full build out, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. 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 municipal approval.
4. The applicant is encouraged to consider opportunities to incorporate the wetland corridor into the site plan as a green space amenity and prominent natural feature of the site.
5. The Board encourages the Town and applicant to provide housing in this development to serve a mix of income levels.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-38

- 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 SITE PLAN from the Town of Salina Planning Board at the request of Sonbyrne Sales, Inc. for the property located at 491 Electronics Parkway / 136 Transistor Parkway; 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 Electronics Parkway (Route 45), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing construction of a 4,232 sf Byrne Dairy store with fueling facility on a 2.9-acre parcel in a Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-39) as part of the proposed project; in 2015, the Board recommended modification of a site plan referral (Z-15-215) to construct a 17,100 sf multi-use retail and/or office building on the subject parcel, which was not constructed; and
- WHEREAS, the site abuts Electronics Business Park, a 181-acre office/industrial business park containing Lockheed Martin; other business park tenants include Laboratory Alliance of CNY, Lifetime Benefit Solutions, Best Western Hotel, Gallagher Electric, LLP, and Integrated Medical Devices; James Wemesfelder Park, a town park, is located across Electronics Parkway from the site and contains athletic fields, a swimming pool, and basketball/tennis courts; the site abuts the NYS Thruway (I-90) to the south; and
- WHEREAS, the vacant, triangular-shaped parcel has frontage on Electronics Parkway, a divided highway, and is almost entirely covered by broken asphalt; there is an existing concrete sidewalk along Electronics Parkway; the site has additional frontage on Transistor Parkway, a private road serving the business park; there is a traffic signal and pedestrian accommodations, including crosswalks, at the intersection of Transistor Parkway and Electronics Parkway; a channelized portion of Bloody Brook, a water-quality impaired waterbody (EAF Mapper), crosses the eastern half of the site; there are also two intersecting trunk sewers on the eastern half of the site, both of which are owned by the Onondaga County Department of Water Environment Protection;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and
- WHEREAS, the submitted Final Site Plan dated January 2021 shows the proposed 4,232 sf convenience store will be oriented towards Electronics Parkway with parking at the front and both sides of the building (32 spaces total); there will be two fueling facilities on-site, a 132' x 24' overhead canopy with 5 pump islands at the front of the building and a 42' x 24' overhead canopy with 3 pump islands

at the rear; each canopy will have recessed lighting; additional site lighting includes (11) 17' tall light poles around the perimeter of the paved areas and (5) wall-mounted LED fixtures mounted at 9'; an ATM kiosk is shown at the front of the site, and there will be a dumpster enclosure adjacent to the side parking lot; all of the proposed development appears to occur more than 50' from the sewer infrastructure and Bloody Brook;

ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

WHEREAS, per the Final Site Plan, there are three proposed driveways, two full access driveways onto Transistor Parkway and one right-in, right-out on Electronics Parkway; the plan also shows an asphalt walking path at the business park, which will be connected to the site by a new crosswalk and sidewalk extension; ADVISORY NOTE: the proposed driveway onto Electronics Parkway 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, the Final Site Plan shows four new trees along Electronics Parkway and three along Transistor Parkway; a landscape bed and sign are shown at the Electronics Parkway/Transistor Parkway intersection; signage plans indicate the proposed ground sign will be 20 feet tall with 79 sf of LED internally-illuminated signage, including fuel pricing; per the Final Site Plan, additional signage will include two internally-illuminated, building-mounted signs (49 sf each), one on the front of the building and one facing Transistor Parkway; ADVISORY NOTE: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; and

WHEREAS, per the Environmental Assessment Form (EAF) dated January 18, 2021, 2.5 acres of the site will be disturbed by the proposed project; stormwater discharges on site will be directed to a stormwater management basin, and then to the County storm sewer system; per the Final Site Plan, two stormwater management areas (approximate size and location) are shown, one at the front of the site and one at the rear; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; new municipal connections for both are proposed; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant

flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the Ley Creek Pump Station is a flow constrained facility;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734065, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site #734065, which includes the Electronics Business Park, is an active site in the Resource Conservation and Recovery program; site #V00501 is a completed site in the Voluntary Cleanup Program, and includes a portion of Bloody Brook that is south of the subject parcel; the proposed project does not appear to have any impacts to these remedial sites; 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; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. The applicant must continue to coordinate 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 a lighting plan for review. The applicant is advised to contact the Department early in the planning process to discuss traffic data requirements. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. A 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.

3. 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. Headlight screening must be provided to prevent headlight glare from affecting 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.

4. The Town must ensure that no construction of permanent structures

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occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

5. 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.

6. The Town should require sidewalks along Transistor Parkway and to connect the building to the Electronics Parkway frontage.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of Sonbyrne Sales, Inc. for the property located at 491 Electronics Parkway / 136 Transistor Parkway; 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 Electronics Parkway (Route 45), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 4,232 sf Byrne Dairy store with fueling facility on a 2.9-acre parcel in a Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-38) as part of the proposed project; in 2015, the Board recommended modification of a site plan referral (Z-15-215) to construct a 17,100 sf multi-use retail and/or office building on the subject parcel, which was not constructed; and
- WHEREAS, the site abuts the Electronics Business Park, a 181-acre office/industrial business park containing Lockheed Martin; other business park tenants include Laboratory Alliance of CNY, Lifetime Benefit Solutions, Best Western Hotel, Gallagher Electric, LLP, and Integrated Medical Devices; James Wemesfelder Park, a town park, is located across Electronics Parkway from the site and contains athletic fields, a swimming pool, and basketball/tennis courts; the site abuts the NYS Thruway (I-90) to the south; and
- WHEREAS, the vacant, triangular-shaped parcel has frontage on Electronics Parkway, a divided highway, and is almost entirely covered by broken asphalt; there is an existing concrete sidewalk along Electronics Parkway; the site has additional frontage on Transistor Parkway, a private road serving the business park; there is a traffic signal and pedestrian accommodations, including crosswalks, at the intersection of Transistor Parkway and Electronics Parkway; a channelized portion of Bloody Brook, a water-quality impaired waterbody (EAF Mapper), crosses the eastern half of the site; there are also two intersecting trunk sewers on the eastern half of the site, both of which are owned by the Onondaga County Department of Water Environment Protection;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and
- WHEREAS, the submitted Final Site Plan dated January 2021 shows the proposed 4,232 sf convenience store will be oriented towards Electronics Parkway with parking at the front and both sides of the building (32 spaces total); there will be two fueling facilities on-site, a 132' x 24' overhead canopy with 5 pump islands at

the front of the building and a 42' x 24' overhead canopy with 3 pump islands at the rear; each canopy will have recessed lighting; additional site lighting includes (11) 17' tall light poles around the perimeter of the paved areas and (5) wall-mounted LED fixtures mounted at 9'; an ATM kiosk is shown at the front of the site, and there will be a dumpster enclosure adjacent to the side parking lot; all of the proposed development appears to occur more than 50' from the sewer infrastructure and Bloody Brook;

ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

WHEREAS, per the Final Site Plan, there are three proposed driveways, two full access driveways onto Transistor Parkway and one right-in, right-out on Electronics Parkway; the plan also shows an asphalt walking path at the business park, which will be connected to the site by a new crosswalk and sidewalk extension; ADVISORY NOTE: the proposed driveway onto Electronics Parkway 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, the Final Site Plan shows four new trees along Electronics Parkway and three along Transistor Parkway; a landscape bed and sign are shown at the Electronics Parkway/Transistor Parkway intersection; signage plans indicate the proposed ground sign will be 20 feet tall with 79 sf of LED internally-illuminated signage, including fuel pricing; per the Final Site Plan, additional signage will include two internally-illuminated, building-mounted signs (49 sf each), one on the front of the building and one facing Transistor Parkway; ADVISORY NOTE: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; and

WHEREAS, per the Environmental Assessment Form (EAF) dated January 18, 2021, 2.5 acres of the site will be disturbed by the proposed project; stormwater discharges on site will be directed to a stormwater management basin, and then to the County storm sewer system; per the Final Site Plan, two stormwater management areas (approximate size and location) are shown, one at the front of the site and one at the rear; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; new municipal connections for both are proposed; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow

prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the Ley Creek Pump Station is a flow constrained facility;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734065, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site #734065, which includes the Electronics Business Park, is an active site in the Resource Conservation and Recovery program; site #V00501 is a completed site in the Voluntary Cleanup Program, and includes a portion of Bloody Brook that is south of the subject parcel; the proposed project does not appear to have any impacts to these remedial sites; 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; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. The applicant must continue to coordinate 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 a lighting plan for review. The applicant is advised to contact the Department early in the planning process to discuss traffic data requirements. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. A 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.

3. 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. Headlight screening must be provided to prevent headlight glare from affecting 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.

4. The Town must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
5. 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.
6. The Town should require sidewalks along Transistor Parkway and to connect the building to the Electronics Parkway frontage.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Planning Board at the request of Chris Maroney for the property located at 779 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) and Armstrong Road (Route 106), both county highways; and
- WHEREAS, the applicant is proposing to convert a storage room into a retail meat market while maintaining a restaurant use in the rest of the building on a 0.8-acre parcel in a Commercial B - Highway Commercial zoning district; and
- WHEREAS, in 2009, the Board offered no position with comment for a special permit referral (Z-09-319) to construct a 918 sf addition to the existing building, which expanded the rear of the building; and
- WHEREAS, the site is located at the intersection of State Fair Boulevard and Armstrong Road in the Lakeland area; the surrounding area includes mostly residential properties interspersed with commercial and professional uses, particularly along State Fair Boulevard; and
- WHEREAS, the submitted survey map shows the site contains an existing one-story building (former Ernie's Lakeland Cafe) and asphalt parking at the front of the building; there are two existing curb cuts, one each on State Fair Boulevard and Armstrong Road; an existing sign is shown in a green space at the State Fair Boulevard/Armstrong Road intersection;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard or Armstrong Road must meet Department requirements; and
- WHEREAS, per the survey map, the existing storage room space is located at the front of the building and will be converted to retail for a meat market; the existing restaurant use in the remainder of the building will remain; exterior modifications include a new front door; no site modifications are indicated; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over

prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734076, 734040) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

The applicant is encouraged to convert asphalt islands along the State Fair Boulevard frontage to grass or other landscaping to better delineate the driveway entry, to enhance aesthetics along the corridor, and to aid in stormwater management.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of TC Syracuse Development Associates, LLC for the property located at 7169-7211 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Morgan Road (Route 47) and Liverpool Bypass (Route 88), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing modifications to a site plan to construct a 3,783,000 SF warehouse distribution facility (Amazon) with the construction of 178 additional trailer parking spaces for a total of 380 trailer parking spaces on 5 parcels in Industrial (I-1) and Residential (R-10 and RA-100) zoning districts; and
- WHEREAS, the Board has previously reviewed zone change (Z-19-270), site plan (Z-19-326, Z-20-121), and area variance (Z-19-327) referrals to construct a 3,783,000 SF warehouse distribution facility for Amazon on the subject site; construction of the project is currently underway; the site plan referral (Z-21-41) currently under review is for an amendment to the previously approved site plan; and
- WHEREAS, the 110-acre parcel, formerly a golf course, is located in an urbanized area with a mix of land uses near the Village of Liverpool, the New York State Thruway and Woodard Industrial Park; the site lies along the boundary with the Town of Salina; a limited number of existing single-family houses are located along the Morgan Road frontage, most to remain within a residential zone; zoning surrounding the site reflects the mixed nature of development in the area, with Industrial, Neighborhood, Highway and Regional Commercial, Office, Apartment and Residential zoning districts; the Morgan Road frontage is also overlaid with the Town of Clay 500 Foot Industrial Perimeter, which indicates to neighboring uses that Industrial land uses are prevalent in the area; and
- WHEREAS, per the application materials, the proposal is to build a 3,783,000 SF distribution facility with a footprint of 823,522 SF and 85 feet in height, with 66 loading docks, 380 trailer parking stalls, 1,800 car parking spaces, and 16 motorcycle parking spaces; the amended site plan documents show the 178 additional trailer parking spaces increases the previous number of trailer spaces from 202 to 380; a rear trailer parking lot will be expanded to accommodate the additional spaces; other site plan modifications include the addition of 10 electrical vehicle charging stations, additional signage for improved pedestrian safety and vehicle circulation, associated lighting and landscaping, a new bioretention basin, and a new dry detention basin; 56.24 of

the 110 acres would be comprised of impervious surface; exterior cladding would generally consist of smooth and corrugated metal panels (gray and blue) with the main entrance along Morgan Road; the project is described as a warehouse to consist of 4 upper levels of sorting fields with a perimeter of work stations and conveyor systems to deliver product to the ground level for sorting, packing, labeling and distribution; the facility would operate 24 hours per day, 7 days per week with approximately 2-3 shifts; and

WHEREAS, the Overall Site Plan shows five new driveways, one on Liverpool Bypass, and four onto Morgan Road, each of which must meet commercial driveway standards of the Onondaga County Department of Transportation; the unsignalized northernmost driveway would serve as a main entry and exit point primarily for the truck traffic on site, leading to parking areas for 353 trailers and access to 44 of 66 loading docks at the rear of the building; the three additional driveways along Morgan Road serve the 1,800 car parking lot with signals proposed at the second and third driveways (from the north) and a fourth driveway (from the north); a driveway onto the Liverpool Bypass serves the remaining loading docks and 27 trailer parking spaces on the southern side of the building, and connects to the employee parking lots; and

WHEREAS, the Overall Site Plan shows a bus stop/dropoff location along the front of the building intended for pull-in Centro bus service to the site; the applicant is coordinating with Centro on service, circulation and logistics of the potential on-premises bus stop or addition of a bus stop along Morgan Road; local bus routes exist along Morgan Road and Route 57 (including service to Oswego); the 2019 traffic study estimated 10% of employee trips would occur by means other than a single-occupant vehicle (eg. transit, carpool, walk, bicycle); there are no current or proposed sidewalks or pedestrian pathways along either road frontage, connecting to Route 57, nearby apartment complexes or the Village of Liverpool; there are no bicycle facilities other than road shoulders on nearby roadways and no bicycle racks or bicycle parking facilities are indicated on the submitted site plan; and

WHEREAS, a Traffic Impact Study was previously approved in 2019 by all agencies having jurisdiction; traffic mitigation measures identified include widening of Morgan Rd between the northernmost driveway and Commerce Blvd, a new signalized intersection at the second and third driveways (from the north), turn lanes for the Morgan Rd driveways, and new turn lanes/intersection widening at nearby intersections; off-site mitigation includes widening, striping and signal modifications to the Oswego St (Route 57)/Tulip St intersection in the Village of Liverpool, signal phasing/timing modifications and/or turn lanes at Morgan Rd and Buckley Rd, Morgan Rd and the Bypass, and Commerce Blvd and Tulip St; while delays would occur at the intersection of Morgan and Sheridan Rd traffic levels are indicated as low and therefore no modifications were proposed in the traffic study; the Traffic Impact Assessment indicates no increase in truck trips during peak hours, or significant adverse traffic impacts, are anticipated as a result of the site plan modifications; and

WHEREAS, drinking water is to be supplied by the Town of Clay water system; two water tanks are shown at the rear corner of the building, connecting to the public water service lines; a fire loop and hydrants are also shown to surround the building; wastewater estimated at 30,000-40,000 gpd would flow north from the site via Town of Clay sewer lines, to the County-owned Longbranch Trunk Sewer, Sawmill Creek Pump Station and Wetzel Road Wastewater Treatment Plant; and

WHEREAS, a landscape plan shows additional landscape screening of residential edges and the rear parking lot, tree pits within parking lots, and bioretention and front yard plantings; landscaping, grading and clearing is confined to the southern portion of the parcel; the submitted Threatened and Endangered Species Assessment considered the potential presence of Indiana Bat, Northern Long-Eared Bat and Eastern Massasauga habitats; potential bat roost trees will be cleared during prescribed months, and no other impacts are noted as expected; and

WHEREAS, an evaluation of site sound emissions was included, which shows all worst-case maximum site sound emissions are below 60 dB(A) at the site property line, and note worst-case sound emissions will result in no negative acoustical impact; strategies were included to minimize construction noise impacts; recommendations from the evaluation included ambient-sensing back-up alarms with 'shushing' sounds verses beeping sounds; the analyses show that distance, site geometry, and proposed sound fences and earthen landscape berms around the property will sufficiently attenuate on-site HVAC and vehicle noise to have no negative effect on the surroundings since increase will not be higher than 3 dB(A) over the existing ambient sound levels; the submitted Sound Emissions Assessment indicates the evaluation was updated in January 2021 to reflect the site plan modifications and concludes the revised layout will put the site in the best position to minimize acoustical impact of the site; an Overall Lighting Plan was also included in the EAF, with minimal spillover onto neighboring parcels; and

WHEREAS, a previous wetland/waters impact assessment indicated a wetland delineation was performed in July 2019 and a Jurisdictional Determination was issued by the NYSDEC on September 12, 2019 and by the USACE on October 7, 2019, with 1.1 acres of onsite federal wetlands consisting of small, fragmented areas of emergent wetlands in the golf course and mainly comprised of turf grass and poorly draining soils; Sawmill Creek, a Class B tributary to Onondaga Lake, and listed as a NYS water-quality impaired waterbody, runs 2,000 feet through the site at the rear of the proposed building; the report notes approved permits from the NYSDEC and USACE allow construction of two stream crossings, a culverted access drive to Liverpool Bypass, and two stormwater discharge points to Sawmill Creek; and

WHEREAS, a Stormwater Pollution Prevention Assessment was included with the EAF, which indicates stormwater transmission lines leading from the building and parking areas to multiple bioretention basins and a dry detention basin to the sides and rear of the building; any project that cumulatively disturbs one acre or more of land, must be covered under the NYS Pollutant Discharge Elimination System (SPDES) II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP); projects located within the Onondaga Lake watershed must also include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred

feet of an adjacent municipality; 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:

While the Board offers no position with regards to the site plan amendments, the following comments are reiterated from the original site plan review:

1. The applicant is advised to continue coordination regarding revised stormwater and lighting plans with the Onondaga County Department of Transportation.
2. The Board encourages the applicant and Town to explore the use of green infrastructure (rainwater capture for reuse, green roof), minimization of impervious surfaces, and/or use of natural landscape buffering of the waterway to the extent practicable, to aid water quality and stormwater management.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-42

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Phillip Snyder CFM - Enterprise Holdings, Inc. for the property located at 523 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, and North West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing façade alterations on a vacant commercial building for a proposed car rental business (Enterprise Rent-A-Car) on a 0.55-acre parcel in a Commercial, Class A zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding commercial land uses; the submitted survey map dated December 9, 2020 shows the site has frontage and concrete sidewalks on West Genesee Street and Plum Street, both city streets, and contains two existing buildings, formerly Echo Motors; both buildings are set along the side lot line and the remainder of the site is covered by asphalt from the buildings to the road frontages; there are two existing curb cuts, one on each road; and
- WHEREAS, per the local application, the proposed modifications are intended as part of a project to convert the former auto dealer to the new car rental use; proposed hours of operation will be Monday through Friday 7:30AM to 6PM, Saturday 9AM to 1PM, and Sunday 10AM to 2PM; on-site parking will include 9 employee/customer spaces and 48 spaces for rental vehicles; and
- WHEREAS, the submitted Architectural Site Plan shows the smaller, office building will be demolished and covered by asphalt; the existing asphalt lot will be resealed and striped; asphalt along both frontages will be converted to grass between the sidewalk and property line; there are several existing street trees along West Genesee Street, to remain; and
- WHEREAS, exterior modifications to the remaining building include painting the exterior, replacing all windows and concrete sills, replacing two overhead doors with new storefront framing systems, and adding an entrance to the new rental area; the three remaining bays in the building will be used for cleaning rental vehicles; there will be no repair or service work on-site
- WHEREAS, per the local application and site plan, the new business will have two proposed wall signs (31.25 sf and 60 sf in size), one facing each road front, and one ground sign (47.53 sf, 20' tall), in a grass area near the West Genesee Street/Plum Street intersection; all signage will be internally lit; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, V00588, C734089, C734088, C734088A) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

The applicant is encouraged to consider a landscape treatment similar to the apartment building across Plum Street, which would help to screen parking areas and improve walkability and the aesthetics of the site. Sidewalks should also be extended to cross driveway entrances, per city requirements.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-43

- 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 Manlius Town Board at the request of G&T Properties for the property located at 7030 Manlius Center 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 Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing a zone change on two parcels totaling 2.56 acres from Commercial A (C-A) to Commercial B (C-B) to allow for future construction of a self-storage facility; and
- WHEREAS, in 2014, the Board recommended modification of a site plan referral (Z-14-200) to revise the site plan for an RV sales facility on the subject site, which is no longer in operation; the Board previously recommended modification of related site plan (Z-14-57) and area variance (Z-14-58) referrals and offered no position with comment for a zone change referral (Z-14-56) as part of the project; and
- WHEREAS, the site is located along Manlius Center Road between a fire station and child care facility and across the road from Fremont Plaza, a strip shopping mall; the Town Zoning Map shows these neighboring uses are zoned C-A, C-B, and Neighborhood Shopping (NS); the site abuts vacant, undeveloped land to the south that is zoned Restricted Agriculture (RA); and
- WHEREAS, the submitted survey map dated September 20, 2020 shows the vacant site is largely covered by a blacktop and gravel area and has two remnant driveways onto Manlius Center Road; and
- WHEREAS, per the Town Zoning Code, the proposed Commercial B (C-B) zoning district permits all structures and uses permitted in the existing Commercial A (C-A) district, as well as warehouses, outdoor self-storage facilities, commercial storage or warehouse, lumberyards, and auto uses subject to site plan approval, and farm and construction equipment distributors subject to special permit approval; and
- WHEREAS, the submitted Layout Plan shows the proposed self-storage facility will include (3) 8,000 sf buildings, (1) 9,200 sf building, (1) 2,200 sf building, and (1) 4,000 sf building, separated by 26' wide drive aisles and enclosed by an 8' tall security fence; Building A (9,200 sf) will be climate-controlled and include an 800 sf office; the building is shown to be oriented parallel to Manlius Center Road and set back 30' from the front lot line; there will be an adjacent parking area (5 spaces), full access driveway, and motorized sliding gate for access to the remaining buildings; and
- WHEREAS, per the Layout Plan, the proposed driveway is in roughly the same location as

the existing, westernmost driveway; the easternmost driveway will be removed; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Manlius Center Road must meet Department requirements; a work permit will be required for any work in the state right-of-way, including work to remove the existing driveway; and

WHEREAS, proposed landscaping is shown along both side lot lines and along Manlius Center Road; a monument sign and landscape bed are shown adjacent to the proposed driveway; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 2.5 acres of the site will be disturbed by the storage facility; stormwater will be collected and mitigated in an on-site detention basin with outlet control structure, shown at the southwest corner of the site;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, the proposed project will connect to the drinking water and wastewater utilities;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant is advised to develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer as part of the next phase of development; and

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

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

1. The applicant is advised to coordinate Manlius Center Road access plans with the New York State Department of Transportation early in the planning process. To further meet Department requirements, the applicant will be required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval of the site plan.
2. The Board commends the site design for its siting of buildings and significant landscape screening. To further maximize the front yard aesthetic, the applicant is encouraged to consider architectural detailing, such as windows or a mix of exterior materials, for facades that are visible from Manlius Center Road.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-44

- 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 Calleen LaDuc for the property located at 9402 Caughdenoy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Caughdenoy Road (Route 49), a county highway; and
- WHEREAS, the applicant is requesting a special permit to establish an in-home dog grooming business on a 5.46-acre parcel in a Residential (RA-100) zoning district; and
- WHEREAS, the site is located in a low-density residential area; aerial imagery dated May 2020 and the submitted survey map show the site has frontage on Caughdenoy Road and Orangeport Road, a local road, and contains an existing one-story house with attached garage, a detached garage, and a barn structure; a portion of the back yard at the rear of the house is enclosed by a fence; and
- WHEREAS, per the submitted project description, the grooming shop will occupy the basement laundry room of the house and the attached garage; no exterior changes will be made to the property; and
- WHEREAS, there is an existing driveway onto Caughdenoy Road, which according to the project description is wide enough to fit three cars; no changes to access or additional parking are proposed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Caughdenoy Road must meet Department requirements; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated January 18, 2021 notes that the grooming shop will operate Monday through Friday 8AM to 5PM and Saturday 8AM to 2PM; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the bald eagle 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); no site modifications are proposed; 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Chapter 155, Article IV, Section 127.2 titled "Solar photovoltaic energy systems" to delegate special permit authority to the Planning Board; and
- WHEREAS, the submitted Resolution dated January 27, 2021 indicates the Manlius Town Board passed local law 2020-6 in 2020, which delegated authority to the Planning Board to issue special use permits for all other uses, but overlooked solar systems; and
- WHEREAS, under §155-127.2, a special permit is only required for ground-mounted solar energy systems greater than 25 kW, intended as the principal use of a site; and
- WHEREAS, this local law is intended to clarify that the approval of special use permits for large scale solar systems is also delegated to the Planning Board; and
- WHEREAS, issuance of special use permits was previously executed by the Town Board; per the Resolution, the proposed delegation is intended to consolidate and streamline the approval process; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-46

- 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 Camillus Town Board at the request of BTR Properties, LLC for the property located at Horan 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 Route 695, a state highway; and
- WHEREAS, the applicant is proposing a zone change of a 0.25-acre parcel from Mixed Residential (R-4) to Commercial (C-3); and
- WHEREAS, the site abuts Route 695 to the west and is located just north of the Route 5 interchange; surrounding land uses include an auto repair shop, single-family residential lots, and an apartment complex; and
- WHEREAS, aerial imagery dated May 2020 and the submitted survey map show the site has frontage on Horan Road, a local road, and contains asphalt parking; there are high tension power lines crossing the site; and
- WHEREAS, aerial imagery shows the parking lot is contiguous with parking on the adjacent parcel to the south, under common ownership, which contains two existing buildings and an auto body shop and accessory center, Tony Rotella's Body Shop Inc.; access to the site comes from two driveways on the adjacent parcel; the adjacent parcel is zoned C-3; and
- WHEREAS, per the Town Zoning Code, the existing R-4 zoning district "is designed to accommodate single-family detached dwellings as well as higher density multiple-family buildings" and permits agricultural land uses and single-family detached dwellings by right, adult housing facilities, cemeteries, extended medical care facilities, and multiple family buildings with Planning Board approval, and ancillary parking areas, bed & breakfast establishments, commercial animal boarding, contractor's services, emergency services, fraternal organizations, indoor institutional, outdoor recreational uses, public service and utilities, and riding stables upon issuance of a special permit; and
- WHEREAS, the Zoning Code indicates the Town's commercial districts, including the proposed C-3 zoning, "are designed to accommodate a variety of shopping and commercial activities and are distinguished by generally perceived activity and aesthetic impacts"; permitted uses in the C-3 district are agricultural land uses by right, administrative offices, adult housing facilities, appearance enhancement services, banking services, cemeteries, commercial indoor lodging, contractor's services, emergency services, extended medical care facilities, fraternal organizations, furniture sales, indoor commercial entertainment, indoor institutional, indoor sales uses, light vehicle maintenance, outdoor commercial entertainment, outdoor recreational uses, outdoor sales uses, personal or professional services, public service and utilities, restaurants & taverns, and small restaurants with Planning Board

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approval, and commercial animal boarding upon issuance of a special permit;
and

WHEREAS, per the local application, the proposed zone change is intended to conform to the existing business; no changes to the site are indicated; and

WHEREAS, while there are no drinking water or wastewater utilities to the vacant site, the auto body shop is served by public drinking water and sewers; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the Westside Pump Station is a flow constrained facility; no changes to the existing infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734073, C734116, V00665) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-47

- 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 Viraj Patel - Radha Krisna Corp. for the property located at 454 James 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 Route 690, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 0.91-acre parcel into two new lots, New Lot A-1 (0.61 acres) and New Lot A-2 (0.31 acres), in an Office, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-21-48) to allow a restaurant use on the site; the Board recently recommended disapproval of a project site review referral (Z-20-138) to establish an accessory parking lot for Quality Inn on the subject site, citing traffic safety concerns given the proposed access to James Street and conflicts with local land use planning efforts aimed towards growth, infill development, and redevelopment along this corridor; the project was closed administratively; and
- WHEREAS, the site is located in the City's Northside neighborhood with surrounding multi-family residential and commercial land uses; aerial imagery and the submitted re-subdivision plan dated July 28, 2020 show the site has frontage on James Street and Burnet Avenue, both city streets, and contains an existing three-story hotel, Quality Inn, with an attached two-story row building; a portion of the row building was recently demolished leaving a vacant area on the west side of the site; there is an existing 41-space parking lot with a curb cut onto James Street on the east side of the hotel; the site also contains an 11-space parking lot with access to Burnet Avenue at the rear of the row building; there are existing concrete sidewalks and street trees/landscaping along both road frontages; and
- WHEREAS, the re-subdivision plan shows proposed New Lot A-1 (0.61 acres) will contain the Quality Inn and both parking lots; New Lot A-2 (0.31 acres) is shown to contain the two-story building and vacant land; and
- WHEREAS, per the local application, the two-story building contains six residential units on the second floor; the restaurant use, Mi Isla Restaurant, is intended for the entirety of the first floor; proposed hours of operation are Monday through Saturday 7AM to 9PM; and
- WHEREAS, the local application indicates the property has been unable to earn a reasonable return given the allowable uses in the present zoning district; the 1,945 sf restaurant space has been vacant for over 30 years and would require substantial investment to convert to a different use; instead, the applicant is

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proposing to expand the space to 3,030 sf for the proposed restaurant; exterior modifications to the building include new awnings and signage; no changes to the site are proposed; and

- WHEREAS, the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; per the NYS Department of Transportation, the subject parcel will not be impacted by one of the project alternatives; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses” and permits restaurant uses; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the peregrine falcon, 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 is south across James Street from a Local Protected Site (Church of the Savior), which is regulated by the Syracuse Landmark Preservation Board; the site is also located near the First English Lutheran Church and the North Salina Street Historic District, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Viraj Patel - Radha Krisna Corp. for the property located at 454 James Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is requesting a use variance to allow a restaurant (Mi Isla Restaurant) expansion from 1,945 sf to 3,030 sf on a proposed 0.31-acre parcel in an Office, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing an other authorization referral (Z-21-47) to subdivide the site into 2 lots; the Board recently recommended disapproval of a project site review referral (Z-20-138) to establish an accessory parking lot for Quality Inn on the subject site, citing traffic safety concerns given the proposed access to James Street and conflicts with local land use planning efforts aimed towards growth, infill development, and redevelopment along this corridor; the project was closed administratively; and
- WHEREAS, the site is located in the City's Northside neighborhood with surrounding multi-family residential and commercial land uses; aerial imagery and the submitted re-subdivision plan dated July 28, 2020 show the site has frontage on James Street and Burnet Avenue, both city streets, and contains an existing three-story hotel, Quality Inn, with an attached two-story row building; a portion of the row building was recently demolished leaving a vacant area on the west side of the site; there is an existing 41-space parking lot with a curb cut onto James Street on the east side of the hotel; the site also contains an 11-space parking lot with access to Burnet Avenue at the rear of the row building; there are existing concrete sidewalks and street trees/landscaping along both road frontages; and
- WHEREAS, the re-subdivision plan shows proposed New Lot A-1 (0.61 acres) will contain the Quality Inn and both parking lots; New Lot A-2 (0.31 acres) is shown to contain the two-story building and vacant land; and
- WHEREAS, per the local application, the two-story building contains six residential units on the second floor; the restaurant use, Mi Isla Restaurant, is intended for the entirety of the first floor; proposed hours of operation are Monday through Saturday 7AM to 9PM; and
- WHEREAS, the local application indicates the property has been unable to earn a reasonable return given the allowable uses in the present zoning district; the 1,945 sf restaurant space has been vacant for over 30 years and would require substantial investment to convert to a different use; instead, the applicant is proposing to expand the space to 3,030 sf for the proposed restaurant; exterior

modifications to the building include new awnings and signage; no changes to the site are proposed; and

WHEREAS, the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; per the NYS Department of Transportation, the subject parcel will not be impacted by one of the project alternatives; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses” and permits restaurant uses; and

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the peregrine falcon, 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 is south across James Street from a Local Protected Site (Church of the Savior), which is regulated by the Syracuse Landmark Preservation Board; the site is also located near the First English Lutheran Church and the North Salina Street Historic District, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-49

- 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 Zoning Board of Appeals at the request of Christina Lukaczyk for the property located at 3415 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 Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a home occupation hair salon on a 3.077-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located along NYS Route 31, just east of the intersection with Gaskin Road, a local road, and the Seneca River; surrounding land uses are a mix of commercial and single-family residential, including Hickory Hill Golf Course to the east; and
- WHEREAS, aerial imagery dated May 2020 and the submitted survey map show the site contains an existing one-and-a-half-story house set 17.2 to 17.8' from the state right-of-way; the house has an attached garage; there is an existing driveway onto Route 31, which extends behind the rear of the house to an adjacent parcel, under common ownership, to the west; the adjacent parcel contains an existing two-family house and small parking lot; the shared driveway outlets to Gaskin Road to the west; and
- WHEREAS, per the local application, the in-home hair salon will have no additional employees; the submitted Site Plan shows the house to have an owner occupied apartment; the remainder of the house, including a rear addition, will be used for the hair salon; the existing driveway appears to be removed; a proposed driveway will occur at the eastern lot line and end in a new 11-space parking area at the rear of the building; the connection between the site and adjacent parcel is not shown in the site plan;
ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, nearly 2 acres at the rear of the site appears to be forested and undeveloped; there is a drainage channel crossing this portion of the site; all development appears to be outside this area; and
- WHEREAS, the site is served by public drinking water and an individual septic system; the septic system is not shown in the submitted plans; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal

species (per EAF Mapper); impacts to bat species are often associated with tree clearing and it appears that no trees will be removed as part of the proposed project; and

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

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

1. The applicant must contact the New York State Department of Transportation to coordinate access to Route 31, which may require modifications to meet minor commercial driveway standards. Any work in the state right-of-way, including removal of the existing driveway, will be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed development.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of John Gormel for the property located at 302 Vine 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 Vine Street (Route 51), a county highway, Oswego Street (Route 57), both county and state portions, Second Street (Route 370), a state highway, and Onondaga Lake Park, a county owned park; and
- WHEREAS, the applicant is proposing to install a new retractable patio awning on a 0.13-acre parcel in a Village Center Business (B-2) zoning district; and
- WHEREAS, in 2019, the Board offered no position for a site plan referral (Z-19-79) to construct a handicap entrance ramp on an adjacent parcel for The Retreat; and
- WHEREAS, the site is located in the highly walkable, Village center; aerial imagery dated May 2020 shows the subject parcel is one of 8 lots, under common ownership, that make up The Retreat restaurant and its outdoor patio and parking lot; the 8-parcel area is bound by Second Street to the north, Vine Street, a village street, to the west, First Street, a village street, to the south, and other commercial properties to the east; and
- WHEREAS, per aerial imagery, each road front has an existing concrete sidewalk and planting strip; access to The Retreat is provided by 5 existing driveways, one on First Street, three on Vine Street, and one on Second Street; and
- WHEREAS, per the local application, the proposed awning will replace the existing awning and cover more of the patio area at the rear of the restaurant; the new awning will be 25' x 44'; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal

species (per EAF Mapper); 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 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of C3MF Developers, LLC for the property located at 4641 Kasson 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 Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to redevelop a former elementary school into 31 apartment units with associated site improvements on a 19.43-acre parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, in 2020, the Board recommended modification of a use variance referral (Z-20-250) as part of the proposed project; previously, the Board reviewed concurrent site plan (Z-18-211), special permit (Z-18-212), use variance (Z-18-213) and area variance (Z-18-214) referrals as part of a project to operate a daycare/preschool program and a membership athletic club in the existing vacant school building, which was not approved locally; in its recommendations, the Board cited traffic data requirements from the Onondaga County Department of Transportation; and
- WHEREAS, the site is located along Kasson Road, a county road, in a rural area in the Town of Onondaga; surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated January 25, 2021 shows the site contains a large existing, one-story building, formerly the Kasson Road School, an elementary school in the Marcellus School District; the building is shown to have north and south wings and the central part of the building is offset by a front courtyard and overhang situated between the two wings; an asphalt basketball court and playground area are shown on the south side of the building; the southwest corner of the site is occupied by a large, wooded and overgrown area; and
- WHEREAS, per the survey map, there is an existing u-shaped driveway with two access points onto Kasson Road; the driveway runs along the front of the building and includes a row of front yard parking, and branches off to an asphalt parking lot on the north side of the building;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Kasson Road must meet Department requirements; and
- WHEREAS, the submitted General Plan dated February 2, 2021 shows the use variance only applies to a portion of the site; an area just over 7 acres at the southern end of the site is outside the use variance; the Site & Utility Plan shows site modifications to include a proposed one-story garage adjacent to the northern

parking lot (38 spaces), new pavement striping in the front parking area (11 spaces), a new parking area on the south side of the building (21 spaces) with a second proposed garage, a proposed gazebo, and a new dumpster enclosure; a future dog park enclosure (80' x 50') and future gazebo are shown at the rear of the site; there are no proposed changes to access; and

WHEREAS, referral materials from the use variance application (Z-20-250) showed interior renovations to establish (13) one-bedroom units, (6) 1-bedroom units with dens, (4) 1-bedroom units with lofts, (1) 2-bedroom unit, (4) 2-bedroom units with lofts, and (3) studio units; each unit will have its own concrete patio; additional space will be available for a fitness center and a leasing office; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 31, 2021, 0.95 acres of the site will be disturbed by the proposed project; stormwater will be directed to the existing roadside ditch; per the Site & Utility Plan, there will be a network of storm sewers and catch basins with several outlet points to the ditch;

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

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

Given the proposed change of use and intensity of the site, the applicant must contact the Onondaga County Health Department to ensure that wastewater services can be sufficiently handled on site. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

The Board also offers the following comment:

The Town and applicant are encouraged to consider opportunities for walking trails or potential connections to adjacent properties, such as the garden center to the north.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of DG New York CS IV, LLC for the property located at NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31 and the NYS Thruway (Route 90), both state highways, Warners Road/Old Route 31 (Route 204) and Bennetts Corners Road (Route 64), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 5MW AC ground-mounted solar farm on a 30.83-acre portion of a 103.14-acre parcel in Agriculture/Residence (AR-80) and Rural-Hamlet (RH) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-54) as part of the proposed project; in 2007, the Board recommended modification of a preliminary subdivision referral (S-07-54) to subdivide a 1.739-acre lot from the subject parcel, citing Route 31 access requirements; and
- WHEREAS, the site is located in a rural area bounded by Route 31 to the west, I-90 to the south, and Bennett Corners Road to the east; the site abuts residential properties to the north; other surrounding land uses include active farmland; the site and surrounding lands are enrolled in NYS Agricultural District 3; aerial imagery dated May 2020 shows the site contains farm fields occurring around a centralized wooded area; and
- WHEREAS, the submitted Site Plan dated November 16, 2020 shows the 30.83-acre project area to occur on the west side of the site; the proposed solar panels and two electrical equipment pads will be enclosed by a perimeter security fence; the site will have gated access to Route 31 via a proposed 20' wide gravel driveway;
ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Site Plan, new utility poles are shown to connect the site to the existing utility lines along Route 31; a NYSEG interconnection study was completed; potential impacts of interconnection may include the creation of high voltage violations on the transmissions system around the Jordan Road substation during off-peak conditions, which will require mitigation; and
- WHEREAS, per the submitted Description of Proposed Use, there will be approximately 19,000 ground-mounted solar panels mounted on a single axis tracking system designed to track the sun's movement; at their maximum height, the solar panels will be 15' above ground; the submitted Agricultural Data Statement indicates the landowner will maintain and farm the portion of the site not being used for the project; and

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E-mail Address: countyplanning@ongov.net

WHEREAS, a decommissioning plan was included with the referral materials, which notes that the applicant will be responsible for all decommissioning costs; the Town of Van Buren will receive a copy of the security document and have access to the security in the event decommissioning is required; the applicant will retain ownership of the property for the life of the solar energy array and through decommissioning completion; and

WHEREAS, landscape screening including 528 juniper trees is shown in the Landscaping Plan dated December 1, 2020 to occur along the Route 31 frontage, the north side of the project area, and portions of the east side and southwest corner; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 18, 2020, 36 acres of the site will be disturbed by the proposed project; temporary runoff from construction will be discharged on-site and controlled by stormwater and erosion control best management practices; sheet flow from the solar panels will infiltrate the ground surface or be directed to the existing wetland, drainage, and/or swale areas; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside the Onondaga County Sanitary District boundary; no drinking water or wastewater services are proposed; and

WHEREAS, GIS mapping shows the wooded area on-site may contain state or federal wetlands; a wetland boundary is also shown on the project plans, which was obtained from a wetland delineation report dated June 2020 by Ecology and Environment, Inc.; a letter from the US Army Corps of Engineers (USACE) to the applicant, dated January 21, 2021, indicates that the project has been reviewed by the USACE; a preliminary jurisdictional determination (JD) has been provided, which concludes that the USACE has no jurisdiction over the proposal and a permit is not required; preliminary JDs are non-binding and advisory in nature; a freshwater wetlands determination from the NYS Department of Environmental Conservation (DEC) dated January 28, 2021 indicating the DEC has reviewed and accepted the wetland boundaries; regulated activities are within the wetland or 100-foot buffer and are subject to permitting requirements; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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); per the EAF, the applicant is consulting with the State Historic Preservation Office (SHPO) regarding cultural resources; 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 Route 31 access plans with the New York State Department of Transportation, which must meet commercial driveway standards. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted. To further meet NYSTA requirements, the applicant must provide the following information to assess the project for potential impacts to the safety of the traveling public and operation and maintenance of the New York State Thruway: visualization simulations; glint and glare hazard models for the solar panels, array support frame, and for fresh snow and/or ice accumulation on the panels, including consideration of the influence of glint and glare on passing drivers of cars and trucks at different times of the day and at night, throughout the calendar year; viewshed analyses of the project from the Thruway to determine driver distraction and the proximity to hazards within the Thruway clear zone such as, bridge abutments, lane reductions, curves in the road, hills, merging vehicles, etc.; snowdrift and deposition analyses; erosion and sediment control plans for construction and post construction activities; vegetation removal and establishment plans; noxious weed control plans; and landscaping plans. The applicant is advised that if glare is reported by the traveling public on the Thruway system, the project sponsor will be asked to lock tracking panels in the 'at rest' position, parallel to the ground, until the issue causing the glare is resolved. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

3. The Town must ensure all wetland permitting requirements are met as necessary.

The Board also offers the following comment:

The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, 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 motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-54

- 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 Van Buren Planning Board at the request of DG New York CS IV, LLC for the property located at NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31 and the NYS Thruway (Route 90), both state highways, Warners Road/Old Route 31 (Route 204) and Bennetts Corners Road (Route 64), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 5MW AC ground-mounted solar farm on a 30.83-acre portion of a 103.14-acre parcel in Agriculture/Residence (AR-80) and Rural-Hamlet (RH) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-53) as part of the proposed project; in 2007, the Board recommended modification of a preliminary subdivision referral (S-07-54) to subdivide a 1.739-acre lot from the subject parcel, citing Route 31 access requirements; and
- WHEREAS, the site is located in a rural area bounded by Route 31 to the west, I-90 to the south, and Bennett Corners Road to the east; the site abuts residential properties to the north; other surrounding land uses include active farmland; the site and surrounding lands are enrolled in NYS Agricultural District 3; aerial imagery dated May 2020 shows the site contains farm fields occurring around a centralized wooded area; and
- WHEREAS, the submitted Site Plan dated November 16, 2020 shows the 30.83-acre project area to occur on the west side of the site; the proposed solar panels and two electrical equipment pads will be enclosed by a perimeter security fence; the site will have gated access to Route 31 via a proposed 20' wide gravel driveway;
ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Site Plan, new utility poles are shown to connect the site to the existing utility lines along Route 31; a NYSEG interconnection study was completed; potential impacts of interconnection may include the creation of high voltage violations on the transmissions system around the Jordan Road substation during off-peak conditions, which will require mitigation; and
- WHEREAS, per the submitted Description of Proposed Use, there will be approximately 19,000 ground-mounted solar panels mounted on a single axis tracking system designed to track the sun's movement; at their maximum height, the solar panels will be 15' above ground; the submitted Agricultural Data Statement indicates the landowner will maintain and farm the portion of the site not being used for the project; and

WHEREAS, a decommissioning plan was included with the referral materials, which notes that the applicant will be responsible for all decommissioning costs; the Town of Van Buren will receive a copy of the security document and have access to the security in the event decommissioning is required; the applicant will retain ownership of the property for the life of the solar energy array and through decommissioning completion; and

WHEREAS, landscape screening including 528 juniper trees is shown in the Landscaping Plan dated December 1, 2020 to occur along the Route 31 frontage, the north side of the project area, and portions of the east side and southwest corner; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 18, 2020, 36 acres of the site will be disturbed by the proposed project; temporary runoff from construction will be discharged on-site and controlled by stormwater and erosion control best management practices; sheet flow from the solar panels will infiltrate the ground surface or be directed to the existing wetland, drainage, and/or swale areas; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside the Onondaga County Sanitary District boundary; no drinking water or wastewater services are proposed; and

WHEREAS, GIS mapping shows the wooded area on-site may contain state or federal wetlands; a wetland boundary is also shown on the project plans, which was obtained from a wetland delineation report dated June 2020 by Ecology and Environment, Inc.; a letter from the US Army Corps of Engineers (USACE) to the applicant, dated January 21, 2021, indicates that the project has been reviewed by the USACE; a preliminary jurisdictional determination (JD) has been provided, which concludes that the USACE has no jurisdiction over the proposal and a permit is not required; preliminary JDs are non-binding and advisory in nature; a freshwater wetlands determination from the NYS Department of Environmental Conservation (DEC) dated January 28, 2021 indicating the DEC has reviewed and accepted the wetland boundaries; regulated activities are within the wetland or 100-foot buffer and are subject to permitting requirements; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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); per the EAF, the applicant is consulting with the State Historic Preservation Office (SHPO) regarding cultural resources; 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 Route 31 access plans with the New York State Department of Transportation, which must meet commercial driveway standards. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted. To further meet NYSTA requirements, the applicant must provide the following information to assess the project for potential impacts to the safety of the traveling public and operation and maintenance of the New York State Thruway: visualization simulations; glint and glare hazard models for the solar panels, array support frame, and for fresh snow and/or ice accumulation on the panels, including consideration of the influence of glint and glare on passing drivers of cars and trucks at different times of the day and at night, throughout the calendar year; viewshed analyses of the project from the Thruway to determine driver distraction and the proximity to hazards within the Thruway clear zone such as, bridge abutments, lane reductions, curves in the road, hills, merging vehicles, etc.; snowdrift and deposition analyses; erosion and sediment control plans for construction and post construction activities; vegetation removal and establishment plans; noxious weed control plans; and landscaping plans. The applicant is advised that if glare is reported by the traveling public on the Thruway system, the project sponsor will be asked to lock tracking panels in the 'at rest' position, parallel to the ground, until the issue causing the glare is resolved. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

3. The Town must ensure all wetland permitting requirements are met as necessary.

The Board also offers the following comment:

The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, 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 motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Seneca Neighborhood / Brolex Properties, LLC for the property located at 7360 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 New York State Route 48, a state highway, and the municipal boundary between the Town of Van Buren and the Town of Lysander; and
- WHEREAS, the applicant is proposing Phase 2A of a residential development on an 88.07-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, in 2020, the Board recommended modification of a site plan referral (Z-20-56) for Phase 1 of the residential development; the Board has reviewed a number of recent referrals regarding the Seneca Neighborhood PUD, a proposed residential development for this former golf course parcel; in 2019, the Board recommended modification of a preliminary subdivision (S-19-70), which would subdivide the subject parcel into 172 residential parcels, citing NYS Department of Transportation requirements for access, drainage, traffic and lighting and required approvals for extension of the public wastewater infrastructure; previously, the Board offered no position with comment for a zone change referral (Z-19-151) to create, and approve a development plan for, the Seneca Neighborhood PUD; then the Board reviewed a local law referral (Z-19-227) to revise the approved development plan, reducing the number of lots from 193 to 172; in 2016, the Board offered no position with comment for concurrent final subdivision (S-16-31) and area variance (Z-16-185) referrals to subdivide an existing house from the golf course parcel and reduce the front and side yard setbacks for the existing house, both of which were approved locally; and
- WHEREAS, aerial imagery shows the site has frontage on State Fair Boulevard (NYS Route 48) and Van Ness Road, a local road, and contains the former Seneca Golf Club; the site is in an area with mixed commercial and residential uses along Route 48 and abuts single-family residential lots to the north and south; there is a single, existing driveway serving the golf course; and
- WHEREAS, plans submitted with the previous subdivision referral (S-19-70) showed the Seneca Neighborhood PUD to include 16 patio home lots ranging in size from 12,427 sf to 26,204 sf, 72 duplex home lots ranging in size from 6,330 sf to 14,766 sf, and 84 standard home lots ranging in size from 10,682 sf to 47,716 sf, with two fairly large standard home lot outliers, 115,352 sf and 140,910 sf; the plans showed the patio home lots at the northern end of the site, along with the cluster of duplex home lots; the standard home lots occur on the southern half of the site; all of the proposed building lots have frontage on at

least one of the five proposed internal roads; HOA Property #1 is shown at the northeast corner of the site and HOA Property #2 is shown at the southern end of the site; each appears to include some existing vegetation and a proposed stormwater management area; and

WHEREAS, per the submitted subdivision plan dated December 1, 2020, Phase 2A of the residential development will include the creation of 18 of the 84 standard home lots, installation of a portion of the proposed road network, and installation of water mains and hydrants, sanitary sewer lines and manholes, and storm sewers and catch basins; and

WHEREAS, the plan shows the 18 standard home lots, proposed Lots 128 to 145, at the southeast corner of the site and ranging in size from 10,721 sf to 28,475 sf, which differs slightly from what was shown in the previous subdivision review; the lots all have frontage on either Bloomfield Street or Dewport Road, both of which are proposed as part of the Seneca Neighborhood PUD; eight of the lots have additional frontage on Van Ness Road; per the plan, Dewport Road will end in a cul-de-sac and Bloomfield Street will extend from the intersection with Dewport Road to Route 48; Bloomfield Street serves additional lots created in Phase 1; and

WHEREAS, the plan shows a typical lot layout to include a house with an attached garage and a driveway with public water and sewer lines extending from the right-of-way to the house; no additional information regarding development of each lot was included; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 5, 2019, which was also included with the subdivision referral (S-19-70), states 80 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to two on-site retention/detention basins; both of the storm areas were shown in the full subdivision plans to occur on the proposed HOA properties, which will presumably provide maintenance and stewardship for the facilities; for Phase 2, 8 of the lots are shown to abut one of the HOA properties; it is not clear if this stormwater management area was already established as part of the Phase 1 development;

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

WHEREAS, the site is currently served by public drinking water and an individual septic system; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the referral materials for the zone change and local law reviews (Z-19-151, Z-19-227) indicated that a sewer line extension would be necessary to supply the project and total anticipated drinking water and total anticipated liquid waste generation would each be 41,000 gallons per day; it is unknown if a pump station is required to serve the project; ADVISORY NOTE: should a pump station be required, the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and the County Department of Water Environment Protection encourages cost-benefit analyses, high quality construction standards, and assurances such as performance bonds/maintenance guarantees as part of the development review process; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northeast

and southeast corners of the site are located within the 100-year floodplain of the Seneca River, which may require elevation of structures and other mitigation; GIS mapping shows the site may also contain state and/or federal wetland areas, including a riverine wetland associated with a creek on the north side of the parcel; this area is not part of Phase 2; the full subdivision plan also showed the floodplain and wetland areas to occur primarily on the proposed HOA properties; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; 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 proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

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 the site is just west of the Seneca River which is part of the historic Erie Canalway National Heritage Corridor; ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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

The applicant must continue to coordinate with the New York State Department of Transportation to complete the permit process for the subdivision road access to Route 48. 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 reiterates the following comments from prior reviews of the PUD, for consideration:

1. The Board recommends revising the development plan for the Planned Unit Development (PUD) district to better meet the objectives of the Town's zoning code. To more fully embrace the purpose and intent of a PUD, the applicant is encouraged to explore opportunities to conserve natural resources on the site, including preservation of mature trees, cluster residential lots to provide larger areas of meaningful open space areas for habitats and/or neighborhood use, such as a trail network adjacent to the creek and wetland areas, incorporate a mix of neighborhood scale commercial uses and amenities, minimize infrastructure networks and related costs, and establish a sidewalk network to create a positive pedestrian environment within the community.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
3. The Onondaga County Department of Water Environment Protection advises the Towns of Lysander, Van Buren and the Village of Baldwinsville to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, given potential constraints at the Baldwinsville-Seneca Knolls Wastewater Treatment Plant, and to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-56

- 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 Salina Town Board at the request of North Shore Woods, LLC for the property located at Long Branch 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 New York State Route 370 (Cold Springs Road), a state highway, Long Branch Road (Route 35), a county road, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is requesting a zone change from One- and Two-Family Residential (R-2) to Multiple-Residence (R-4) on a vacant 5.309-acre lot, in order to construct an apartment building; and
- WHEREAS, in 2016, the Board recommended disapproval of a zone change referral (Z-16-246) to change the zoning of the subject parcel from One- and Two-Family Residential (R-2) to Multiple-Residence (R-4) to facilitate a 48-unit apartment and/or townhouse project; the Board noted that applicant did not demonstrate that the proposed increase in allowable density would be feasible given the environmental constraints; and
- WHEREAS, the site is located along Long Branch Road between a residential neighborhood and public parkland; the site abuts single-family residential lots that front on Cold Springs Road and Green Acres Drive, a local road, to the north and west, and the boathouse area of Onondaga Lake Park to the south; aerial imagery and the submitted zone change plan dated March 11, 2020 show the site has two frontages on Long Branch Road with a residential lot situated between them; the site is vacant and undeveloped and appears to be covered by vegetation, as is an adjacent parcel to the south; and
- WHEREAS, nearly half of the site appears to be encumbered by wetland and floodplain areas, and there are significant wetland areas to the south of the site that help to buffer seasonal floodwaters that could potentially impact the adjacent parkland; current FEMA Flood Insurance Rate Maps (FIRM) indicate that primarily the rear and south side of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the floodplain boundary is not depicted in the project plans; the submitted Sketch Plan dated May 8, 2020 shows the boundary of a NYSDEC freshwater wetland and 100' wetland buffer (per record mapping); no federal wetland boundary is shown in the plans; however, GIS mapping shows potential wetlands on the site that are under federal jurisdiction; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building

within a floodplain is therefore discouraged; and

WHEREAS, per the zone change plan, the proposed R-4 zoning district requires a minimum lot area of 3,500 sf/unit for multiple dwelling/town house uses; as such, the 5.309-acre lot would allow for up to 66 units; per the Town Zoning Code, additional land uses permitted in the R-4 zoning district are one- and two-family dwellings, family day-care homes, and group family day-care homes; special permit uses include schools, churches, parish houses and convents, utility service facilities, cemeteries, transitional parking areas, and offices and personal-service shops; lot coverage in the R-4 district is limited to a maximum of 30%; and

WHEREAS, the Sketch Plan shows 4 proposed three-story apartment buildings (42 units total), all interconnected to form an L shape; there will be parking at the front of the buildings providing 65 parking spaces; there is a proposed full access driveway onto Long Branch Road; 89 proposed pine trees are shown to provide screening of the development for adjacent residential properties; all development is outside the wetland and buffer areas portrayed in the plan; ADVISORY NOTE: the proposed driveway onto Long Branch Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, no information regarding stormwater management for the proposed apartment complex was included with the referral materials; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; new municipal connections to the public drinking water and sewer infrastructure would be required for the apartment project; ADVISORY NOTES: should the Town approve the zone change, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office early in the planning process to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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

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

1. The applicant is advised to contact the Onondaga County Department of Transportation early in the planning process to coordinate Long Branch Road access plans. To further meet Department requirements, the applicant will be required to submit drainage data or a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan 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 of the site plan.
2. 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. Prior to any future development, any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.
3. To minimize impacts to sensitive environmental areas on-site and the adjacent parklands and neighboring residential properties, the applicant is encouraged to 1) retain as much existing tree and vegetation cover as possible, 2) provide substantial vegetative buffering to sensitive environmental areas, 3) reduce impermeable surfaces, and 4) utilize green infrastructure (e.g., permeable pavement, landscape islands) wherever possible to reduce stormwater and protect stormwater quality.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain. The applicant is advised to show the floodplain boundary on the project plans, and amend the plan notes to reflect the presence of the 100- and 500-year floodplains on the site.

The motion was made by Mike LaFlair and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - no; James Corbett - no; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - no; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of John & Dessa Cico for the property located at 2873 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a two-car garage, a second story addition to the existing house, and a 64 square foot porch, enclose an existing porch, and relocate the driveway on a 3.54-acre residential parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located along West Lake Road with surrounding residential land uses; the site is east across the road from the NYSDEC Boat Launch and just southeast of the Skaneateles Aerodrome; parcels to the west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated January 21, 2021 shows the site contains an existing two-story house, a barn, and a shed; the proposed two-car garage (24' x 28') will be attached to the house; and
- WHEREAS, the submitted Narrative dated January 27, 2021 indicates the garage addition will have a second story bonus room; a proposed 8' x 12' second story addition will connect the upstairs of the house to the garage; as part of the project, a new front porch (4' x 8') will be also constructed and the existing front porch will be enclosed for a mud room; and
- WHEREAS, the site has an existing driveway onto West Lake Road, to be relocated to align with the new garage; no changes in the state right-of-way are shown; and
- WHEREAS, per the Site Plan, there is a ravine and watercourse crossing the rear of the site, which is a tributary to Skaneateles Lake; there is a drainage easement to the NYS Department of Transportation at the southeast end of the watercourse; the house is shown to occur 129.4' from the watercourse, and the new construction will be 151.9' away; and
- WHEREAS, the site is served by an individual well and septic system; per the referral notice, a new well is proposed; no changes to the septic system are indicated; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 5.1% and will increase to 7.0% following the proposed project, where 10% is the maximum permitted;

and

WHEREAS, the site is located near Brook Farm which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department and Onondaga County Health Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Jude Burke for the property located at 2162 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway; and
- WHEREAS, the applicant is proposing to construct a 524 sf second floor addition to a dwelling, a 172 sf lakefront storage shed, two trolley lifts, and rebuild the stairs to the lake on a 0.55-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-59) as part of the proposed project; in 2012, the Board recommended modification of concurrent site plan and special permit referrals (Z-12-59, Z-12-60) for various home and site renovations; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake with surrounding lakefront residential properties; the site is served by a shared driveway with access to West Lake Road to the west; and
- WHEREAS, the submitted Site Plan dated January 26, 2021 shows the site contains an existing camp with rear paver patio, wood deck, steps and walk; the second floor (524 sf) addition will occur on the rear half of the house; the number of bedrooms will remain at 3; and
- WHEREAS, per the Site Plan, existing shoreline structures include a wood dock, steps, and a pump house, to be removed; the set of steps from the patio to the lake line will be rebuilt and a new lakefront shed (172 sf) will be constructed next to the dock; two trolley lifts are proposed, one from the driveway to the house and one from the house to the lakefront; a portion of the driveway will be removed, offsetting some of the additional impervious surface coverage; and
- WHEREAS, per the submitted Narrative dated January 26, 2021, the house is pre-existing non-conforming; the proposed project will not exacerbate the existing non-conformities; and
- WHEREAS, the site is served by a septic tank and drywell septic system and drinking water is drawn directly from the lake; two existing drywells are shown near the driveway; per the referral notice, a new individual well is proposed as part of the project; a letter from the City of Syracuse Department of Water to the Town Code Enforcement Officer, dated February 2, 2021, indicates the City has reviewed the application and determined that written acceptance of the on-site wastewater treatment system must be issued by the City Water Department and County Health Department prior to modification or replacement of the existing structure; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 12.8% and will decrease to 11.8% following the proposed project, where 10% is the maximum permitted; per the local application, the applicant intends to pay the difference into the Town's Land and Development Rights Acquisition (DRA) Fund; and

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

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

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department and Onondaga County Health Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-59

- 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 Jude Burke for the property located at 2162 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Lake Road (Route 41A), a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct a 524 sf second floor addition to a dwelling, a 172 sf lakefront storage shed, two trolley lifts, and rebuild the stairs to the lake on a 0.55-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-58) as part of the proposed project; in 2012, the Board recommended modification of concurrent site plan and special permit referrals (Z-12-59, Z-12-60) for various home and site renovations; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake with surrounding lakefront residential properties; the site is served by a shared driveway with access to West Lake Road to the west; and
- WHEREAS, the submitted Site Plan dated January 26, 2021 shows the site contains an existing camp with rear paver patio, wood deck, steps and walk; the second floor (524 sf) addition will occur on the rear half of the house; the number of bedrooms will remain at 3; and
- WHEREAS, per the Site Plan, existing shoreline structures include a wood dock, steps, and a pump house, to be removed; the set of steps from the patio to the lake line will be rebuilt and a new lakefront shed (172 sf) will be constructed next to the dock; two trolley lifts are proposed, one from the driveway to the house and one from the house to the lakefront; a portion of the driveway will be removed, offsetting some of the additional impervious surface coverage; and
- WHEREAS, per the submitted Narrative dated January 26, 2021, the house is pre-existing non-conforming; the proposed project will not exacerbate the existing non-conformities; and
- WHEREAS, the site is served by a septic tank and drywell septic system and drinking water is drawn directly from the lake; two existing drywells are shown near the driveway; per the referral notice, a new individual well is proposed as part of the project; a letter from the City of Syracuse Department of Water to the Town Code Enforcement Officer, dated February 2, 2021, indicates the City has reviewed the application and determined that written acceptance of the on-site wastewater treatment system must be issued by the City Water Department and County Health Department prior to modification or replacement of the existing structure; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 12.8% and will decrease to 11.8% following the proposed project, where 10% is the maximum permitted; per the local application, the applicant intends to pay the difference into the Town's Land and Development Rights Acquisition (DRA) Fund; and

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

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

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department and Onondaga County Health Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-60

- 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 Matt Wood / Bristol-Myers Squibb for the property located at 3551 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 635), a state highway, and the municipal boundaries between the Town of DeWitt, the City of Syracuse and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing a new access driveway and sidewalk modifications to allow for an employee drop-off zone on three parcels in an Industrial zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a site plan referral (Z-18-300) to replace existing fencing, install a sidewalk, and demolish an existing security guard shack on a portion of the Bristol-Myers Squibb facility within the Village of East Syracuse boundary; and
- WHEREAS, the subject parcels are part of a 90-acre area containing the Bristol-Myers Squibb manufacturing facility, which occupies multiple parcels and occurs in both DeWitt and East Syracuse; the facility is bound by Thompson Road to the west, Burnet Avenue, a local road, to the south, and a CSX rail line to the north; surrounding land uses are primarily industrial and commercial south of Burnet Avenue and east of Thompson Road; there are residential lots to the northwest; and
- WHEREAS, aerial imagery dated May 2020 shows the subject area has frontage on Thompson Road and Burnet Avenue and contains two large buildings, a loading area, and a portion of an existing parking lot; there is an existing concrete sidewalk along Burnet Avenue, which was installed as part of the 2018 site modifications (Z-18-300); there is an existing landscape bed and ground sign near the Thompson Road/Burnet Avenue intersection; and
- WHEREAS, per the submitted Site and Grading Plan dated January 29, 2021, the proposed access drive will connect to an existing gated driveway serving the facility; the driveway occurs in the East Syracuse boundary and has an entrance lane and dual exit lanes onto Burnet Avenue; per the local application, the proposed project is intended to provide an employee drop-off area and prevent drivers from pulling-off on Burnet Avenue to drop-off employees; a proposed exit-only access to Burnet Avenue is shown; and
- WHEREAS, additional site modifications will include new sidewalks, a full height turnstile with card reader access, and a crosswalk through the exit-only access; the existing fence line and sliding gate will be relocated; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 1,

2021, 0.1 acres of the site will be disturbed by the proposed project; there will be a minor increase in stormwater runoff from the access drive, which will discharge to the stormwater system along Burnet Avenue; the remainder of the site will continue to be handled by the Bristol-Myers Squibb internal stormwater facilities;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows South Branch Ley Creek runs along the eastern side of the Bristol-Myers Squibb facility and has associated 100-year floodplain and floodway areas, none of which appear to occur on the subject parcels; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs:V00057, C734138, 734056, 734001) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including portions of the Bristol-Myers Squibb facility to the north of the project area; 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 it appears that no trees will be removed as part of the proposed project; 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:

The Town is advised to ensure that the project is also reviewed by the Village of East Syracuse as a portion of the proposed drive will occur on a parcel in the Village. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Village of East Syracuse.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of DeWitt Town Board at the request of Town of DeWitt for the property located at 5795 Bridge Street; 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 Erie Boulevard (Route 5) and Bridge Street (Route 290), both state highways; and
- WHEREAS, the applicant is proposing to adopt and activate the Town of DeWitt Mixed-Use Village Floating Overlay for a 4.1-acre parcel in a Business zoning district; and
- WHEREAS, the site is located along Bridge Street, a state road, just north of the highly commercialized Erie Boulevard East (NYS Route 5) corridor; surrounding land uses are mixed roadside commercial and large retail establishments; this area has largely focused on auto-oriented development since buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road south of this site; and
- WHEREAS, in 2020, the Board recommended modification of a site plan referral (Z-20-180) for a mixed-use project on the site, noting Bridge Street access requirements from the NYS Department of Transportation and required reviews of the SWPPP and traffic data for the project; per a phone conversation with the Town, the DeWitt Planning Board has met with the applicant during work sessions to discuss site layout and building design for the mixed-use project, and the Planning Board has made a recommendation to the Town Board to activate the Town's Mixed Use II (MUV-2) overlay district; the site plan application has not been approved and will be before the Planning Board following adoption of the overlay; and
- WHEREAS, aerial imagery dated May 2020 shows the site contains an existing one-story, multi-tenant building on the southern half of the site with warehouse, office, and retail uses, associated parking on the side of the building, and a full access driveway onto Bridge Street; the site has additional frontage on Kravec Drive, a local dead-end road to the north; the northern half of the site contains an existing one-story building, an abandoned miniature golf course, batting cages, associated parking areas, and access to Kravec Drive; the two portions of the site are bisected by a drainage channel and NYS Department of Transportation drainage easement; and
- WHEREAS, the submitted Schematic Site Plan dated November 9, 2020, which reflects site plan changes from the previous referral (Z-20-180), shows two proposed mixed-

use buildings, Building A on the northern half of the site and parallel to Kravec Drive and Building B in place of the existing multi-tenant building; a one-story garage building with 7 garage spaces is shown perpendicular to Building A; parking (182 spaces) will generally occur in three areas and 24 perpendicular on-street spaces are shown along Kravec Drive; per the plan, Building A will have 46 apartment units and Building B will have 24; no specific information regarding additional uses is provided; and

WHEREAS, per the Town Zoning Code, the objectives of the Mixed-Use Village Floating Overlay Districts are to encourage Village center-type development, achieve a compact pattern of development that encourages people to walk, ride a bicycle, or use public transit, allow for a mix of uses, discourage singular use buildings with expansive parking lots, encourage adaptive reuse of aging commercial strip developments, provide a high level of amenities, provide sufficient density of employees, residents and recreational users to support public transit, maintain an adequate level of parking appropriate to the use and integrate the use safely with pedestrians, bicyclists, and other uses, and enhance existing natural features; and

WHEREAS, per the Town Zoning Code, the MUV-2 district permits buildings up to 4 stories (50'-0"), a maximum building coverage of 40%, and a maximum lot coverage of 75%, and requires a minimum green space of 10%; there are landscaping requirements for street trees and landscape buffers between parking lots and adjacent to pathways and streets; the Schematic Site Plan shows a network of sidewalks and crosswalks throughout the site, and proposed landscaping generally occurring around the buildings, sidewalks, and parking areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), there is a county-owned trunk sewer running north-south through the site; there is a 16' easement to the county associated with the infrastructure; ADVISORY NOTE: per WEP, no permanent structures are permitted over county infrastructure or within a county easement; 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; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

Overflow (CSO);

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

WHEREAS, a property east across Bridge Street was the subject of an incident, Spill No. 0805150, in 2008, which has since been closed; the project is also 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

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

The Board commends the Town and applicant on the use of the Town's Mixed-Use Village Floating Overlay, which aligns with local district level planning efforts to create a vibrant, walkable, mixed-use node of urban-scaled development in this area.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-62

- 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 DeWitt Zoning Board of Appeals at the request of Rob Geiger for the property located at 6680 Manlius Center Road and 6028 Galster Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is requesting a special permit to construct an auto dealership and service facility on three parcels totaling 3.04 acres in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-63) and recently recommended modification of a site plan referral (Z-21-27), both as part of the proposed project; and
- WHEREAS, the vacant site is located at the intersection of Manlius Center Road and Galster Road, a local road, with surrounding industrial and automotive land uses; an adjacent vacant parcel, located in the Village of East Syracuse, is part of the project site; a referral for the proposed project has not been received from the Village; the submitted survey map shows the project site has two remnant gravel driveways onto Manlius Center Road and a paved parking area with unrestricted access to Galster Road, to be removed; and
- WHEREAS, the submitted Layout Plan dated January 29, 2021 shows the proposed building will be constructed near the Manlius Center Road/Galster Road intersection, partially occurring in both municipalities; asphalt parking (177 spaces total) is shown to cover much of the remaining land; per the local application, the proposed development is intended for Geiger Automotive; and
- WHEREAS, per the local application, the Town Zoning Code requires a 12' side yard setback; the proposal calls for a zero lot line limit at the municipal boundary line given the siting of the new building; and
- WHEREAS, per the Layout Plan, there are two proposed full access driveways on Galster Road; previous plans for the project indicated a proposed driveway on Manlius Center Road, which has since been removed in accordance with NYS Department of Transportation requirements; per the General Site plan both road frontages will be lined with new trees; a landscape bed is shown adjacent to one of the new driveways and landscape islands are shown in the front parking area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 29, 2021, 3.04 acres of the site will be disturbed by the proposed project; the submitted Grading and Storm System Plan dated January 29, 2021 shows two

areas on the site labeled Subsurface Infiltration Chambers; a series of catch basins and storm drain pipes are shown to connect to the infiltration system, and ultimately the drainage swales along Galster Road and Manlius Center Road;

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

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

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

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

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

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

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

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

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

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

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

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

Per the New York State Department of Transportation, no access to Manlius Center Road will be permitted and the existing driveways must be removed. The applicant must continue to coordinate with the Department regarding additional requirements for review of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan. Any work in the state right-of-way, including work to remove driveways, is subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The Board also offers the following comments:

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Rob Geiger for the property located at 6680 Manlius Center Road and 6028 Galster Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is requesting an area variance to allow construction of an auto dealership and service facility with no setback at the municipal boundary where 12' is required on three parcels totaling 3.04 acres in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-62) and recently recommended modification of a site plan referral (Z-21-27), both as part of the proposed project; and
- WHEREAS, the vacant site is located at the intersection of Manlius Center Road and Galster Road, a local road, with surrounding industrial and automotive land uses; an adjacent vacant parcel, located in the Village of East Syracuse, is part of the project site; a referral for the proposed project has not been received from the Village; the submitted survey map shows the project site has two remnant gravel driveways onto Manlius Center Road and a paved parking area with unrestricted access to Galster Road, to be removed; and
- WHEREAS, the submitted Layout Plan dated January 29, 2021 shows the proposed building will be constructed near the Manlius Center Road/Galster Road intersection, partially occurring in both municipalities; asphalt parking (177 spaces total) is shown to cover much of the remaining land; per the local application, the proposed development is intended for Geiger Automotive; and
- WHEREAS, per the local application, the Town Zoning Code requires a 12' side yard setback; the proposal calls for a zero lot line limit at the municipal boundary line given the siting of the new building; and
- WHEREAS, per the Layout Plan, there are two proposed full access driveways on Galster Road; previous plans for the project indicated a proposed driveway on Manlius Center Road, which has since been removed in accordance with NYS Department of Transportation requirements; per the General Site plan both road frontages will be lined with new trees; a landscape bed is shown adjacent to one of the new driveways and landscape islands are shown in the front parking area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 29, 2021, 3.04 acres of the site will be disturbed by the proposed project; the

submitted Grading and Storm System Plan dated January 29, 2021 shows two areas on the site labeled Subsurface Infiltration Chambers; a series of catch basins and storm drain pipes are shown to connect to the infiltration system, and ultimately the drainage swales along Galster Road and Manlius Center Road;

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

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

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

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

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

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

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

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

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

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five

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

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

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:

While the Board offers no position with regards to the requested area variance, the following comments are reiterated for the project as a whole:

1. Per the New York State Department of Transportation, no access to Manlius Center Road will be permitted and the existing driveways must be removed. The applicant must continue to coordinate with the Department regarding additional requirements for review of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan. Any work in the state right-of-way, including work to remove driveways, is subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

2. Given the extent of floodplain on the site, the applicant is encouraged to 1) incorporate additional landscape islands into the parking areas, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.

3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

4. The applicant is advised to ensure that any work on parcel number 006.-03-05.1 is reviewed and approved by the Village of East Syracuse as necessary.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-64

- 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 Guggenheim Development Services, LLC for the property located at 5802-5804 Bridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street (Route 290), a state highway; and
- WHEREAS, the applicant is proposing construction of a 3,000 sf auto maintenance facility (Jiffy Lube) with associated site improvements on two parcels totaling 1.13 acres in Business and Mixed Use Village Overlay (MUV-3) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-21-8) to combine the two subject parcels into one as part of the proposed project; in 2015, the Board offered no position for a site plan referral (Z-15-140) to renovate the façade and lighting at an existing two-tenant retail building, which has since been demolished; and
- WHEREAS, the site is located north of the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; this area has largely focused on auto-oriented development since buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road south of this site; this node has also been targeted for revitalization as part of the Town's Mixed-Use Village Floating Overlay, Local Waterfront Revitalization Plan (LWRP), and Elevating Erie initiatives; and
- WHEREAS, the submitted survey map dated October 16, 2020 shows the site has frontage on Bridge Street and is vacant except for remnant asphalt and gravel parking areas and a concrete building foundation; the site has four remnant driveways on Bridge Street;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Bridge Street must meet Department requirements; and
- WHEREAS, the submitted Site Layout Plan dated January 21, 2021 shows the proposed building (3,000 sf) will be oriented towards Bridge Street and set back at least 46' from the state right-of-way; the building will be surrounded on all sides by asphalt with vehicles entering the building for service at the rear and exiting at the front of the building; 12 parking spaces are shown at the rear of the building; hours of operation will be Monday through Saturday from 8AM to 6PM and Sunday 10AM to 4PM; and
- WHEREAS, per the Site Layout Plan, there will be two full access driveways onto Bridge

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E-mail Address: countyplanning@ongov.net

Street in place of two of the remnant driveways; unused asphalt areas will be converted to green space and the other remnant driveways will be removed; an area between the proposed driveways will be green space and have three new trees;

ADVISORY NOTE: per the NYS Department of Transportation, any work in the state right-of-way will be subject to a work permit; and

WHEREAS, the submitted sign plans show proposed signage to include a pylon sign (6'-0" x 5'-11") adjacent to the northern driveway, and two building-mounted signs (9'-1 1/4" x 7'-7" and 40'-0" x 4'-8"); and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 30, 2020, 0.9 acres of the site will be disturbed by the proposed project; drainage patterns will match existing conditions, utilizing the existing NYSDOT storm sewer along Bridge Street;

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

WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area;

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

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), which is located south of the subject parcels and along Celi Drive; C734108 is an active site in the Brownfield Cleanup Program, which had been a metals and plastic plating manufacturing plant since the mid-1970s with operations continuing until 2015; and

WHEREAS, the site may contain the 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 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. Per the New York State Department of Transportation, only one full-access driveway will be permitted on Bridge Street and a sidewalk will be required along the property frontage. The sidewalk must be within the state right-of-way and continue through the driveway, and will be subject to a work permit

from the Department. The site plan must be modified to reflect these changes and submitted to the Department for review and approval. The applicant is encouraged to explore alternate access through adjacent parcels.

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. To further meet Department requirements, the applicant must also submit traffic data and a lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. No glare or spillover from site lighting onto adjacent properties or the state right-of-way will be permitted.

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

The Board also offers the following comments:

1. This area has been the subject of local district level planning efforts to create a vibrant, walkable, mixed-use node of urban-scaled development, particularly in locations near the Empire State Trail system. As such, the Board and applicant are encouraged to continue working toward a site plan and development strategy for the site that better reflects the planning goals for density, aesthetics, access and multi-modal activity in this area and can complement rather than detract from adjacent mixed-use, multi-story, residential land uses in the future. Specific elements to consider relative to this proposed development include more urban, or pedestrian scaled architecture and signage and screening of parking and auto-centric elements from frontages.

2. The Town is encouraged to work with the New York State Department of Transportation regarding access management and safety strategies for this redevelopment area, to improve connectivity and reduce the number of single-use driveways in favor of a local feeder road network, shared access and parking with adjacent parcels.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-65

- 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 Marcellus Planning Board at the request of S&B Millwork, LLC for the property located at 3703 Lee Mulroy 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 Lee Mulroy Road (Route 175) and Bishop Hill Road (Route 211), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 6,451 sf office building for a new book business on a 1.66-acre parcel in a Light Industrial zoning district; and
- WHEREAS, the vacant site is located along Lee Mulroy Road in a stretch of low density commercial properties; the site and surrounding parcels are enrolled in NYS Agricultural District 2, and there appears to be active farmland on parcels north of the site; and
- WHEREAS, the submitted Layout, Utility ESC, & Planting Plan dated November 4, 2020 shows the proposed office building (6,451 sf) set towards the rear of the site with a front yard parking lot for 11 parking spaces; the site will have access to Lee Mulroy Road via an existing shared driveway that is located on the site and serves two existing buildings on adjacent parcels;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Lee Mulroy Road must meet Department requirements; and
- WHEREAS, the Details plan shows anticipated turning movements for tractor trailers on the site; and
- WHEREAS, there is a tributary to Ninemile Creek crossing parcels south of the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 19, 2020, 1.38 acres of the site will be disturbed by the proposed project; stormwater discharge will be directed to the existing infiltration basin constructed for the 2010 master plan; the submitted Grading, Drainage & ESC Plan shows a proposed drainage easement of the adjacent parcel to the west;
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the local application, a new on-site septic system is proposed and shown to occur at the rear of the new building; 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/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site 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 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 Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-66

- 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 Jeff Parzych / Ace Hardware for the property located at 9655 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 the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is proposing to establish an Ace Hardware store in an existing plaza space and will require new fencing and signage on a 1.354-acre parcel in a General Commercial zoning district with Hamlet Downtown Core District Overlay; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-67) as part of the proposed project; in 2006, the Board recommended disapproval of a site plan referral (Z-06-95) for a boat and marina supplies sales and service store in the existing shopping center; the Board noted that the site plan did not show any site improvements for access, landscaping and sidewalks along Route 11 and the applicant had not obtained driveway approvals from the NYS Department of Transportation; and
- WHEREAS, the site is located at a prominent intersection in the center of the Brewerton hamlet; surrounding land uses are a mix of commercial and professional offices; the Town has a Brewerton Hamlet Revitalization Plan, which calls for a high-quality, walkable hamlet with screening of parking, mixed uses and a vibrant aesthetic quality to development and redevelopment, particularly along Route 11; the Town has also been making investments to storefronts and the waterfront to improve the appeal of the hamlet area; and
- WHEREAS, the submitted Site Plan – Existing dated January 8, 2021 shows the site has frontage on US Route 11 (Brewerton Road), and Guy Young Road and Walnut Street, both local roads; the site contains an existing 18,635 sf multi-tenant building; the remainder of the site is covered by asphalt parking; there are three existing curb cuts, two onto Route 11 and one onto Guy Young Road; the rear parking and loading area has fairly unrestricted access to Guy Young Road and Walnut Street; and
- WHEREAS, per the submitted Site Plan – Proposed dated January 15, 2021, the applicant will use 12,900 sf of the existing building, to include a 9,400 sf retail area and 3,500 sf warehouse; hours of operation will be Monday through Friday 8AM to 7PM and Saturday and Sunday from 9AM to 6pm; there will be a maximum of 8-10 employees on site; the shopping plaza has 72 off-street parking spaces available; and
- WHEREAS, the submitted Description of Project and site plan indicate site modifications will include a new 8' tall chain link fence to enclose a portion of the parking lot

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at the rear of the building along the Guy Young Road frontage; the enclosure is intended for the secure storage of mulch and other similar outdoor landscaping supplies and products; there will be a new stockade fence and dumpster enclosure at the rear of the building and a flush-mounted sign at the front of the building; there is an existing sign post (no sign) in the front parking lot that the applicant would like to use to install a new, internally-illuminated pylon sign; and

WHEREAS, per the area variance application, the applicant is requesting area variances to 1) permit the chain link fence, where chain link fences are prohibited along site frontages, and increase the maximum height to 8' where 42" is permitted, and 2) permit a translucent backlit sign, where plastic backlit signs are prohibited, and increase the maximum size to 36 sf and 20' high where 18 sf and 6' are permitted; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734112) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveways on Route 11, in order to satisfy commercial driveway standards. 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 incorporate sidewalks and streets or a landscaping strip along the Route 11 and Guy Young Road frontages to foster walkability and stormwater management, and improve the aesthetics of the site in this prominent hamlet location.

3. The applicant must reduce the size and height of the proposed signage to

meet local zoning requirements and ensure compatibility with hamlet planning goals. Fencing should also be minimized or hidden to the extent practicable.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Jeff Parzych / Ace Hardware for the property located at 9655 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting area variances in order to establish an Ace Hardware store in an existing plaza space and will require new fencing and signage on a 1.354-acre parcel in a General Commercial zoning district with Hamlet Downtown Core District Overlay; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-66) as part of the proposed project; in 2006, the Board recommended disapproval of a site plan referral (Z-06-95) for a boat and marina supplies sales and service store in the existing shopping center; the Board noted that the site plan did not show any site improvements for access, landscaping and sidewalks along Route 11 and the applicant had not obtained driveway approvals from the NYS Department of Transportation; and
- WHEREAS, the site is located at a prominent intersection in the center of the Brewerton hamlet; surrounding land uses are a mix of commercial and professional offices; the Town has a Brewerton Hamlet Revitalization Plan, which calls for a high-quality, walkable hamlet with screening of parking, mixed uses and a vibrant aesthetic quality to development and redevelopment, particularly along Route 11; the Town has also been making investments to storefronts and the waterfront to improve the appeal of the hamlet area; and
- WHEREAS, the submitted Site Plan – Existing dated January 8, 2021 shows the site has frontage on US Route 11 (Brewerton Road), and Guy Young Road and Walnut Street, both local roads; the site contains an existing 18,635 sf multi-tenant building; the remainder of the site is covered by asphalt parking; there are three existing curb cuts, two onto Route 11 and one onto Guy Young Road; the rear parking and loading area has fairly unrestricted access to Guy Young Road and Walnut Street; and
- WHEREAS, per the submitted Site Plan – Proposed dated January 15, 2021, the applicant will use 12,900 sf of the existing building, to include a 9,400 sf retail area and 3,500 sf warehouse; hours of operation will be Monday through Friday 8AM to 7PM and Saturday and Sunday from 9AM to 6pm; there will be a maximum of 8-10 employees on site; the shopping plaza has 72 off-street parking spaces available; and
- WHEREAS, the submitted Description of Project and site plan indicate site modifications

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will include a new 8' tall chain link fence to enclose a portion of the parking lot at the rear of the building along the Guy Young Road frontage; the enclosure is intended for the secure storage of mulch and other similar outdoor landscaping supplies and products; there will be a new stockade fence and dumpster enclosure at the rear of the building and a flush-mounted sign at the front of the building; there is an existing sign post (no sign) in the front parking lot that the applicant would like to use to install a new, internally-illuminated pylon sign; and

WHEREAS, per the area variance application, the applicant is requesting area variances to 1) permit the chain link fence, where chain link fences are prohibited along site frontages, and increase the maximum height to 8' where 42" is permitted, and 2) permit a translucent backlit sign, where plastic backlit signs are prohibited, and increase the maximum size to 36 sf and 20' high where 18 sf and 6' are permitted; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734112) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The Town's investment in planning and code development to support hamlet redevelopment activity is strongly supported by, and an important aspect of, county-level planning. As such, the Board finds the area variance requests to be substantial and the benefit of granting such relief does not outweigh the potential impacts to community character.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of The Bluff at Oneida Shores, LLC for the property located at 9475 Bluff Circle; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Bartel Road (Route 166), a county highway, the municipal boundary between the Town of Cicero and Oswego County, and Oneida Shores Park, a county-owned park; and
- WHEREAS, the applicant is requesting a use variance to allow a Private Recreational Use on a vacant 1.28-acre residential building lot in a Residential (R-10) zoning district, as part of a proposed project to construct basketball and tennis courts on the site; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-69) to decrease lot size from 2 acres to 1.28 acres and reduce the side yard setback from 30 feet to 20 feet as part of the proposed project; in 2006, the Board recommended modification of a subdivision referral (S-06-145) to create seven residential lots, including the subject parcel, for the Bluff at Oneida Shores subdivision; and
- WHEREAS, per the local application, the 2006 subdivision created 6 vacant building lots and 1 with an existing house; 5 of the 6 vacant lots have been developed since, leaving only the subject parcel undeveloped; unlike the other lots created in the subdivision, the subject parcel does not have frontage on Oneida Lake; it is also encumbered by a drainage easement and stormwater basin that covers 47% of the parcel and serves the entire development; the site has frontage on Bluff Circle, a local cul-de-sac that serves 5 of the developed residential lots in the subdivision; and
- WHEREAS, the submitted Schematic Site Plan dated October 14, 2020 shows the northern half of the site will be developed with a new tennis court (61' x 121') and a new half basketball court (45' x 48'); new landscaping, patio tables, and a paved walkway are shown along the Bluff Circle frontage; there is an existing landscape buffer and fence at the rear of the site; and
- WHEREAS, per the local application, four properties in the development will own an equal share in The Bluff at Oneida Shores, LLC, the owner of the lot, and will carry a covenant to run with the land that the 4 properties would be responsible for the upkeep and maintenance of the subject parcel as a use accessory to, and not severable from the 4 properties; and
- WHEREAS, the referral materials include a Use Variance Feasibility Study dated February 3, 2021, which concludes that the current permitted uses within the R-10 district would not yield a reasonable return, a minimum of \$135,000 based

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upon net lot costs at a 50% discount; the application indicates the 4 lots would likely increase in desirability with the addition of the private recreational use, allowing the subject parcel to realize a more financially feasible rate of return than the lot would yield as a stand-alone lot; and

WHEREAS, per the Schematic Site Plan, the site will have a new water spigot connecting to the public drinking water infrastructure; no wastewater services are proposed, though the site does have access to public sewers and is located in the Brewerton Wastewater Treatment Plant service area;

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

WHEREAS, 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of The Bluff at Oneida Shores, LLC for the property located at 9475 Bluff Circle; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Bartel Road (Route 166), a county highway, the municipal boundary between the Town of Cicero and Oswego County, and Oneida Shores Park, a county-owned park; and
- WHEREAS, the applicant is requesting area variances to decrease the lot size from 2 acres to 1.28 acres and reduce the side yard setback from 30 feet to 20 feet on a vacant 1.28-acre residential building lot in a Residential (R-10) zoning district, as part of a proposed project to construct basketball and tennis courts on the site; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-21-68) to allow a Private Recreational Use as part of the proposed project; in 2006, the Board recommended modification of a subdivision referral (S-06-145) to create seven residential lots, including the subject parcel, for the Bluff at Oneida Shores subdivision; and
- WHEREAS, per the local application, the 2006 subdivision created 6 vacant building lots and 1 with an existing house; 5 of the 6 vacant lots have been developed since, leaving only the subject parcel undeveloped; unlike the other lots created in the subdivision, the subject parcel does not have frontage on Oneida Lake; it is also encumbered by a drainage easement and stormwater basin that covers 47% of the parcel and serves the entire development; the site has frontage on Bluff Circle, a local cul-de-sac that serves 5 of the developed residential lots in the subdivision; and
- WHEREAS, the submitted Schematic Site Plan dated October 14, 2020 shows the northern half of the site will be developed with a new tennis court (61' x 121') and a new half basketball court (45' x 48'); new landscaping, patio tables, and a paved walkway are shown along the Bluff Circle frontage; there is an existing landscape buffer and fence at the rear of the site; and
- WHEREAS, per the local application, four properties in the development will own an equal share in The Bluff at Oneida Shores, LLC, the owner of the lot, and will carry a covenant to run with the land that the 4 properties would be responsible for the upkeep and maintenance of the subject parcel as a use accessory to, and not severable from the 4 properties; and
- WHEREAS, the referral materials include a Use Variance Feasibility Study dated February 3, 2021, which concludes that the current permitted uses within the R-10 district would not yield a reasonable return, a minimum of \$135,000 based

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upon net lot costs at a 50% discount; the application indicates the 4 lots would likely increase in desirability with the addition of the private recreational use, allowing the subject parcel to realize a more financially feasible rate of return than the lot would yield as a stand-alone lot; and

WHEREAS, per the Schematic Site Plan, the site will have a new water spigot connecting to the public drinking water infrastructure; no wastewater services are proposed, though the site does have access to public sewers and is located in the Brewerton Wastewater Treatment Plant service area;

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

WHEREAS, 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Gabelry Development, LLC for the property located at 8010 & 8016 Brewerton 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 Brewerton Road (Route 11) and Route 81, both state highways; and
- WHEREAS, the applicant is proposing a zone change on approximately 36 acres from Regional Commercial (RC) to Planned Unit Development (PUD) to allow for a new residential neighborhood development; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-21-71) and preliminary and final subdivision (S-21-9) referrals as part of the proposed project; the Board has reviewed a number of previous referrals (Z-17-57, S-17-20, and Z-18-112) for construction of the auto dealership on one of the subject parcels; and
- WHEREAS, the site is located along the highly commercialized and high-traffic Route 11 corridor with surrounding medium and large-scale retail uses and small residential neighborhoods; the rear of the site backs up to I-81; the survey maps show the western parcel has frontage on Route 11 and contains two existing buildings and associated parking for EchoPark Automotive Syracuse, a used car dealer; the auto dealership has an existing driveway onto Route 11 and a private access road that extends along the northern lot line to the rear acreage (approximately 43 acres); the eastern parcel is largely wooded and contains a tributary to Mud Creek, a Class C stream; GIS mapping indicates the creek corridor contains federal wetlands; and
- WHEREAS, the submitted subdivision maps show the western parcel will be divided into two lots, Lot 1A (10.737 acres) to contain the auto dealership buildings and parking and Lot 1B (3.160 acres) to contain the access road; no new development is shown for those parcels; the eastern parcel will be divided into Lot 2A (2.00 acres), Lot 2B (3.141 acres), Lot 2C (9.660 acres), and Lot 2D (20.429 acres); per the zone change map, the requested zone change to Planned Unit Development (PUD) is only intended for proposed Lots 2C and 2D; the submitted Site Layout dated January 7, 2021 shows all residential development to occur on Lots 2C and 2D; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 14, 2021, the project will be completed in two phases; Phase 1 will include construction of multi-family residential housing, along with necessary ingress and egress, site utilities, landscaping, and amenities; Phase 2 will include construction of senior housing, with additional supportive parking and amenities; 220 multi-family units will be provided as part of Phase 1 and at

the completion of Phase 2 there will be a total of 400 units; and

WHEREAS, the Site Layout shows the auto dealership access road will be extended to serve the new residential development and end in a circle with center landscape island; a right-of-way and access easement granted to the Town of Cicero with a future roadway is shown along the front of the rear lot, which would allow for future connections to the Walmart parcel to the north and vacant lands to the south; the internal road network is on proposed Lot 2B; no proposed development is shown for Lot 2A; and

WHEREAS, per the Site Layout, there will be 24 new residential buildings, 8 on Lot 2C and 16 on Lot 2D; three different types of residential structures are indicated, "Gardens" (88 units total), "Townhouses" (66 units total) and "Flats" (84 units total) and there are (3) three-story buildings simply labeled "Building" with no number of units identified; a shared recreation space is shown towards the center of the site, to include a one- to two-story club house, 815 sf pool, grill area, basketball court, and pickleball court; another one-story club house is shown to occur across the street from the shared space; other shared spaces on the site include a dog park, grill pavilion, and turf activity area; per the Site Layout, parking will be interspersed throughout the site, generally occurring along the internal road network; the local application notes that there will be 590 on-site parking spaces; two garage buildings are shown, which include 40 parking spaces; there appear to be sidewalks along all roadways; and

WHEREAS, per the EAF, there will be 2,040 sf of wetland disturbance resulting from the construction of two driveways and accompanying sidewalk; the EAF indicates permits have already been issued by the US Army Corps of Engineers and NYS DEC for wetland disturbance; the Site Layout shows "wetland delineation flags and limits shown per 2003 CHA survey"; the EAF notes that a new traffic signal is anticipated at Route 11 and a traffic impact study will be provided, both of which will be subject to NYS Department of Transportation review and approval; need for a traffic signal must also be demonstrated by the traffic study; per the Central New York Regional Transportation Authority (CENTRO), Route 11 has public transit service and bus stops are located north and south of the access drive; and

WHEREAS, per the EAF, 26 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the EAF, the public water main will be extended to each residential building; the public sewer mainline will also be extended to each residential building; anticipated water demand and liquid waste generation are each estimated at 88,000 gallons per day; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire

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

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

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

WHEREAS, in 2020, the Syracuse Metropolitan Transportation Council (SMTTC) completed the U.S. 11 Corridor Study, which analyzes future land uses and transportation system needs within the Route 11 corridor from Bear Road to Route 31; the subject site was included in the study area and identified as a potential location for future residential/commercial development; given existing conditions and anticipated future conditions, transportation-system alternatives were identified to help alleviate traffic impacts in the area, including expanding the local road network between Route 11 and I-81 by establishing a local road parallel to I-81 and extending existing roads such as the auto dealership's access road to better serve rear vacant lands intended for development; the study also developed concept-level plans, which included this site in one of the focus area, to show how this area could be developed with a mix of uses and bicycle, pedestrian and public transit accommodations to create a new "town center"; 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

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:

While the Board offers no position with regards to the zone change referral, the following comments are intended for the project as a whole:

1. The applicant is required to coordinate Route 11 access plans with the New York State Department of Transportation, which may require improvements to the existing access, including ADA ramps and a crosswalk. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study for full build out, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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 municipal approval.
3. The Town should require the developer to grant cross access easements to the Town to allow for future cross connections to vacant lands to the north and south, and negotiate access to the adjacent residential and commercial

properties for fire safety access and pedestrian walk-throughs.

4. The Town and applicant are strongly encouraged to review the land use and transportation system recommendations and proposed conceptual layout strategies provided in the U.S. 11 Corridor Study, and ensure connectivity with existing and potential future development. Specific site planning considerations include avoiding dead end roads, providing further rights-of-way for future extensions, including a possible corridor along I-81, providing bike and public transit accommodations for multi-modal access, completing the sidewalk network within the development, as well as connecting to adjacent properties and ultimately Route 11, utilizing a grid pattern for internal roads with on-street, parallel parking, and incorporating a mix of land uses into the development.

5. The applicant is encouraged to consider opportunities to incorporate the wetland corridor into the site plan as a green space amenity and prominent natural feature of the site.

6. The Board encourages the Town and applicant to provide housing in this development to serve a mix of income levels.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-71

- 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 Gabelry Development, LLC for the property located at 8010 & 8016 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) and Route 81, both state highways; and
- WHEREAS, the applicant is proposing to establish a new residential neighborhood development consisting of apartments, townhomes, senior housing and neighborhood amenities on approximately 36 acres in a proposed Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board is concurrently reviewing zone change (Z-21-70) and preliminary and final subdivision (S-21-9) referrals as part of the proposed project; the Board has reviewed a number of previous referrals (Z-17-57, S-17-20, and Z-18-112) for construction of the auto dealership on one of the subject parcels; and
- WHEREAS, the site is located along the highly commercialized and high-traffic Route 11 corridor with surrounding medium and large-scale retail uses and small residential neighborhoods; the rear of the site backs up to I-81; the survey maps show the western parcel has frontage on Route 11 and contains two existing buildings and associated parking for EchoPark Automotive Syracuse, a used car dealer; the auto dealership has an existing driveway onto Route 11 and a private access road that extends along the northern lot line to the rear acreage (approximately 43 acres); the eastern parcel is largely wooded and contains a tributary to Mud Creek, a Class C stream; GIS mapping indicates the creek corridor contains federal wetlands; and
- WHEREAS, the submitted subdivision maps show the western parcel will be divided into two lots, Lot 1A (10.737 acres) to contain the auto dealership buildings and parking and Lot 1B (3.160 acres) to contain the access road; no new development is shown for those parcels; the eastern parcel will be divided into Lot 2A (2.00 acres), Lot 2B (3.141 acres), Lot 2C (9.660 acres), and Lot 2D (20.429 acres); per the zone change map, the requested zone change to Planned Unit Development (PUD) is only intended for proposed Lots 2C and 2D; the submitted Site Layout dated January 7, 2021 shows all residential development to occur on Lots 2C and 2D; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 14, 2021, the project will be completed in two phases; Phase 1 will include construction of multi-family residential housing, along with necessary ingress and egress, site utilities, landscaping, and amenities; Phase 2 will include construction of senior housing, with additional supportive parking and

amenities; 220 multi-family units will be provided as part of Phase 1 and at the completion of Phase 2 there will be a total of 400 units; and

WHEREAS, the Site Layout shows the auto dealership access road will be extended to serve the new residential development and end in a circle with center landscape island; a right-of-way and access easement granted to the Town of Cicero with a future roadway is shown along the front of the rear lot, which would allow for future connections to the Walmart parcel to the north and vacant lands to the south; the internal road network is on proposed Lot 2B; no proposed development is shown for Lot 2A; and

WHEREAS, per the Site Layout, there will be 24 new residential buildings, 8 on Lot 2C and 16 on Lot 2D; three different types of residential structures are indicated, "Gardens" (88 units total), "Townhouses" (66 units total) and "Flats" (84 units total) and there are (3) three-story buildings simply labeled "Building" with no number of units identified; a shared recreation space is shown towards the center of the site, to include a one- to two-story club house, 815 sf pool, grill area, basketball court, and pickleball court; another one-story club house is shown to occur across the street from the shared space; other shared spaces on the site include a dog park, grill pavilion, and turf activity area; per the Site Layout, parking will be interspersed throughout the site, generally occurring along the internal road network; the local application notes that there will be 590 on-site parking spaces; two garage buildings are shown, which include 40 parking spaces; there appear to be sidewalks along all roadways; and

WHEREAS, per the EAF, there will be 2,040 sf of wetland disturbance resulting from the construction of two driveways and accompanying sidewalk; the EAF indicates permits have already been issued by the US Army Corps of Engineers and NYS DEC for wetland disturbance; the Site Layout shows "wetland delineation flags and limits shown per 2003 CHA survey"; the EAF notes that a new traffic signal is anticipated at Route 11 and a traffic impact study will be provided, both of which will be subject to NYS Department of Transportation review and approval; need for a traffic signal must also be demonstrated by the traffic study; per the Central New York Regional Transportation Authority (CENTRO), Route 11 has public transit service and bus stops are located north and south of the access drive; and

WHEREAS, per the EAF, 26 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the EAF, the public water main will be extended to each residential building; the public sewer mainline will also be extended to each residential building; anticipated water demand and liquid waste generation are each estimated at 88,000 gallons per day; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, in 2020, the Syracuse Metropolitan Transportation Council (SMTC) completed the U.S. 11 Corridor Study, which analyzes future land uses and transportation system needs within the Route 11 corridor from Bear Road to Route 31; the subject site was included in the study area and identified as a potential location for future residential/commercial development; given existing conditions and anticipated future conditions, transportation-system alternatives were identified to help alleviate traffic impacts in the area, including expanding the local road network between Route 11 and I-81 by establishing a local road parallel to I-81 and extending existing roads such as the auto dealership's access road to better serve rear vacant lands intended for development; the study also developed concept-level plans, which included this site in one of the focus area, to show how this area could be developed with a mix of uses and bicycle, pedestrian and public transit accommodations to create a new "town center"; 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

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 Route 11 access plans with the New York State Department of Transportation, which may require improvements to the existing access, including ADA ramps and a crosswalk. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study for full build out, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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 municipal approval.
3. The Town should require the developer to grant cross access easements to the Town to allow for future cross connections to vacant lands to the north and south, and negotiate access to the adjacent residential and commercial properties for fire safety access and pedestrian walk-throughs.

The Board also offers the following comments:

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

E-mail Address: countyplanning@ongov.net

1. The Town and applicant are strongly encouraged to review the land use and transportation system recommendations and proposed conceptual layout strategies provided in the U.S. 11 Corridor Study, and ensure connectivity with existing and potential future development. Specific site planning considerations include avoiding dead end roads, providing further rights-of-way for future extensions, including a possible corridor along I-81, providing bike and public transit accommodations for multi-modal access, completing the sidewalk network within the development, as well as connecting to adjacent properties and ultimately Route 11, utilizing a grid pattern for internal roads with on-street, parallel parking, and incorporating a mix of land uses into the development.
2. The applicant is encouraged to consider opportunities to incorporate the wetland corridor into the site plan as a green space amenity and prominent natural feature of the site.
3. The Board encourages the Town and applicant to provide housing in this development to serve a mix of income levels.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of John Romeo for the property located at 2290 Downer 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 Downer Street (Route 92), a county highway, and the municipal boundary between the Town of Van Buren and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing to demolish an existing house and construct a 3-bay light vehicle maintenance facility with attached drive-thru restaurant on a 1.1-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-73) as part of the proposed project; and
- WHEREAS, the site is located along Downer Street just outside the Village of Baldwinsville; surrounding land uses include residential, retail and commercial uses and a park; the site abuts a single-family residential lot to the west; and
- WHEREAS, per the submitted survey map dated January 9, 2021, the site contains an existing house and two detached buildings, all to be demolished; there is an existing gravel driveway onto Downer Street;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Downer Street must meet Department requirements; and
- WHEREAS, per the submitted Layout and Utility Plan dated January 26, 2021, the proposed building (3,650 sf) will be set back 63.8' from the county right-of-way and oriented towards Downer Street; there will be parking at the front and rear of the building (22 spaces total); a proposed 26' wide driveway is shown onto Downer Street; the site will have pavement markings for one way traffic flow, with two lanes for entering on one side of the building and drive-thru and adjacent exit lane on the other;
ADVISORY NOTE: the proposed driveway onto Downer Street 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 Project Narrative, Xpress Auto Care will occupy 2,250 sf of the building and the restaurant use (tenant unknown) will occupy the remaining 1,400 sf; a 20' landscape buffer will be provided on the west side of the property, adjacent to the residential lot; the local application indicates the applicant has a purchase offer for the property on which the proposed project will be developed; and
- WHEREAS, the submitted Lighting Plan shows site lighting to include 13 wall-mount light fixtures and 2 surface-mount fixtures, mounted at a height of 8' or 10' around

the building, and 4 pole light fixtures (17' tall) around the perimeter of the parking lot; per the Layout and Utility Plan, proposed signage will include a 48 sf building-mounted tenant sign and a 189 sf building-mounted Xpress Auto Care sign; a 15' tall freestanding sign (56 sf) with 3' x 8' full color LED message center will be located adjacent to the driveway; and

WHEREAS, per the local application, the applicant is also requesting area variances for proposed signage for the site; the Town of Van Buren and Onondaga County have an intermunicipal agreement that exempts certain actions, including area variances for signage, from the requirements of GML-239 and therefore referral to the County Planning Board; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 20, 2021, 0.8 acres of the site will be disturbed by the proposed project; on-site stormwater will sheet drain similar to existing conditions;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, in 2009, the Syracuse Metropolitan Transportation Council (SMTC) completed the Downer Street Corridor Study, which included recommendations to provide adequate sidewalks, create off-road pathways for pedestrians, bicyclists, and other users, promote dense, mixed-use, and infill development, and preserve and enhance character, particularly the tree-lined streetscape; and

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

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

The applicant must continue to coordinate Downer Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must contact the Department to

discuss any required traffic data for the project and submit a copy of the lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to reduce the scale of the proposed signage given the site's proximity to residential uses, and provide sidewalks along the Downer Street frontage and landscape screening of front yard parking to improve walkability.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-73

- 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 Van Buren Zoning Board of Appeals at the request of John Romeo for the property located at 2290 Downer 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 Downer Street (Route 92), a county highway, and the municipal boundary between the Town of Van Buren and the Village of Baldwinsville; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing house and construct a 3-bay light vehicle maintenance facility with attached drive-thru restaurant on a 1.1-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-72) as part of the proposed project; and
- WHEREAS, the site is located along Downer Street just outside the Village of Baldwinsville; surrounding land uses include residential, retail, and commercial uses and a park; the site abuts a single-family residential lot to the west; and
- WHEREAS, per the submitted survey map dated January 9, 2021, the site contains an existing house and two detached buildings, all to be demolished; there is an existing gravel driveway onto Downer Street;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Downer Street must meet Department requirements; and
- WHEREAS, per the submitted Layout and Utility Plan dated January 26, 2021, the proposed building (3,650 sf) will be set back 63.8' from the county right-of-way and oriented towards Downer Street; there will be parking at the front and rear of the building (22 spaces total); a proposed 26' wide driveway is shown onto Downer Street; the site will have pavement markings for one way traffic flow, with two lanes for entering on one side of the building and drive-thru and adjacent exit lane on the other;
ADVISORY NOTE: the proposed driveway onto Downer Street 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 Project Narrative, Xpress Auto Care will occupy 2,250 sf of the building and the restaurant use (tenant unknown) will occupy the remaining 1,400 sf; a 20' landscape buffer will be provided on the west side of the property, adjacent to the residential lot; the local application indicates the applicant has a purchase offer for the property on which the proposed project will be developed; and
- WHEREAS, the submitted Lighting Plan shows site lighting to include 13 wall-mount light fixtures and 2 surface-mount fixtures, mounted at a height of 8' or 10' around

the building, and 4 pole light fixtures (17' tall) around the perimeter of the parking lot; per the Layout and Utility Plan, proposed signage will include a 48 sf building-mounted tenant sign and a 189 sf building-mounted Xpress Auto Care sign; a 15' tall freestanding sign (56 sf) with 3' x 8' full color LED message center will be located adjacent to the driveway; and

WHEREAS, per the local application, the applicant is also requesting area variances for proposed signage for the site; the Town of Van Buren and Onondaga County have an intermunicipal agreement that exempts certain actions, including area variances for signage, from the requirements of GML-239 and therefore referral to the County Planning Board; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 20, 2021, 0.8 acres of the site will be disturbed by the proposed project; on-site stormwater will sheet drain similar to existing conditions;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, in 2009, the Syracuse Metropolitan Transportation Council (SMTC) completed the Downer Street Corridor Study, which included recommendations to provide adequate sidewalks, create off-road pathways for pedestrians, bicyclists, and other users, promote dense, mixed-use, and infill development, and preserve and enhance character, particularly the tree-lined streetscape; and

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

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

The applicant must continue to coordinate Downer Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must contact the Department to

discuss any required traffic data for the project and submit a copy of the lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to reduce the scale of the proposed signage given the site's proximity to residential uses, and provide sidewalks along the Downer Street frontage and landscape screening of front yard parking to improve walkability.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-74

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Camillus Village Board at the request of Camillus Mills Redevelopment Co., Inc. for the property located at 52 Genesee 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 Newport Road (Route 36), a county highway; and
- WHEREAS, the applicant is proposing to construct Phase II and Phase III of the Camillus Mills redevelopment project on a 1.97-acre parcel in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board previously reviewed concurrent zone change (Z-15-450), special permit (Z-15-451), and subdivision (S-15-96) referrals to add the site to the Village's Planned Development District (PDD) zoning and allow for adaptive reuse of the Camillus Cutlery Company headquarters building, which was completed as Phase I of an anticipated three-phase redevelopment project; and
- WHEREAS, the site is located in the highly walkable, historic mixed-use village center adjacent to a residential neighborhood along North Street, a village street, with rear yards overlooking the site; there are two frontages on North Street, a narrow band that contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and a 75' frontage between the multiple-family residence and a single-family residence which has a landscape buffer; and
- WHEREAS, the submitted survey map dated June 20, 2020 shows the site has additional frontage on Genesee Street, a village street, and Newport Road and contains the former Camillus Cutlery building, a two-story building that has been redeveloped to contain 29 apartments and 8,800 sf of commercial space; there are two existing driveways, one each on Genesee Street and Newport Road, and the site has a rear parking lot; Nine Mile Creek runs along the eastern edge of the property; and
- WHEREAS, the submitted Project Application Narrative indicates Phase II of the redevelopment project will include construction of a 60,500 sf, 3-story building along the banks of Nine Mile Creek, with a mix of commercial office and retail uses on the first floor near Genesee Street and residential apartments through the remainder of the building; the building will have 6,484 sf dedicated to commercial/retail uses and 54,525 sf for residential apartments (58 units), common areas, and 46 covered parking spaces located on the bottom level at grade; an additional 53-space open parking lot is also planned for the north side of the new building; outdoor amenities will include a dedicated tenant leisure space at the northwest corner of the building, seating areas and barbecues for tenant use, and a scenic overlook to Nine Mile Creek; and

WHEREAS, per the narrative, Phase III is planned to be a 7,200 sf, 2-story commercial building situated on the northern end of the property, with high visibility from Newport Road; the open parking lots will be within close proximity; Phase III will likely be the last component of the site redevelopment, though the timing of construction for Phases II and III does not appear to be finalized; and

WHEREAS, the site is located in close proximity to a portion of the Empire State Trail system; the County is currently finalizing work on an Empire State Trail Local Economic Opportunities Plan, which will include recommendations for commercial developments such as this to complement and capitalize on proximity to the trail; and

WHEREAS, the referral materials include a Traffic Study and Report dated December 21, 2020 and a Stormwater Pollution Prevention Plan (SWPPP); per the submitted Environmental Assessment Form (EAF) dated February 2, 2021, 1.9 acres of the site will be disturbed by the proposed project; stormwater will be handled with best management practices and directed to Nine Mile Creek;

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

WHEREAS, the Camillus Cutlery Company headquarters building is listed on the State and National Registers of Historic Places; given the proposed building's proximity to this building, the applicant has been coordinating with the NY State Historic Preservation Office (SHPO), which has jurisdiction and design approval for Phase II of the site redevelopment; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; new municipal connections for drinking water and wastewater services to the proposed building are planned; per the EAF, anticipated drinking water usage and wastewater creation are each estimated at 7,760 gallons per day; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of the site is located within the 100-year floodplain associated with Nine Mile Creek, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five

primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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 submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and Traffic Study to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Department of Transportation (OCDOT) advises that they will be replacing the Newport Road bridge deck this year, which will utilize staged construction and require lane width restrictions on Newport Road during construction. Construction activities taking place on the site during this time must be closely coordinated with OCDOT to ensure the pouring and curing of the deck will not be disturbed.

The Board also offers the following comments:

1. Site amenities, such as bicycle parking, seating, or dining areas, are strongly encouraged for commercial developments such as this to complement and capitalize on proximity to the Empire State Trail system.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Nick Avicolli for the property located at 7839 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 57/Route 91) and Wetzel Road (Route 252), both county highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking spaces from 139 to 123 on three parcels totaling 3.041 acres in a Regional Commercial (RC-1) zoning district as part of a proposed project to construct a 4,000 sf retail and office building; and
- WHEREAS, in 2019, the Board recommended modification of a site plan referral (Z-19-272) to construct a 4,000 sf two-story mixed use retail and office building, a cooler addition to the existing restaurant, and associated parking on the subject site and two adjacent parcels; previously, the Board offered no position for a site plan referral (Z-16-238) to construct an addition on the existing restaurant (Avicolli's), which was disapproved locally, and recommended modification of a site plan referral (Z-13-185) to expand the building and make site and access changes; and
- WHEREAS, the site is located at the intersection of Oswego Road and Wetzel Road, which is under Town jurisdiction on the west side of Oswego Road and County-owned to the east; surrounding land uses are mostly commercial along the Oswego Road corridor with residential neighborhoods to the east and west; and
- WHEREAS, aerial imagery dated May 2020 and the submitted Variance Map dated January 26, 2021 show the three parcels collectively contain an existing one-story restaurant building, Avicolli's, two existing one-story houses, and two detached garages; the restaurant is surrounded by asphalt parking; both houses and one of the garages will be demolished, with the foundation of one house shown to remain; and
- WHEREAS, per the Variance Map, site plan approval is still being sought for the proposed cooler addition, to be constructed at the rear of the restaurant building, and the proposed two-story office/retail building (4,000 sf), to be built off the existing foundation of the adjacent house with a larger final footprint; the restaurant parking lot will be reconfigured from 66 spaces to 76 and there are two large proposed parking areas, one at the rear of the mixed use building and one north of it, providing another 47 spaces; the following area variances were granted for the site in 2012: reduce side yard setback from 75 feet to 13 feet, reduce perimeter landscape strip from 30 feet to 10 feet, reduce additional site perimeter landscape strip abutting residential districts from 80 feet to 20 feet, and reduce highway overlay setback from 70 feet to 67 feet; and

WHEREAS, the site has 7 existing driveways, 3 on Wetzel Road and 4 on Oswego Road; per the Site Plan – Proposed Features, site access will be consolidated so two of the existing driveways on Wetzel Road will remain and there will only be one proposed right-in, right-out driveway on Oswego Road;

ADVISORY NOTES: the proposed driveway onto Oswego Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all driveway removals and work within the county right-of-way is subject to a work permit from OCDOT; and

WHEREAS, hours of operation for the existing restaurant are Monday through Thursday 11am to 9pm, Friday 11am to 10pm, Saturday 12pm to 10pm, and Sunday 12pm to 9pm; projected hours of operation for the proposed mixed use building are Monday through Friday 9am to 6pm; the new office and retail space will be leased out; and

WHEREAS, the Variance Map indicates that over 1 acre of land will be disturbed by the proposed project; no additional information regarding site drainage was included;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; new municipal connections to public drinking water and sewers are proposed for the retail and office building;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection (WEP) asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per WEP, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with bus stops occurring just north and south of the property; and

WHEREAS, per the Variance Map, wetland boundaries were delineated on March 3, 2018 and located by Ianuzi & Romans Land Surveying, P.C. on March 22, 2018; the wetland boundary is under state jurisdiction and occurs at the northwest corner of the site; 33,894 sf of land will be disturbed in the 100' wetland buffer and 12,748 sf will be in the 50' buffer; the plan indicates NYSDEC permit authorizations for state wetland disturbances were issued effective 12/15/2020; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the Indiana bat, Northern long-eared bat or Bald eagle, or their associated habitats, which have been

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

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

While the Board offers no position with regards to the requested area variance, the following comments are reiterated from the previous site plan referral for the project;

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Oswego Road access plans with the Department. Continued coordination is also required to satisfy the Department's traffic, drainage and lighting data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design, reinforce walkability and foster use of public transit by incorporating elements such as sidewalks along the road frontages, landscape screening in front of the parking lot, and a sidewalk and/or crosswalk to each building.

3. The Board encourages the applicant and Town to continue to explore context-sensitive options for the site to minimize negative impacts to wetlands and to protect aesthetics. Options include a further reduction in total required and provided parking spaces, parking lot sharing agreements with adjacent landowners, screening of parking areas, vegetative buffering of wetland areas or reconfiguring the building location to avoid wetland buffer areas.

4. The Town and applicant are advised to clarify the ownership of the sewer easement on the site plans. Any necessary permissions for work within the easements should be obtained prior to, or as a condition of, municipal approval.

5. The Town is advised to ensure appropriate easements or access agreements are in place for any shared driveways and parking, and to allow for access through the parcels.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Michael & Candace Holtsbery for the property located at 7708 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is requesting a use variance to allow a mixed use (dog grooming business and residential use) in a residential dwelling on a 1-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located at the outskirts of an industrial and commercial node occurring at the intersection of Morgan and Buckley Roads; other surrounding land uses include residential lots and tracts of undeveloped, forested lands; and
- WHEREAS, the submitted survey map shows the site has frontage on Morgan Road and contains an existing one-and-a-half story house; there is an existing pool in the rear yard and driveway onto Morgan Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road must meet Department requirements; and
- WHEREAS, per the survey map, there is an existing 50' right-of-way to the NY Transit Co. Inc. on the north half of the parcel; and
- WHEREAS, per the local application, the applicant is in the process of purchasing the property and will be relocating from a property farther south on Morgan Road; the applicant would like to also move their existing dog grooming business, A Dog's Fancy, and continue to operate as an in-home occupation; the requested use variance will allow for dual use (residential and animal care) to occur on the site; the house was previously unoccupied and boarded up, but will be renovated and lived in; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 17, 2021

OCPB Case # Z-21-77

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 Van Buren Zoning Board of Appeals at the request of Hospitality Syracuse for the property located at 2220 Downer 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 Downer Street (Route 92), a county highway that transitions to state jurisdiction (Route 31) west of the site, and Route 690, a state highway; and

WHEREAS, the applicant is requesting a special permit to develop a former lumber yard into a Taco Bell restaurant with drive-thru on a 5.49-acre parcel in a General Business (GB) zoning district; and

WHEREAS, in 2020, the Board recommended modification of a site plan referral (Z-20-320) as part of the proposed project; and

WHEREAS, the site is located along Downer Street, a county road, just east of I-690; the site abuts lots to the west that contain overhead utility lines and a parcel to the east containing a Fastrac gas station and convenience store; there are residential parcels south of the site; and

WHEREAS, aerial imagery dated May 2020 shows the site has additional frontage on Sun Meadows Way, a local road to the east, and contains an existing vacant building (13,800 sf), formerly 84 Lumber, located on the front half of the site, to be demolished, and three storage buildings totaling 20,240 sf on the rear half of the site; the rear storage buildings are surrounded by crushed stone, to remain; and

WHEREAS, the site has two existing 25' wide driveways, one each on Downer Street and Sun Meadows Way; no changes to access are proposed; and

WHEREAS, the submitted Site Plan dated October 27, 2020 shows the proposed one-story Taco Bell restaurant (2,650 sf) to be located on the front half of the site; there will be an asphalt parking lot (40 parking spaces) on the west side of the building and dual drive-thru lanes originating at the rear of the building and merging into one lane along the east side; a dumpster enclosure is shown at the rear of the dual drive-thru lanes; and

WHEREAS, per the Site Plan, a concrete sidewalk is proposed with crosswalks through the drive-thru lane in two places, access to the building entrances, and a connection to a proposed sidewalk along Downer Street; the new road front sidewalk occurs on the east side of the driveway and will connect to existing sidewalks on the adjacent Fastrac parcel;

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

WHEREAS, the Site shows proposed signage to include a pole sign along the Downer

Street frontage; additional stop bars, stop signs, directional arrows, parking and pedestrian signage, and drive-thru menu boards are also shown as part of the Taco Bell development; proposed area lighting is shown around the perimeter of the parking area and driveways; the submitted Signage Project Narrative dated December 30, 2020 indicates the applicant is requesting four area variances for proposed signage for the site; the Town of Van Buren and Onondaga County have an intermunicipal agreement that exempts certain actions, including area variances for signage, from the requirements of GML-239 and therefore referral to the County Planning Board; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 14, 2020, 1.9 acres of the site will be disturbed by the proposed project; on-site stormwater will be collected and treated on-site and discharged in a manner to maintain existing tributary flows;

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

WHEREAS, the site is served by public drinking water and an individual septic system; per the Project & Stormwater Narrative, drinking water service will remain as is and a new municipal connection is proposed for wastewater services; the site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area and has access to public sewers;

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

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

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

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

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding approval of the driveway location along Downer Street, as well as review of final site plans, drainage, and pavement marking modifications to Downer Street. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State

Department of Transportation for review. To further meet Department requirements, the applicant is advised to obtain a work permit for any work in the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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