



Onondaga County Planning Board

February 26, 2025

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

J.Ryan McMahon, II
COUNTY EXECUTIVE

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Don Radke
David Skeval
Jim Stelter

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Ellison McMahon

GUESTS PRESENT

Kaitlyn Carney
Chloe Evans
Christian Freeman

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 26, 2025.

III. MINUTES & OTHER BUSINESS

Minutes from February 5, 2025 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-25-4	TClaPB	<i>Modification</i>	S-25-6	VManPB	<i>Modification</i>
Z-25-43	VSkaVB	<i>No Position</i>	Z-25-48	TClaZBA	<i>Modification</i>
Z-25-49	TSaITB	<i>No Position With Comment</i>	Z-25-50	TClaTB	<i>No Position</i>
Z-25-51	TOnoTB	<i>No Position</i>	Z-25-52	TOtiTB	<i>No Position</i>
Z-25-53	TCicPB	<i>Modification</i>	Z-25-58	TClaPB	<i>Modification</i>
Z-25-59	TClaTB	<i>Modification</i>	Z-25-61	TCamPB	<i>Modification</i>
Z-25-66	VEsyPB	<i>Modification</i>	Z-25-67	VEsyZBA	<i>Modification</i>
Z-25-68	CSyrPB	<i>No Position</i>	Z-25-69	CSyrPB	<i>No Position</i>
Z-25-70	VManPB	<i>Modification</i>	Z-25-71	VManPB	<i>Modification</i>
Z-25-72	VManZBA	<i>Modification</i>	Z-25-73	CSyrZBA	<i>No Position</i>

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025
OCPB Case # S-25-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Clay Planning Board at the request of Scott Merle Builders for the property located at 8835 Gaskin 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 Oswego Road (Route 91 / Old Route 57), a county highway, and the municipal boundary between the Town of Clay and the Town of Lysander; and
- WHEREAS, the applicant is proposing to subdivide a 1.81-acre parcel into two new lots, Lot 1 (0.56 acres) and Lot 2 (1.25 acres), in a One-Family Residential (R-10) zoning district; and
- WHEREAS, the Board previously recommended Modification of an area variance referral (Z-24-337) to allow a proposed residence to have a 12' side yard setback where 25' is required, advising the Town and applicant to gain approval of the sewage disposal plan for both proposed lots from the Onondaga County Health Department prior to local approval of the variance and subdivision; the Board also advised the future subdivision plan should show locations of anticipated buildings, infrastructure or environmental constraints on the land to allow a thorough evaluation of the proposal; the Board is concurrently reviewing an area variance referral (Z-25-48) to allow proposed Lot 1 to have a lot width of 70' where 75' is the minimum required by Town Code; and
- WHEREAS, the site is located between Gaskin Road and the Seneca River, south of Three Rivers Point; the area is characterized by smaller residential parcels near the river and large, vacant parcels containing woodlands, agriculture, and/or low density residential to the east; the site is a long and narrow 1.81-acre lot containing a two-story house, garage, and driveway to Gaskin Road in the eastern half of the parcel; per aerial imagery from May 2024, the rear, western half of the lot appears to contain lawn and trees; and
- WHEREAS, per the Preliminary Plan Milewski Property dated 1/20/25, the applicant is proposing division of a 1.81-acre parcel into two new lots; Lot 1 will be 0.56 acres, rectangular, with 70' of frontage on Gaskin Road; Lot 2 will be 1.25 acres, a flag-lot with 30'-wide access to Gaskin Road and will contain the existing driveway, and will contain all of the existing access the Seneca River at the rear of the lot; the subdivision map shows the existing house and garage which per the previous referral, will be demolished to allow construction of a new house on each lot; the subdivision map does not show the proposed structures, proposed road access, water infrastructure, or any existing or proposed septic to service the proposed houses; and
- WHEREAS, the applicant is requesting an area variance to allow proposed Lot 1 to be 70' wide instead of the 75' required by Town Code; and
- WHEREAS, per the referral notice, the site is served by public drinking water and new

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E-mail Address: countyplanning@ongov.net

connections are proposed;

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

WHEREAS, per the referral notice, the site is served by an individual septic system and a new septic system is proposed;

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

WHEREAS, per the Environmental Assessment Form (EAF) (undated), zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposed variance and subdivision; stormwater mitigation is not depicted on the subdivision plan; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that western boundary of the site is located within the 100-year floodplain and floodway for the Seneca River, which may require avoidance or elevation of structures and other mitigation; the Sketch Plan shows the boundaries for the Floodway and 100-year floodplain;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight 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 Seneca River is a federally protected waterway and the boundary is indicated along the western boundary of the site on the Subdivision Plan; the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the project is within 2,000 feet of a site (ID: B00015) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is within the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the "Canal Blue Line" is indicated on the Sketch Plan as the western boundary of the site; 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: 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 proposed subdivision would result in the creation of two lots utilizing on-site wastewater treatment in close proximity to a waterway, including one lot which may be undersized to adequately meet typical standards for septic system operation. Details were also not provided with the referral materials to indicate the proposed locations of anticipated buildings, infrastructure or environmental constraints on the land.

1. The Town must obtain confirmation that the applicant has obtained approval of sewage disposal plans for both proposed lots from the Onondaga County Health Department's Bureau of Public Health Engineering prior to local approval of both the subdivision and area variance applications.
2. The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
3. The subdivision map must show a shared access agreement to serve both lots.

The Board offers the following comment:

The Town is encouraged to require both proposed lots utilize existing access to Gaskin Road.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # S-25-6

- 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 Village of Manlius Planning Board at the request of Paradise Companies 10, LLC for the property located at 111 East Seneca 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 East Seneca Street and West Seneca Street (Route 173) and Fayette Street (Route 257), both state highways; and
- WHEREAS, the applicant is proposing to combine two parcels into one lot, New Lot 1 (0.467 acres), to facilitate a mixed-use project in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and area variance referrals (Z-25-70, Z-25-71, and Z-25-72) to allow this proposed facility; the Board previously recommended Modification of site plan, special permit, area variance, and subdivision referrals (Z-24-300, Z-24-301, Z-24-302, S-24-6) advising the applicant was required to coordinate access plan with the NYS Department of Transportation (NYSDOT), NYSDOT advised any work within the State right-of-way would require a Highway Permit and no privately owned structures would be permitted in the State right-of-way, the applicant must demonstrate legal access to the site and all access easements acquired, the applicant must contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any requirements for wastewater service to the site, and advising the applicant and Village to work together on shared parking plans for shared use of rear parking areas and the Village must ensure adequate parking is provided to serve the multiple land uses; the Board also encouraged the applicant and Village to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block; and
- WHEREAS, the site is located on the southern end of the Village of Manlius, along East Seneca Street (NYS Route 173); the site contains an existing multi-unit residential building with a driveway from East Seneca Street leading to a rear parking area and parcel containing a lawn along the street and a portion of a rear parking lot utilized by multiple neighboring businesses; and
- WHEREAS, the applicant is proposing demolition of the existing building and construction of a 15,000 sf three-story building to contain a commercial tenant space and 14 apartments; per the Site Overall Plan dated 1/23/25, the proposed building will be along the East Seneca Street frontage and extend to rear of the site along the western site boundary; per the First Floor Plan dated 12/19/24, the proposed 3,100 sf commercial space will be located on the East Seneca Street side of the building on the first floor with residential in the

remainder of the building; Exterior Perspectives dated 2/5/25, show a concrete paver area, steps, and sidewalks will be installed between the building and street frontage in an area that per the Overall Site Plan, appears to be NYS right-of-way; the Overall Site Plan shows the driveway will enter the site at the eastern side of the East Seneca Street frontage, leading to the rear where 10 on-site parking spaces are located along the building with an additional 7 parking spaces on the adjacent property under different ownership; per the Zoning Chart on the Overall Site Plan, the Village requires 28 parking spaces, the plan accounts for 17 spaces, and the applicant is seeking a variance of 11 spaces; plantings are depicted along the eastern side of the building and at the rear; a dumpster enclosure is depicted at the rear of the site; the rear of the site appears to have connectivity through adjacent parcels to East Seneca and Fayette Streets, both state roads, and Wesley Street (a local road); and

WHEREAS, per the local application, the applicant is proposing multiple variances to allow construction of the proposed building; to allow 14 dwelling units where 9 are allowed by code; allow a 0' front yard setback where 50' is required by code; a 4' side yard setback to the east and west when 30' is required by code; the Village Code requires 30' between buildings and the proposed building will be 5' from the building to the west and 23'4" from the building to the east, and allow 32% useable space when a 20% maximum is allowed by code; per the Resubdivision Plat dated 9/25/24, the applicant is proposing to combine the two parcels comprising the site into New Lot 1 (0.467 acres); and

WHEREAS, per an email from the Village dated 2/14/25, changes to the plans from the previously referrals include changing the building to three-stories from two, adding driveway access from East Seneca Street and relocating the access easement to that location, adding a dwelling unit and parking space to the plans, and revising the front of the building; and

WHEREAS, the Easement Impacts Plan dated 8/12/24 depicts a 20'-wide stormwater easement which occurs along a portion of the western boundary before traversing the rear corner; a 20'x180' access easement depicted where the proposed building is to occur will be relocated to the location of the proposed driveway which connects to adjacent parcels to the rear; an existing 12'-wide easement occurring on the adjacent parcel to the east crosses into southeast corner of the on-site parking lot area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 0.37 acres of the site will be disturbed by the proposed project; per the Site Overall Plan, stormwater infrastructure will be installed under the parking lot and along the western site boundary, draining to the existing stormwater infrastructure in the northwest corner of the site;

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

WHEREAS, per the EAF, the site is served by public drinking water services and the proposed development is anticipated to require ~3,000 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

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

WHEREAS, per the referral notice, the site is served by public wastewater water services and the proposed development is anticipated to generate ~3,000 gallons of wastewater per day; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; 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; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Seneca and Fayette Streets have public transit service and bus stops are located within 200' of the site; per aerial imagery, sidewalks are located on both sides of nearby streets; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147, C734153) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; the site is near the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the New York State Department of Transportation, any work within the State right-of-way will require a Highway Work Permit. There shall be no privately owned features, such as stairs, structures, or landscaping, encroaching into the State right-of-way.
3. The applicant must demonstrate legal access to the site. Easements for access from adjacent properties are required prior to, or as a condition of,

municipal approval of the project and must be filed with the deed and reflected on the subdivision plan.

4. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

5. The applicant and Village are encouraged to work together on shared parking plans and provisions for shared use of rear parking areas among private landowners. The Village should ensure adequate parking is provided to serve the multiple land uses, prior to approval of project plans. Village should also require parking agreement to be filed with the project plans.

The Board offers the following comment:

The applicant and Village are encouraged to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-43

- 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 LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law #2 of 2025 to amend Chapter 225 (Zoning), Article II (Word Usage and Definitions), Section 225-4 (Definitions), Article VI (Overzone Regulations), Section 225-20 (Skaneateles Lakeshore Development Regulations), and the Permitted Use Chart of the Village of Skaneateles; and
- WHEREAS, per referral notice, the definitions receiving revision include: “boat”, “boathouse”, “dock”, “lakeshore setback zone”, and “permanent dock”; and
- WHEREAS, the lakeshore setback is proposed to change from 50 feet to 100 feet; and any structure within 100 feet of the lake line to be expanded or built within 100 feet of the lake line will be subject to the additional restrictions and conditions and receive appropriate approval from the Planning Board; and
- WHEREAS, per the referral notice, further restrictions are listed on boathouse structures; boathouses are only to be used for the storage of boats and related equipment; no provisions for sleeping, lodging, cooking, or sanitary facilities shall be permitted in these structures; and
- WHEREAS, additional restrictions are put on docks, including dimension restrictions; docks may not exceed 8 feet width or 25 feet length; and
- WHEREAS, the amendments to the Village Code also state that boathouses and docks may not be used for commercial purposes unless there are marine services or dock facilities; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025
OCPB Case # Z-25-48

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Scott Merle Builders for the property located at 8835 Gaskin 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 91 / Old Route 57), a county highway, and the municipal boundary between the Town of Clay and the Town of Lysander; and
- WHEREAS, the applicant is requesting an area variance to allow a 70' lot width where 75' is required on a 1.81-acre parcel in a One-Family Residential (R-10) zoning district; and
- WHEREAS, the Board previously recommended Modification of an area variance referral (Z-24-337) to allow a proposed residence to have a 12' side yard setback where 25' is required, advising the Town and applicant to gain approval of the sewage disposal plan for both proposed lots from the Onondaga County Health Department prior to local approval of the variance and subdivision; the Board also advised the future subdivision plan should show locations of anticipated buildings, infrastructure or environmental constraints on the land to allow a thorough evaluation of the proposal; the Board is concurrently reviewing a subdivision referral (S-25-4) to divide the site into two new lots;
- WHEREAS, the site is located between Gaskin Road and the Seneca River, south of Three Rivers Point; the area is characterized by smaller residential parcels near the river and large, vacant parcels containing woodlands, agriculture, and/or low density residential to the east; the site is a long and narrow 1.81-acre lot containing a two-story house, garage, and driveway to Gaskin Road in the eastern half of the parcel; per aerial imagery from May 2024, the rear, western half of the lot appears to contain lawn and trees; and
- WHEREAS, per the Preliminary Plan Milewski Property dated 1/20/25, the applicant is proposing division of a 1.81-acre parcel into two new lots; Lot 1 will be 0.56 acres, rectangular, with 70' of frontage on Gaskin Road; Lot 2 will be 1.25 acres, a flag-lot with 30'-wide access to Gaskin Road and will contain the existing driveway, and will contain all of the existing access the Seneca River at the rear of the lot; the subdivision map shows the existing house and garage which per the previous referral, will be demolished to allow construction of a new house on each lot; the subdivision map does not show the proposed structures, proposed road access, water infrastructure, or any existing or proposed septic to service the proposed houses; and
- WHEREAS, the applicant is requesting an area variance to allow proposed Lot 1 to be 70' wide instead of the 75' required by Town Code; and
- WHEREAS, per the referral notice, the site is served by public drinking water and new connections are proposed;

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

WHEREAS, per the referral notice, the site is served by an individual septic system and a new septic system is proposed;

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

WHEREAS, per the Environmental Assessment Form (EAF) (undated), zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposed variance and subdivision; stormwater mitigation is not depicted on the subdivision plan; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that western boundary of the site is located within the 100-year floodplain and floodway for the Seneca River, which may require avoidance or elevation of structures and other mitigation; the Sketch Plan shows the boundaries for the Floodway and 100-year floodplain;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight 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 Seneca River is a federally protected waterway and the boundary is indicated along the western boundary of the site on the Subdivision Plan; the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the project is within 2,000 feet of a site (ID: B00015) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is within the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the "Canal Blue Line" is indicated on the Sketch Plan as the western boundary of the site; 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: 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 proposed subdivision would result in the creation of two lots utilizing on-site wastewater treatment in close proximity to a waterway, including one lot which may be undersized to adequately meet typical standards for septic system operation. Details were also not provided with the referral materials to indicate the proposed locations of anticipated buildings, infrastructure or environmental constraints on the land.

1. The Town must obtain confirmation that the applicant has obtained approval of sewage disposal plans for both proposed lots from the Onondaga County Health Department's Bureau of Public Health Engineering prior to local approval of both the subdivision and area variance applications.
2. The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
3. The subdivision map must show a shared access agreement to serve both lots.

The Board offers the following comment:

The Town is encouraged to require both proposed lots utilize existing access to Gaskin Road.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-49

- 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 ZONE CHANGE from the Town of Salina Town Board at the request of Valentin Feldman for the property located at 2304 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), a state highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.19-acre parcel from Neighborhood Commercial (C-1) to Multi-Family Residential (R-4); and
- WHEREAS, the site is located in the commercial corridor of Brewerton Road/NYS Route 11 in Mattydale, surrounded by residential neighborhoods; in this area of Route 11, the east side is a mix of residential and commercial and the west side is primarily commercial; nearby businesses include a small plaza to the south containing a laundromat, Cricket wireless, and OIP and across Route 11 are a Byrne Dairy fueling station and convenience store, St Margaret's Church, and a movie theater; and
- WHEREAS, the site contains a house with a small commercial storefront on the first floor and three-dwelling units and a rear structure containing a single-family dwelling unit; per aerial imagery from May 2024, the site has unrestricted access from Route 11 with asphalt surrounding the front structure, an asphalt driveway leading to asphalt parking areas behind the house and next to the rear dwelling unit; it appears the asphalt in front of the house is utilized for parking; and
- WHEREAS, the applicant is requesting to change the site's zoning designation from a Neighborhood Commercial District (C-1) to a Multiple-Family Residential District (R-4); per the referral materials, the applicant would like to convert the first floor commercial space to a studio apartment; per the Town of Salina Zoning Map dated 1/11/2021, the site is located in a several block-long C-1 district with adjacent residential areas in One-Family Residential (R-1A) and neighboring zoning districts along main routes being Highway Commercial (C-2) and Office and Light Industrial Park (O-1); there are no parcels zoned R-4 in the immediate vicinity; and
- WHEREAS, per the Town Codes, the intent of the R-4 district is to "provide areas where the living environment associated with multiple dwelling-unit development is encouraged and preserved" with specific intent to "encourage multiple-dwelling unit developments near or adjacent to highways designed to handle traffic volumes higher than those generated on one- and two-family residential streets" and "encourage the development of recreational facilities and off-street parking within multiple-dwelling unit developments"; and
- WHEREAS, per the referral notice, the site is served by public drinking water and sewers

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and no changes to the current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the proposed addition of a dwelling unit to the site may result in an increase in use;

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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/7/2025, the proposed changes will not result in any additional stormwater; per the Location Survey dated 6/14/24 and aerial imagery, the only permeable surface on site may be at the rear, behind the rear building; and

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

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

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

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

1. The Board encourages the Town to require the applicant to narrow driveway access from NYS Route 11 and remove any parking from the front yard.
2. The Town is encouraged to require the removal of excess asphalt wherever possible and replacing the asphalt with landscaping and/or greenspace to improve the aesthetics of this highly visible property and to reduce stormwater and protect stormwater quality.
3. The Town should consider whether approving the proposed zone change is spot zoning. Commercial and mixed-use seems to be a preferred land use along the Route 11 corridor and first floor residential so close to the highly traveled corridor may not be an optimal land use at the front of the parcel. Additionally, the Town should consider whether the purpose and intent of the R-4 district and whether a small parcel in this location matches the Town's

vision for this area.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-50

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 LOCAL LAW from the Town of Clay Town Board at the request of Town of Clay 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 Section 152-4 H. (Prohibited Noises) to add "Noise from construction and demolition activity in Industrial 2 (I-2) Districts is exempt from this section, and this section does not apply to activity in Industrial 2 (I-2) zones"; and

WHEREAS, the applicant is proposing to amend Section 152-4 H – Prohibited Noises of the Town Code to remove noise restriction regulations from construction/demolition in Industrial 2 Districts; and

WHEREAS, the Town Code currently reads “Land use activities in Industrial II (I2) zones are specifically exempt from the more restrictive noise standards, but still must comply with the industrial noise standards contained in this code; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-51

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 Onondaga Town Board at the request of Town of Onondaga for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing Local Law A of 2025 to amend Chapter 285 "Zoning" of the Town of Onondaga Code to amend the Town of Onondaga Zoning Board of Appeals' procedure when referring special permits to the Town of Onondaga Planning Board; and

WHEREAS, the applicant is proposing to amend Chapter 285 'Zoning' of the Town Code to remove the Zoning Board of Appeals obligation to complete the State Environmental Quality Review Act (SEQRA) with respect to special permits; and

WHEREAS, per referral notice, special permit applications will be referred to the Town of Onondaga Planning Board for review and recommendations; 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

WHEREAS, per the referral notice, Planning Board will be responsible for special permits while meeting SEQRA will fall under the responsibility of the Town Board;

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-52

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 LOCAL LAW from the Town of Otisco Town Board at the request of Town of Otisco 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 Town of Otisco Local Law No. 1 of 2025, "Restrictions of Adult Uses,";

WHEREAS, the applicant is proposing to enact a new Local Law to the Town Code to regulate "adult uses" in the Town to maintain the rural and residential character; per the referral notice the proposed Local Law sets definitions of various terms associated with adult uses and lists the proposed restrictions; and

WHEREAS, per referral notice, "Adult Use" or "Adult Oriented" is defined by the Town as "Any place to which the public is permitted or invited wherein coin-operated, slug-operated or electronically, or electrically or mechanically controlled still or motion-picture machines, projectors or other image-producing devices are maintained to show images thereon to patrons where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas"; and

WHEREAS, the Local Law states that the listed "adult use" businesses cannot be located within 2,500 feet of any residential dwelling, a church, synagogue or regular place of worship, a cemetery, a public or private elementary, secondary school or licensed child day-care center, a public park, or a municipal building; and "adult use" businesses cannot be located within 2,500 feet of each other; "adult use" facilities are also not allowed to exceed 2,500 square feet; and hours of operation are only permitted from 9:00pm – 12:00am; and

WHEREAS, per referral notice, no massage parlors will be permitted in the Town; and

WHEREAS, the Town in requiring personal information for owners, employees, partners, and members associated with "adult use" businesses, including addresses and social security numbers; and licenses for such businesses will be displayed by the Town for public viewing; and

WHEREAS, gambling and the distribution or use of controlled substances will not be permitted at "adult use" businesses; further restrictions outlined in the proposed law include noise control, parking, crowd control/security, and signage; and

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

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-53

- 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 Cicero Planning Board at the request of Stewart's Shops Corp. for the property located at 6190 & 6188 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 208) and Thompson Road (Route 14), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a new 4,500 sf Stewart's Shop convenience store and fueling facility on two parcels totaling 2.99 acres in General Commercial and Industrial zoning districts; and
- WHEREAS, the site is located at a commercial crossroads of South Bay Road and Thompson Road, County Routes 208 and 14; surrounding businesses include Vintage Motors & Storage, a trucking terminal, an auto and truck repair facility, a self-storage facility, a drug store, and former brewery with greenhouse; and
- WHEREAS, the site is a parcel containing an existing fueling station, convenience store, and car wash and the adjacent parcel to the south which contains powerlines and a gravel lot; the site currently has a full access driveway to South Bay Road and two full access driveways to Thompson Road; and
- WHEREAS, the applicant is proposing demolition of the existing gas station and carwash to construct a 4,500 sf Stewart's Shop convenience store with 4 fueling stations; per the Proposed Site Plan dated 1/2/25, the applicant will locate the convenience store in the southern portion of the triangular-shaped site, fronted by a 48'x48' canopy with four fueling stations; the southern driveway to Thompson Road will be closed, but the two remaining driveways will be retained; per the Landscape Plan dated 1/2/25, the rear portion of the site will be converted to lawn and some trees will be installed along road frontages; a freestanding 63sf, internally illuminated sign is proposed for the northernmost section of the site, in the same approximate location as the former gas station's sign; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/26/24, 2.26 acres of the site will be disturbed by the proposed project and the proposal will not result in an increase in stormwater generation; any stormwater mitigation included in this project is not indicated in the referral materials;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, the site is served by public drinking water with a new

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the proposed store will require a new connection;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, per the Existing Site Plan dated 1/2/25, the rear of the site has a 126'-wide easement to Niagara Mohawk Power Corporation (National Grid); it appears no work is proposed for this area; and

WHEREAS, a Photometric Plan dated 1/2/25 was included in the referral materials; 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 South Bay Road and Thompson Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Stormwater mitigation must be reflected on the site plan prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The Board encourages the applicant to improve site appearance by providing additional landscaping along road frontages and around the perimeter of the proposed building which will be visible from roadways.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-58

- 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 Clay Planning Board at the request of Sonbyrne Sales, Inc. / Clay-Dolshire Byrne Dairy for the property located at 7190 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road (Route 48), a county highway; and
- WHEREAS, the applicant is proposing construction of a 4,232 sf convenience store and fueling facility on a 2.47-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously recommended Modification of special permit and area variance referrals (Z-23-77 and Z-23-90) to demolish existing buildings and construct a new car wash facility, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding access and to provide traffic data and a lighting plan, and to coordinate with the Department regarding the installation of sidewalks along Buckley Road; previously, the Board recommended Modification of a site plan referral (Z-21-217) to make alterations to an existing car wash facility, making recommendations regarding driveways, internal circulation, and buffering adjacent residential properties; in 2011, the Board recommended Modification of a special permit referral (Z-11-188) to establish an auto sales business on the subject parcel, citing driveway permit requirements; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-59) to allow construction of this proposed fueling station and convenience store; and
- WHEREAS, the site is located at the northeast corner of the intersection of Buckley Road, a county route, and Dolshire Drive, a local road; the site is located south of the intersection of Buckley and West Taft Roads with surrounding land uses consisting of medical offices, including the North Medical Center, a town park, commercial uses, and single-family houses; the site is situated at an entry point for a neighborhood along Dolshire Drive; and
- WHEREAS, per the Preliminary Site Plan dated 10/2024, the applicant is proposing demolition of the existing car wash facility and construction of five-fuel pump fueling stations with a canopy along the Buckley Road frontage, backed by a 4,232 sf Byrne Dairy convenience store; the Site Plan shows maintenance of two access points to Buckley Road and construction of a driveway to Dolshire Drive; a dumpster enclosure is proposed for the northeast corner of site; an air machine and ATM kiosk are proposed along the northern boundary of the asphalt area; a sign with landscaping island is proposed in the southwest corner of the site, near the intersection of Buckley Road and Dolshire Drive; a row of conifers are proposed for the southeast corner, along the shared

boundary with adjacent houses; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/4/25, 2 acres of the site will be disturbed by the proposed project and impervious surface will increase from 1.39 to 1.40 acres; per the EAF, stormwater will be directed to a “street drainage system”; the Site Plan shows a stormwater management basin in the southeastern corner of the site, between the fueling station’s driveway to Dolshire Drive and adjacent residential land uses;

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

WHEREAS, per the project narrative, the site has existing access to public water and new connections are proposed to serve the complex;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; there are no sidewalks along road frontages depicted in the Site Plan; and

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

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

1. 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.

2. The applicant must submit a lighting plan 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. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

3. The Onondaga County Department of Transportation has determined that the applicant must coordinate with the Department regarding the installation of sidewalk along the Buckley Road frontage, and the sidewalk must be reflected on the project plans prior to, or as a condition of, municipal approval.

4. The applicant must coordinate with the Town regarding sewer connection for the proposed development. The Onondaga County Department of Water Environment Protection encourages Town oversight prior to and during construction affecting sewer infrastructure.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-59

- 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 Clay Town Board at the request of Sonbyrne Sales, Inc. / Clay-Dolshire Byrne Dairy for the property located at 7190 Buckley 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 Buckley Road (Route 48), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 4,232 sf convenience store and fueling facility on a 2.47-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously recommended Modification of special permit and area variance referrals (Z-23-77 and Z-23-90) to demolish existing buildings and construct a new car wash facility, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding access and to provide traffic data and a lighting plan, and to coordinate with the Department regarding the installation of sidewalks along Buckley Road; previously, the Board recommended Modification of a site plan referral (Z-21-217) to make alterations to an existing car wash facility, making recommendations regarding driveways, internal circulation, and buffering adjacent residential properties; in 2011, the Board recommended Modification of a special permit referral (Z-11-188) to establish an auto sales business on the subject parcel, citing driveway permit requirements; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-58) to demolish the existing car wash and construct this proposed fueling station and convenience store; and
- WHEREAS, the site is located at the northeast corner of the intersection of Buckley Road, a county route, and Dolshire Drive, a local road; the site is located south of the intersection of Buckley and West Taft Roads with surrounding land uses consisting of medical offices, including the North Medical Center, a town park, commercial uses, and single-family houses; the site is situated at an entry point for a neighborhood along Dolshire Drive; and
- WHEREAS, per the Preliminary Site Plan dated 10/2024, the applicant is proposing demolition of the existing car wash facility and construction of five-fuel pump fueling stations with a canopy along the Buckley Road frontage, backed by a 4,232 sf Byrne Dairy convenience store; the Site Plan shows maintenance of two access points to Buckley Road and construction of a driveway to Dolshire Drive; a dumpster enclosure is proposed for the northeast corner of site; an air machine and ATM kiosk are proposed along the northern boundary of the asphalt area; a sign with landscaping island is proposed in the southwest corner of the site, near the intersection of Buckley Road and Dolshire Drive; a

row of conifers are proposed for the southeast corner, along the shared boundary with adjacent houses; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/4/25, 2 acres of the site will be disturbed by the proposed project and impervious surface will increase from 1.39 to 1.40 acres; per the EAF, stormwater will be directed to a “street drainage system”; the Site Plan shows a stormwater management basin in the southeastern corner of the site, between the fueling station’s driveway to Dolshire Drive and adjacent residential land uses;

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

WHEREAS, per the project narrative, the site has existing access to public water and new connections are proposed to serve the complex;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; there are no sidewalks along road frontages depicted in the Site Plan; and

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

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

1. 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.
2. The applicant must submit a lighting plan 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. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
3. The Onondaga County Department of Transportation has determined that the applicant must coordinate with the Department regarding the installation of sidewalk along the Buckley Road frontage, and the sidewalk must be reflected on the project plans prior to, or as a condition of, municipal approval.
4. The applicant must coordinate with the Town regarding sewer connection for the proposed development. The Onondaga County Department of Water Environment Protection encourages Town oversight prior to and during construction affecting sewer infrastructure.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-61

- 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 SITE PLAN from the Town of Camillus Planning Board at the request of First Ukrainian Pentecostal Church for the property located at 3875 Warners 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 Warners Road (Route 57), a county highway, and Route 5, a state highway; and
- WHEREAS, the applicant is proposing construction of a 43,658 sf church building and associated parking on a 24.2-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously recommended Modification of a local law referral (Z-24-297) to amend the First Ukrainian Pentecostal Church Planned Unit Development District to allow for the construction of a new church facility and related improvements; the Board advised the applicant is required to coordinate Warners Road access plans with and provide traffic data and a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Transportation (OC DOT); the applicant was also encouraged to coordinate the extension of wastewater infrastructure for the proposed building with the Town of Camillus; and
- WHEREAS, the site is located north of Warners Road, north of its intersection with NYS Route 5; the Starlight Estates residential subdivision is located to the west and north of the site and Belle Isle Road is to the east; the site is located on a private road that crosses the site with connections to Stellium Drive to the west and Belle Island Road to the east; and
- WHEREAS, the site contains an existing church building in the southeast corner of the site, with multiple outbuildings and a playground located north of the private road; per the referral, the applicant is proposing construction of a 43,000 sf church building along with additional parking and landscaping to accommodate their growing congregation; per the Town of Camillus Planning Board Minutes from 1/13/25, the proposed building will accommodate 1280 people, with the sanctuary seating 1,000 people; parking lots will be constructed to the rear of the proposed building and south of the private road (totaling 412 spaces on site); the currently existing buildings will remain on site; and
- WHEREAS, there are no clear changes from the previously referred undated Grading Plan (Z-24-297) to the undated Grading Plan submitted with the current referral; a Site Plan dated 2/4/25 shows sidewalks and crosswalks connecting parking lots to the proposed church building; and
- WHEREAS, the Site Plan shows a 30'-wide OCWA easement occurs along the south side of the private road before crossing to the north side of the road and traversing

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the u-shaped entrance driveway of the proposed building;
ADVISORY NOTE: Per the Onondaga County Water Authority (OCWA), no stormwater or sanitary structures to be installed within OCWA's easement; all stormwater or sanitary piping must cross perpendicular to water main; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 12/16/24, 6.5 acres of the site will be disturbed by the proposed project, creating a total of 3.54 acres of impervious surface; per the Grading Plan (undated), a new stormwater basin will be constructed west of the proposed church and driveway, near the western parcel boundary; a copy of the Stormwater Pollution Prevention Plan (SWPPP) completed by RZ Engineering, PLLC dated 10/7/24 was included with the referral materials;

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

WHEREAS, per the EAF, the site is served by public drinking water and a new connection is needed for the proposed church building; per the EAF, the church building is anticipated to need 5,965 gallons of drinking water per day;

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

WHEREAS, per the EAF, the site is served by public wastewater services and a new connection is proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, the church building is anticipated to generate 5,965 gallons of wastewater per day; per the Planning Board Meeting Minutes from 1/13/25, the site is served by an 8" sewer main;

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

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

WHEREAS, a Lighting Proposal Plan dated 1/20/25 was included with the referral materials; and

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

WHEREAS, the site is located near the multiple buildings associated with the Fairmount Childrens Center which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

The Board offers the following comment:

The applicant is encouraged to coordinate the extension of wastewater infrastructure to the new church building with the Town of Camillus.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-66

- 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 Village of East Syracuse Planning Board at the request of BJ's for the property located 2 Chevy Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street (Route 290) and Route 690, both state highways; and
- WHEREAS, the applicant is proposing to install two new fuel stations and reconfigure the existing parking lot on a 10.5-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is a large BJ's price club, located in a commercial area of the east side of Bridge Street characterized by big box commercial including Staples, an auto sales and service business, and Walmart; the site is located along Chevy Drive, a local road serving the businesses in this area; via Chevy Drive, the site has access to Bridge Street via two signalized intersections; and
- WHEREAS, the site contains the store building along the rear of the parcel, fronted by a parking lot, with a BJ's fueling station on the frontage portion of the site; Chevy Drive runs along the front of the site with designated entrances into the parking lot shared by BJ's and Staples; and
- WHEREAS, per Village Planning Board Meeting Minutes from 1/13/25, the applicant is seeking a solution to congestion at the BJ's fueling station which causes traffic backups on Chevy Drive and Bridge Street along with causing car accidents; the applicant is proposing upgrading all fueling pumps, adding two more dispensers (two fueling locations each), and rerouting traffic to prevent queuing on Chevy Drive; per the Layout Plan dated 1/2/25, curb cuts to Chevy Drive near the fueling station will be removed and traffic for the BJ's store and fueling station will be routed into the BJ's parking lot; queuing for the fueling station will occur along the site's Chevy Drive frontage, separated from Chevy Drive traffic; and
- WHEREAS, per the Planning Board Meeting Minutes, the proposed changes will result in a reduction from the current 504 parking spaces to 430 which the company reports as ample for their needs; per the local application, Village Code requires 582 parking spaces for the site with a resulting 414 spaces from the proposed action; Planning Board Minutes from 2/10/25 state the proposed action would result in 418 spaces; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/2/24, 1.2 acres of the site will be disturbed by the proposed project and stormwater will be conveyed to the "existing BJ's stormwater management system";
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits

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from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

WHEREAS, GIS mapping shows most of the site may contain state and federal wetlands, which appears to include the BJ's store and most of the parking lot; wetlands are not indicated in the Plans or on the Topographic Survey dated 10/15/24 included with the referral materials; per EAF Mapper, the NYS Wetland is identified as DEC Wetland SYE-21 and is 166 acres; per aerial imagery, it appears the proposed work will mostly occur outside of wetland areas; 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, per the Topographic Survey, a 20'-wide water line easement traverses the property from north to south and west to east; a portion of the fueling station area occurs over this easement; and

WHEREAS, the site may contain the Northern long-eared bat and 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 from aerial imagery it appears that there are no wooded areas on the site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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 coordinate any work within the county water easement with the Onondaga County Water Authority (OCWA). The applicant must contact OCWA for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The applicant and Village are encouraged to support more queueing space and addressing sight distance safety concerns at egress from the fueling station.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-67

- 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 SPECIAL PERMIT from the Village of East Syracuse Zoning Board of Appeals at the request of Rick Damico for the property located at 600 West Manlius 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 West Manlius Street (Route 290), a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a microbrewery in a tenant space on a 1.24-acre parcel in a Main Street zoning district; and
- WHEREAS, the site is located in the Village of East Syracuse between residential neighborhoods to the north and commercial backed by railroad tracks to the south; nearby businesses include One Source Custom Carpentry & Millwork, IC Technologies, an Auto Service Center, a diner, and Xpress Mart; and
- WHEREAS, the site is a triangular parcel surrounded by roads on all three sides: West Manlius Street (NYS Route 290), Highland Avenue, and West Yates Street; an approximately 20,524 sf building located in the northeast corner with an asphalt parking lot covering the rest of the parcel; per aerial imagery from May 2024, asphalt extends to the granite curbing bordering the roads with three curb cuts along West Manlius Street, minimal curbing along West Yates Street and Highland Ave, and unrestricted access to park between Highland Ave and a retaining wall along the western boundary of the site; concrete curbing exists on two corners, one of which contains a memorial area; the remainder of the site has no sidewalks except some areas of asphalt with painted yellow lines indicating where a sidewalk might be; and
- WHEREAS, the applicant is requesting a special permit to have a 6,000 sf microbrewery and pub in the existing building; per the referral materials, the building has three tenant spaces and the microbrewery would be located in one; per conversations with the Village, this referral is to allow the microbrewery and a site plan with proposed changes to the site will be referred at a later date; included with proposed changes to the site are repaving the parking lot, updating signage, and improving drainage conditions in the parking lot; no site changes are proposed at this time; and
- WHEREAS, per Village Zoning Board of Appeals Minutes from a 2/6/25 meeting, the applicant will meet with a civil engineer to plan drainage improvements, lighting, and repaving the parking lot; there was no discussion of introducing landscape strips, planting islands, screening, or sidewalks; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/22/24, zero acres of the site will be disturbed by the proposed project and the section of the EAF addressing stormwater is not completed;

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

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

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed, but a brewery may result in an increase in demand;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; no changes to the existing infrastructure are proposed, but a brewery may result in an increase in use;

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

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Manlius Street and Kinne Street have public transit service and bus stops are located two blocks from the site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which may 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 is required to coordinate West Manlius Street access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
4. The applicant must submit a complete parking scheme for the full buildout of the site including full use of the building, incorporating stormwater mitigation, sidewalks, and delineated access to the site.

The Board offers the following comments:

1. Given the drainage concern on site and expansive impermeable surfaces, the applicant is encouraged to 1) reduce impermeable surfaces, 2) install green spaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.
2. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along all road frontages.
3. This site presents a unique opportunity to improve the aesthetics of a visually prominent site located at the entrance to this community. The Board encourages the applicant and the municipality to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontage and around the parking lots, more vegetative buffering for adjacent residential properties, and reducing curb cuts and access to the site to improve pedestrian safety.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025
OCPB Case # Z-25-68

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of Cashe, LLC for the property located at 400 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 Interstate Routes 81 and 690, both state highways; and
- WHEREAS, the applicant is proposing to establish "Warehouse" use in 10 tenant spaces, establish "Manufacture, Artisan" use in 1 tenant space, install a new storefront door, and establish new parking and sidewalks in a row of existing buildings on a single 1.28-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-69) to establish a "Warehouse" use at this site; and
- WHEREAS, the Board most recently offered No Position on a Project Site Review referral (Z-24-10) to change the occupancy of the first and second floors from storage to retail use; the Board previously offered no position on a site plan review referral (Z-22-259) to establish an antique store on a portion of the existing building, per the referral, this project was later denied by the City Planning Commission; per the resolution included in the referral materials, the application was denied for multiple reasons including the applicant failing to attend two public hearings, failure to present requested updates and revisions, and failure to provide sufficient justification for a requested parking waiver; and
- WHEREAS, the site is located in the City's Hawley Green neighborhood with nearby commercial and residential land uses; the property abuts Interstate 690 West and the Townsend Street exit and has frontage on Catherine Street and Burnet Avenue, both local roads;
ADVISORY NOTE: Any work within the state right-of-way is subject to a highway work permit from the NYS Department of Transportation; and
- WHEREAS, the site survey dated 7/13/1971 and recertified on 8/21/2020 shows four adjacent brick buildings, a former railroad platform, coal hopper, chimney, and two areas of concrete; a tarvia area with a curb cut on Burnet Avenue exists in the middle of the site; and
- WHEREAS, per the referral notice, that applicant is proposing a "Warehouse" use in 10 tenant spaces, totaling 46,402 sf, a "Manufacture, Artisan" use in 1 tenant space totaling 2,912 sf, and installing a new storefront entrance door; per the Proposed Site Plan & Site Photo Key dated 1/7/25, the applicant is proposing new asphalt parking areas in between the buildings and the at the east side of the complex, totaling 13 parking spaces; the Site Plan also indicates 10 on-street parking spaces on Burnet Avenue, in front of the site, but it is unclear if

these will be dedicated spaces; the Site Plan also shows new sidewalk, curbing, and header curb to be installed along Burnet Avenue; new fencing will be installed between the sidewalk and middle parking area; and

WHEREAS, per the New York State Department of Transportation, the subject parcel may have some property acquired for the Interstate 81 Viaduct project, but the building will not be impacted; and

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

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; an increase in flow is proposed;

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, C734148, V00502) 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 contains the New York Central Railroad Passenger & Freight Station, and is near the Hawley-Green 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 David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-69

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Cashe, LLC for the property located at 400 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Routes 81 and 690, both state highways; and
- WHEREAS, the applicant is requesting a special permit to establish a "Warehouse" use in 10 tenant spaces, establish "Manufacture, Artisan" use in 1 tenant space, install a new storefront door, and establish new parking and sidewalks in a row of existing buildings on a single 1.28-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-68) to establish "Warehouse" use in 10 tenant spaces, establish "Manufacture, Artisan" use in 1 tenant space, install new storefront door, and establish new parking and sidewalks; and
- WHEREAS, the Board most recently offered No Position on a Project Site Review referral (Z-24-10) to change the occupancy of the first and second floors from storage to retail use; the Board previously offered no position on a site plan review referral (Z-22-259) to establish an antique store on a portion of the existing building, per the referral, this project was later denied by the City Planning Commission; per the resolution included in the referral materials, the application was denied for multiple reasons including the applicant failing to attend two public hearings, failure to present requested updates and revisions, and failure to provide sufficient justification for a requested parking waiver; and
- WHEREAS, the site is located in the City's Hawley Green neighborhood with nearby commercial and residential land uses; the property abuts Interstate 690 West and the Townsend Street exit and has frontage on Catherine Street and Burnet Avenue, both local roads;
ADVISORY NOTE: Any work within the state right-of-way is subject to a highway work permit from the NYS Department of Transportation; and
- WHEREAS, the site survey dated 7/13/1971 and recertified on 8/21/2020 shows four adjacent brick buildings, a former railroad platform, coal hopper, chimney, and two areas of concrete; a tarvia area with a curb cut on Burnet Avenue exists in the middle of the site; and
- WHEREAS, per the referral notice, that applicant is proposing a "Warehouse" use in 10 tenant spaces, totaling 46,402 sf, a "Manufacture, Artisan" use in 1 tenant space totaling 2,912 sf, and installing a new storefront entrance door; per the Proposed Site Plan & Site Photo Key dated 1/7/25, the applicant is proposing new asphalt parking areas in between the buildings and the at the east side of

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the complex, totaling 13 parking spaces; the Site Plan also indicates 10 on-street parking spaces on Burnet Avenue, in front of the site, but it is unclear if these will be dedicated spaces; the Site Plan also shows new sidewalk, curbing, and header curb to be installed along Burnet Avenue; new fencing will be installed between the sidewalk and middle parking area; and

WHEREAS, per the New York State Department of Transportation, the subject parcel may have some property acquired for the Interstate 81 Viaduct project, but the building will not be impacted; and

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

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; an increase in flow is proposed;

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, C734148, V00502) 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 contains the New York Central Railroad Passenger & Freight Station, and is near the Hawley-Green 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 David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-70

- 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 SITE PLAN from the Village of Manlius Planning Board at the request of Paradise Companies 10, LLC for the property located at 111 East Seneca 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 East Seneca Street and West Seneca Street (Route 173) and Fayette Street (Route 257), both state highways; and
- WHEREAS, the applicant is proposing to demolish an existing structure and construct a three-story mixed-use facility on 0.52 acres in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-25-71, Z-25-72, and S-25-6) to allow this proposed facility; the Board previously recommended Modification of site plan, special permit, area variance, and subdivision referrals (Z-24-300, Z-24-301, Z-24-302, S-24-6) advising the applicant was required to coordinate access plan with the NYS Department of Transportation (NYSDOT), NYSDOT advised any work within the State right-of-way would require a Highway Permit and no privately owned structures would be permitted in the State right-of-way, the applicant must demonstrate legal access to the site and all access easements acquired, the applicant must contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any requirements for wastewater service to the site, and advising the applicant and Village to work together on shared parking plans for shared use of rear parking areas and the Village must ensure adequate parking is provided to serve the multiple land uses; the Board also encouraged the applicant and Village to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block; and
- WHEREAS, the site is located on the southern end of the Village of Manlius, along East Seneca Street (NYS Route 173); the site contains an existing multi-unit residential building with a driveway from East Seneca Street leading to a rear parking area and parcel containing a lawn along the street and a portion of a rear parking lot utilized by multiple neighboring businesses; and
- WHEREAS, the applicant is proposing demolition of the existing building and construction of a 15,000 sf three-story building to contain a commercial tenant space and 14 apartments; per the Site Overall Plan dated 1/23/25, the proposed building will be along the East Seneca Street frontage and extend to rear of the site along the western site boundary; per the First Floor Plan dated 12/19/24, the proposed 3,100 sf commercial space will be located on the East Seneca Street side of the building on the first floor with residential in the remainder of the building; Exterior Perspectives dated 2/5/25, show a

concrete paver area, steps, and sidewalks will be installed between the building and street frontage in an area that per the Overall Site Plan, appears to be NYS right-of-way; the Overall Site Plan shows the driveway will enter the site at the eastern side of the East Seneca Street frontage, leading to the rear where 10 on-site parking spaces are located along the building with an additional 7 parking spaces on the adjacent property under different ownership; per the Zoning Chart on the Overall Site Plan, the Village requires 28 parking spaces, the plan accounts for 17 spaces, and the applicant is seeking a variance of 11 spaces; plantings are depicted along the eastern side of the building and at the rear; a dumpster enclosure is depicted at the rear of the site; the rear of the site appears to have connectivity through adjacent parcels to East Seneca and Fayette Streets, both state roads, and Wesley Street (a local road); and

WHEREAS, per the local application, the applicant is proposing multiple variances to allow construction of the proposed building; to allow 14 dwelling units where 9 are allowed by code; allow a 0' front yard setback where 50' is required by code; a 4' side yard setback to the east and west when 30' is required by code; the Village Code requires 30' between buildings and the proposed building will be 5' from the building to the west and 23'4" from the building to the east, and allow 32% useable space when a 20% maximum is allowed by code; per the Resubdivision Plat dated 9/25/24, the applicant is proposing to combine the two parcels comprising the site into New Lot 1 (0.467 acres); and

WHEREAS, per an email from the Village dated 2/14/25, changes to the plans from the previously referrals include changing the building to three-stories from two, adding driveway access from East Seneca Street and relocating the access easement to that location, adding a dwelling unit and parking space to the plans, and revising the front of the building; and

WHEREAS, the Easement Impacts Plan dated 8/12/24 depicts a 20'-wide stormwater easement which occurs along a portion of the western boundary before traversing the rear corner; a 20'x180' access easement depicted where the proposed building is to occur will be relocated to the location of the proposed driveway which connects to adjacent parcels to the rear; an existing 12'-wide easement occurring on the adjacent parcel to the east crosses into southeast corner of the on-site parking lot area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 0.37 acres of the site will be disturbed by the proposed project; per the Site Overall Plan, stormwater infrastructure will be installed under the parking lot and along the western site boundary, draining to the existing stormwater infrastructure in the northwest corner of the site;

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

WHEREAS, per the EAF, the site is served by public drinking water services and the proposed development is anticipated to require ~3,000 gallons of drinking water per day;

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

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

WHEREAS, per the referral notice, the site is served by public wastewater water services and the proposed development is anticipated to generate ~3,000 gallons of wastewater per day; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; 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; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Seneca and Fayette Streets have public transit service and bus stops are located within 200' of the site; per aerial imagery, sidewalks are located on both sides of nearby streets; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147, C734153) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; the site is near the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the New York State Department of Transportation, any work within the State right-of-way will require a Highway Work Permit. There shall be no privately owned features, such as stairs, structures, or landscaping, encroaching into the State right-of-way.
3. The applicant must demonstrate legal access to the site. Easements for access from adjacent properties are required prior to, or as a condition of, municipal approval of the project and must be filed with the deed and

reflected on the subdivision plan.

4. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

5. The applicant and Village are encouraged to work together on shared parking plans and provisions for shared use of rear parking areas among private landowners. The Village should ensure adequate parking is provided to serve the multiple land uses, prior to approval of project plans. Village should also require parking agreement to be filed with the project plans.

The Board offers the following comment:

The applicant and Village are encouraged to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-71

- 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 SPECIAL PERMIT from the Village of Manlius Village Board at the request of Paradise Companies 10, LLC for the property located at 111 East Seneca 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 East Seneca Street and West Seneca Street (Route 173) and Fayette Street (Route 257), both state highways; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing structure and construct a three-story mixed-use facility on 0.52 acres in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, area variance, and subdivision referrals (Z-25-70, Z-25-72, and S-25-6) to allow this proposed facility; the Board previously recommended Modification of site plan, special permit, area variance, and subdivision referrals (Z-24-300, Z-24-301, Z-24-302, S-24-6) advising the applicant was required to coordinate access plan with the NYS Department of Transportation (NYSDOT), NYSDOT advised any work within the State right-of-way would require a Highway Permit and no privately owned structures would be permitted in the State right-of-way, the applicant must demonstrate legal access to the site and all access easements acquired, the applicant must contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any requirements for wastewater service to the site, and advising the applicant and Village to work together on shared parking plans for shared use of rear parking areas and the Village must ensure adequate parking is provided to serve the multiple land uses; the Board also encouraged the applicant and Village to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block; and
- WHEREAS, the site is located on the southern end of the Village of Manlius, along East Seneca Street (NYS Route 173); the site contains an existing multi-unit residential building with a driveway from East Seneca Street leading to a rear parking area and parcel containing a lawn along the street and a portion of a rear parking lot utilized by multiple neighboring businesses; and
- WHEREAS, the applicant is proposing demolition of the existing building and construction of a 15,000 sf three-story building to contain a commercial tenant space and 14 apartments; per the Site Overall Plan dated 1/23/25, the proposed building will be along the East Seneca Street frontage and extend to rear of the site along the western site boundary; per the First Floor Plan dated 12/19/24, the proposed 3,100 sf commercial space will be located on the East Seneca Street side of the building on the first floor with residential in the

remainder of the building; Exterior Perspectives dated 2/5/25, show a concrete paver area, steps, and sidewalks will be installed between the building and street frontage in an area that per the Overall Site Plan, appears to be NYS right-of-way; the Overall Site Plan shows the driveway will enter the site at the eastern side of the East Seneca Street frontage, leading to the rear where 10 on-site parking spaces are located along the building with an additional 7 parking spaces on the adjacent property under different ownership; per the Zoning Chart on the Overall Site Plan, the Village requires 28 parking spaces, the plan accounts for 17 spaces, and the applicant is seeking a variance of 11 spaces; plantings are depicted along the eastern side of the building and at the rear; a dumpster enclosure is depicted at the rear of the site; the rear of the site appears to have connectivity through adjacent parcels to East Seneca and Fayette Streets, both state roads, and Wesley Street (a local road); and

WHEREAS, per the local application, the applicant is proposing multiple variances to allow construction of the proposed building; to allow 14 dwelling units where 9 are allowed by code; allow a 0' front yard setback where 50' is required by code; a 4' side yard setback to the east and west when 30' is required by code; the Village Code requires 30' between buildings and the proposed building will be 5' from the building to the west and 23'4" from the building to the east, and allow 32% useable space when a 20% maximum is allowed by code; per the Resubdivision Plat dated 9/25/24, the applicant is proposing to combine the two parcels comprising the site into New Lot 1 (0.467 acres); and

WHEREAS, per an email from the Village dated 2/14/25, changes to the plans from the previously referrals include changing the building to three-stories from two, adding driveway access from East Seneca Street and relocating the access easement to that location, adding a dwelling unit and parking space to the plans, and revising the front of the building; and

WHEREAS, the Easement Impacts Plan dated 8/12/24 depicts a 20'-wide stormwater easement which occurs along a portion of the western boundary before traversing the rear corner; a 20'x180' access easement depicted where the proposed building is to occur will be relocated to the location of the proposed driveway which connects to adjacent parcels to the rear; an existing 12'-wide easement occurring on the adjacent parcel to the east crosses into southeast corner of the on-site parking lot area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 0.37 acres of the site will be disturbed by the proposed project; per the Site Overall Plan, stormwater infrastructure will be installed under the parking lot and along the western site boundary, draining to the existing stormwater infrastructure in the northwest corner of the site;

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

WHEREAS, per the EAF, the site is served by public drinking water services and the proposed development is anticipated to require ~3,000 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

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

WHEREAS, per the referral notice, the site is served by public wastewater water services and the proposed development is anticipated to generate ~3,000 gallons of wastewater per day; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; 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; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Seneca and Fayette Streets have public transit service and bus stops are located within 200' of the site; per aerial imagery, sidewalks are located on both sides of nearby streets; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147, C734153) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; the site is near the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the New York State Department of Transportation, any work within the State right-of-way will require a Highway Work Permit. There shall be no privately owned features, such as stairs, structures, or landscaping, encroaching into the State right-of-way.
3. The applicant must demonstrate legal access to the site. Easements for access from adjacent properties are required prior to, or as a condition of,

municipal approval of the project and must be filed with the deed and reflected on the subdivision plan.

4. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

5. The applicant and Village are encouraged to work together on shared parking plans and provisions for shared use of rear parking areas among private landowners. The Village should ensure adequate parking is provided to serve the multiple land uses, prior to approval of project plans. Village should also require parking agreement to be filed with the project plans.

The Board offers the following comment:

The applicant and Village are encouraged to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025

OCPB Case # Z-25-72

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 AREA VARIANCE from the Village of Manlius Zoning Board of Appeals at the request of Paradise Companies 10, LLC for the property located at 111 East Seneca 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 East Seneca Street and West Seneca Street (Route 173) and Fayette Street (Route 257), both state highways; and

WHEREAS, the applicant is requesting several area variances related to the construction of a three-story mixed-use facility on 0.52 acres in a Commercial zoning district; and

WHEREAS, the Board is concurrently reviewing site plan, special permit, and subdivision referrals (Z-25-70, Z-25-71, and S-25-6) to allow this proposed facility; the Board previously recommended Modification of site plan, special permit, area variance, and subdivision referrals (Z-24-300, Z-24-301, Z-24-302, S-24-6) advising the applicant was required to coordinate access plan with the NYS Department of Transportation (NYSDOT), NYSDOT advised any work within the State right-of-way would require a Highway Permit and no privately owned structures would be permitted in the State right-of-way, the applicant must demonstrate legal access to the site and all access easements acquired, the applicant must contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any requirements for wastewater service to the site, and advising the applicant and Village to work together on shared parking plans for shared use of rear parking areas and the Village must ensure adequate parking is provided to serve the multiple land uses; the Board also encouraged the applicant and Village to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block; and

WHEREAS, the site is located on the southern end of the Village of Manlius, along East Seneca Street (NYS Route 173); the site contains an existing multi-unit residential building with a driveway from East Seneca Street leading to a rear parking area and parcel containing a lawn along the street and a portion of a rear parking lot utilized by multiple neighboring businesses; and

WHEREAS, the applicant is proposing demolition of the existing building and construction of a 15,000 sf three-story building to contain a commercial tenant space and 14 apartments; per the Site Overall Plan dated 1/23/25, the proposed building will be along the East Seneca Street frontage and extend to rear of the site along the western site boundary; per the First Floor Plan dated 12/19/24, the proposed 3,100 sf commercial space will be located on the East Seneca Street side of the building on the first floor with residential in the

remainder of the building; Exterior Perspectives dated 2/5/25, show a concrete paver area, steps, and sidewalks will be installed between the building and street frontage in an area that per the Overall Site Plan, appears to be NYS right-of-way; the Overall Site Plan shows the driveway will enter the site at the eastern side of the East Seneca Street frontage, leading to the rear where 10 on-site parking spaces are located along the building with an additional 7 parking spaces on the adjacent property under different ownership; per the Zoning Chart on the Overall Site Plan, the Village requires 28 parking spaces, the plan accounts for 17 spaces, and the applicant is seeking a variance of 11 spaces; plantings are depicted along the eastern side of the building and at the rear; a dumpster enclosure is depicted at the rear of the site; the rear of the site appears to have connectivity through adjacent parcels to East Seneca and Fayette Streets, both state roads, and Wesley Street (a local road); and

WHEREAS, per the local application, the applicant is proposing multiple variances to allow construction of the proposed building; to allow 14 dwelling units where 9 are allowed by code; allow a 0' front yard setback where 50' is required by code; a 4' side yard setback to the east and west when 30' is required by code; the Village Code requires 30' between buildings and the proposed building will be 5' from the building to the west and 23'4" from the building to the east, and allow 32% useable space when a 20% maximum is allowed by code; per the Resubdivision Plat dated 9/25/24, the applicant is proposing to combine the two parcels comprising the site into New Lot 1 (0.467 acres); and

WHEREAS, per an email from the Village dated 2/14/25, changes to the plans from the previously referrals include changing the building to three-stories from two, adding driveway access from East Seneca Street and relocating the access easement to that location, adding a dwelling unit and parking space to the plans, and revising the front of the building; and

WHEREAS, the Easement Impacts Plan dated 8/12/24 depicts a 20'-wide stormwater easement which occurs along a portion of the western boundary before traversing the rear corner; a 20'x180' access easement depicted where the proposed building is to occur will be relocated to the location of the proposed driveway which connects to adjacent parcels to the rear; an existing 12'-wide easement occurring on the adjacent parcel to the east crosses into southeast corner of the on-site parking lot area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 0.37 acres of the site will be disturbed by the proposed project; per the Site Overall Plan, stormwater infrastructure will be installed under the parking lot and along the western site boundary, draining to the existing stormwater infrastructure in the northwest corner of the site;

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

WHEREAS, per the EAF, the site is served by public drinking water services and the proposed development is anticipated to require ~3,000 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

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

WHEREAS, per the referral notice, the site is served by public wastewater water services and the proposed development is anticipated to generate ~3,000 gallons of wastewater per day; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; 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; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Seneca and Fayette Streets have public transit service and bus stops are located within 200' of the site; per aerial imagery, sidewalks are located on both sides of nearby streets; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147, C734153) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; the site is near the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the New York State Department of Transportation, any work within the State right-of-way will require a Highway Work Permit. There shall be no privately owned features, such as stairs, structures, or landscaping, encroaching into the State right-of-way.
3. The applicant must demonstrate legal access to the site. Easements for access from adjacent properties are required prior to, or as a condition of,

municipal approval of the project and must be filed with the deed and reflected on the subdivision plan.

4. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

5. The applicant and Village are encouraged to work together on shared parking plans and provisions for shared use of rear parking areas among private landowners. The Village should ensure adequate parking is provided to serve the multiple land uses, prior to approval of project plans. Village should also require parking agreement to be filed with the project plans.

The Board offers the following comment:

The applicant and Village are encouraged to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 26, 2025
OCPB Case # Z-25-73

- 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 AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Dan Sieburg, Rescue Mission for the property located at 155 Gifford 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 West Street, a state arterial, and Adams Street, a state highway; and
- WHEREAS, the applicant is requesting two area variances related to a proposed two-story, 45,000 sf mixed-use development to support the existing Rescue Mission on 6 parcels totaling 3 acres in a Central Business (MX-3) zoning district; and
- WHEREAS, the site is a one-block portion the Rescue Mission campus which is located on the west side of downtown Syracuse; the site is surrounded by Gifford, Seymour, Granger, and West Onondaga Streets; and
- WHEREAS, per aerial imagery from May 2024, the site contains an approximately 17,400 sf building in the northwest corner with parking lots to the east and south; a gravel area is located along the northern site boundary, east of the parking lot, and appears to contain parking and outdoor storage; an area of broken asphalt occurs along the southern site boundary; the remainder of the site are vacant lawn areas; and
- WHEREAS, per the referral, that applicant is seeking to construct a new 45,000 sf building to be known as the Mission Exchange Building (MEB); the existing building at the corner of Gifford and Granger Streets will remain; the complex will contain retail, retail storage, and offices; per the Site Plan dated 2/3/25, the Mission Exchange building will cover the middle of the parcel and will front Gifford and Seymour Streets, the existing 155 Gifford Street building will remain in the northwest corner of the site, and parking lots will be installed in the southwest corner and east of the 155 Gifford Street building; and
- WHEREAS, the applicant is requesting two area variances to allow for this proposal prior to submitting the whole project for review; the applicant is seeking an area variance from the City Code that requires this building to be 2 stories minimum with 60% of the building's footprint to meet the minimum-story requirement, noting the proposed building meets 22% of the required 60% minimum, the height of the building is consistent with the height of a two-story building, but the building requires high ceilings to accommodate the storage of donations that need to be sorted and distributed to the Mission's retail stores; the applicant is also seeking a variance from the requirement that "the ground floor of any façade facing a public street or other public area such as a plaza, park, or pedestrian walkway shall contain a minimum of 40% windows, display areas, openings, or doorways", stating the proposed façade on Gifford Street will have 20% transparency, but increasing transparency will

could lead to costly vandalism for a portion of the building that will be utilized for storage; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/29/25, 1.66 acres of the site will be disturbed by the proposed project and stormwater will be discharged to a “wet pond and below grade detention facility”; per the Site Plan dated 2/3/25, a stormwater basin will be installed in the eastern portion of the site between the Mission Exchange Building and Onondaga Creek; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water and new connections are proposed to serve the complex; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and new connections are proposed for the complex;

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

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

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

WHEREAS, per the Topographic Survey dated 6/19/23, a sanitary sewer easement crosses the eastern portion of the site in the approximate location of the stormwater basin;

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, GIS-mapping shows Onondaga Creek and its associated federal wetlands (Class C stream ID 895-23) and 100-year floodplain cross the easternmost end of the site; Onondaga Creek is shown on the Topographic Survey dated 6/19/23 and it appears no development is proposed for this area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734042, C734162) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near a bridge over Onondaga Creek, Peace Manor, and the Whedon-Schumacher House which are listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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

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

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Village of East Syracuse Planning Board
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – Tractor Supply Subdivision
RECOMMENDATION: No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: S-25-5
REFERRING BOARD: Village of East Syracuse
DATE RECEIVED: 2/13/2025
TYPE OF ACTION: Preliminary Subdivision
APPLICANT: Manlius Center Road Subdivision
LOCATION: 6611, 6633 and 6641 Manlius Center Road
WITHIN 500' OF: Manlius Center Road (NYS Route 290), Interstate 481, municipal boundary between the Village of East Syracuse and Town of DeWitt
TAX ID(s): 006.-02-09.1

Project Summary:

The site is a long, 13.56-acre parcel located between Manlius Center Road and the CSX Railroad tracks. The applicant is proposing to subdivide the parcel into four new lots. The parcel contains a Berkshire Bank building, an Aldi's grocery store, a Tractor Supply Store, and a stormwater basin. Per the referral, the goal of the subdivision is to have each tenant on their own parcel with the stormwater basin contained on its own lot which will be conveyed to the Village.

Per the Lands of Manlius Center Road Subdivision Map dated 12/29/24, proposed Lot 1 will be 2.307 acres and will contain the Berkshire Bank building and its parking lot, proposed Lot 2 will be 1.801 acres and will contain the Aldi's and its parking lot, proposed Lot 3 will be 3.833 acres and will contain the Tractor Supply Store and its parking lots, and the landlocked proposed Lot 4 will be 5.561 acres and will contain the existing stormwater retention pond.

Multiple easements are existing or proposed for these lots including a 20'-wide Perpetual Right-of-Way & Easement to the Village of E. Syracuse & OCWA that extends along the northern boundary of the site over the existing access road, a proposed 20'-wide Drainage Easement that extends from the western boundary of proposed Lot 2 to the stormwater basin, and a proposed 20'-wide Sanitary Easement along the southern boundary of proposed Lots 2 and 3.

All lots will continue to convey stormwater to the existing retention pond. All lots are accessible from Manlius Center Road directly or via internal roads with access easements

Advisory Note(s):

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.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of Cicero Town Board

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 2/7/2025

RE: Administrative Review – Lakeshore Area Development Moratorium Extension

RECOMMENDATION: No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

Project Summary:

The Town of Cicero is proposing to extend a six-month moratorium by another six months. The moratorium was first enacted on February 14th, 2024 and extended by six-months in August 2024, prohibiting the consideration and/or approval of site plans, zone changes, building permits, special use permits and subdivisions within the subject area.

The area subject to this moratorium includes: all parcels wholly or partially located within a quadrangle with the following borders: the Oneida Lake shoreline (north), the Onondaga County/ Madison County line (east), the centerline of NYS Route 31 (south), and the centerline of South Bay Road Lakeshore Road due north to the Oneida Lake shoreline (west), all parcels contiguous to the south side of NYS Route 31 between the intersection of NYS Route 31 and Eastwood Road and the intersection of NYS Route 31 and Ferguson Road, and the area west of South Bay Road, bound by Whiting and Lakeshore Roads.

The purpose of the moratorium is to “give the Town of Cicero adequate time to further develop its comprehensive plan, study the matter of Town policy and codes, consider the establishment of a new overlay

district in said specified area, and to consider the possible application of the Town's recently enacted design standards, modified versions thereof, and/or new design standards to part or all of the subject area".

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.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of Clay Zoning Board of Appeals
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – See Home Occupation Special Permit
RECOMMENDATION: Modification

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-25-44
REFERRING BOARD: Town of Clay Zoning Board of Appeals
DATE RECEIVED: 2/3/2025
TYPE OF ACTION: Special Permit
APPLICANT: Timothy R. See
LOCATION: 8380 Caughdenoy Road
WITHIN 500' OF: Caughdenoy Road (County Route 49)
TAX ID(s): 064.-01-03.2

Project Summary:

The site is a single-family residence located in a transitional area of Caughdenoy Road with medium density residential neighborhoods to the south and west and large parcels containing low-density residential and wooded areas to the north. The site is a 9.9-acre parcel containing a house, with a rear outbuilding, and a pole barn. Per aerial imagery, the house and pole barn have their own driveways to Caughdenoy Road.

The applicant is requesting a special permit for a home occupation to allow pottery classes to be taught in the pole barn. No changes to the site are indicated in the referral materials.

Per the referral materials, the site is served by public drinking water and an individual septic system.

Recommendation: Modification

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Caughdenoy Road, 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 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 special permit request.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Zoning Board of Appeals
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – PharmaCann Verilife Area Variance
RECOMMENDATION: No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-25-45
REFERRING BOARD: Town of DeWitt Zoning Board of Appeals
DATE RECEIVED: 2/4/2025
TYPE OF ACTION: Area Variance
APPLICANT: PharmaCann New York, LLC dba Verilife
LOCATION: 5841 Bridge Street
WITHIN 500' OF: Bridge Street (NYS Route 290)
TAX ID(s): 044.-07-17

Project Summary:

The site is an existing multi-tenant retail plaza located along Bridge Street, NYS Route 290, in DeWitt. The site contains an approximately 26,650 sf building with parking located along three sides, a full access driveway to Bridge Street, and a second connection to Bridge Street via the parcel to the north. The applicant occupies a 9,655 sf tenant space for their cannabis retail dispensary. Per the project narrative, the applicant has already received approval for an 80 sf sign on the southern elevation of the building, facing Bridge Street. The applicant currently requests an area variance to allow a 28 sf wall sign along the building's north elevation when DeWitt Town Code allows one sign per street façade. The applicant is also proposing a "Welcome to Verilife East Syracuse" window film (not to exceed 11 sf or 25% of the total window area) for the eastern elevation which does not require a variance. The proposed sign will be internally illuminated pan channel letters and will be visible to southbound drivers on Bridge Street.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Zoning Board of Appeals
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – Oliva Franklin Park Drive Area Variances
RECOMMENDATION: No Position with Comment

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-25-46
REFERRING BOARD: Town of DeWitt Zoning Board of Appeals
DATE RECEIVED: 2/4/2025
TYPE OF ACTION: Area Variance
APPLICANT: Steve Oliva Jr. / Oliva Management, LLC
LOCATION: 812 Franklin Park Drive
WITHIN 500' OF: Franklin Park Drive and Kirkville Road (County Routes 181 and 53)
TAX ID(s): 039.-09-01.1
RELATED CASE: Z-25-47
PREVIOUS CASES: S-25-2, Z-24-155, Z-24-156

Project Summary:

The site is one of two parcels located on Franklin Park Drive adjacent to a small commercial node around the intersection with Kirkville Road, surrounded by residential neighborhoods. The Board has previously recommended Modification of two site plan referrals (Z-24-155 and Z-24-156) to construct two 7,000 sf office buildings on adjacent parcels and on a subdivision referral (S-25-2) to modify the shared parcel boundary between the two sites, advising the applicant to coordinate access to Franklin Park Drive with the Onondaga County Department of Transportation (OCDOT), ensure appropriate access easements are obtained and reflected on the plans, and to submit a copies of the Stormwater Pollution Prevention Plan (SWPPP) to OCDOT and the Onondaga County Department of Water Environment Protection (OCDWEP).

Per the referral materials, the two buildings will be constructed along the Franklin Park Drive frontage. A driveway to Franklin Park Drive is proposed in the northern corner of the 812-lot, leading to parking along

the sides and rear of both buildings, connecting to a neighboring, existing lot (824 Franklin Park Drive) located southeast of the proposed buildings.

The applicant is currently requesting an area variance to allow a 0' landscape buffer along the side of the lot where 10' is required by Town Code. The proposed rear parking lot extends across both the 812 and 820 Franklin Park Drive lots, precluding a landscape buffer in that area of both lots. Additionally, the proposed rear and side parking along the side of the 820 Franklin Park Drive building connects directly to the adjacent 824 Franklin Park Drive lot, preventing a landscape buffer along the southeast boundary of the 820 Franklin Park Drive lot.

The Site Planting Plans dated 1/07/25 for 812 and 820 Franklin Park Drive show trees to be installed along the road frontage, northwestern site boundary, and along the rear of the rear parking lot. Shrubbery, plantings, and landscaping are shown around and between the proposed buildings. Existing vegetation along the rear boundary, shared with an adjacent residential neighborhood is shown on the Planting Plans. Stormwater basins are proposed for the rear of the site and the northwest corner of the 812-lot and trees and vegetation currently existing in those areas to will be removed.

Recommendation: No Position with Comment

Comment(s):

The Board commends the practice of placing buildings along road frontages and locating parking at the rear of lots. However, the applicant and Town are encouraged to retain as much existing tree cover as possible in addition to adding screening and vegetative buffering along property boundaries adjacent to residential uses.

The Board reiterates prior requirements for the development of these sites:

1. The applicant and Town must ensure all appropriate access easements are obtained and reflected on the subdivision plan.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. The applicant is required to coordinate Franklin Park Drive access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Zoning Board of Appeals
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – Oliva Franklin Park Drive Area Variances
RECOMMENDATION: No Position with Comment

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-25-47
REFERRING BOARD: Town of DeWitt Zoning Board of Appeals
DATE RECEIVED: 2/4/2025
TYPE OF ACTION: Area Variance
APPLICANT: Steve Oliva Jr. / Oliva Management, LLC
LOCATION: 820 Franklin Park Drive
WITHIN 500' OF: Franklin Park Drive and Kirkville Road (County Routes 181 and 53)
TAX ID(s): 039.-09-01.3
RELATED CASE: Z-25-46
PREVIOUS CASES: S-25-2, Z-24-155, Z-24-156

Project Summary:

The site is one of two parcels located on Franklin Park Drive adjacent to a small commercial node around the intersection with Kirkville Road, surrounded by residential neighborhoods. The Board has previously recommended Modification of two site plan referrals (Z-24-155 and Z-24-156) to construct two 7,000 sf office buildings on adjacent parcels and on a subdivision referral (S-25-2) to modify the shared parcel boundary between the two sites, advising the applicant to coordinate access to Franklin Park Drive with the Onondaga County Department of Transportation (OCDOT), ensure appropriate access easements are obtained and reflected on the plans, and to submit a copies of the Stormwater Pollution Prevention Plan (SWPPP) to OCDOT and the Onondaga County Department of Water Environment Protection (OCDWEP).

Per the referral materials, the two buildings will be constructed along the Franklin Park Drive frontage. A driveway to Franklin Park Drive is proposed in the northern corner of the 812-lot, leading to parking along

the sides and rear of both buildings, connecting to a neighboring, existing lot (824 Franklin Park Drive) located southeast of the proposed buildings.

The applicant is currently requesting an area variance to allow a 0' landscape buffer along the side of the lot where 10' is required by Town Code. The proposed rear parking lot extends across both the 812 and 820 Franklin Park Drive lots, precluding a landscape buffer in that area of both lots. Additionally, the proposed rear and side parking along the side of 820 Franklin Park Drive building connects directly to the adjacent 824 Franklin Park Drive lot, preventing a landscape buffer along the southeast boundary of the 820 Franklin Park Drive lot.

The Site Planting Plans dated 1/07/25 for 812 and 820 Franklin Park Drive show trees to be installed along the road frontage, northwestern site boundary, and along the rear of the rear parking lot. Shrubbery, plantings, and landscaping are shown around and between the proposed buildings. Existing vegetation along the rear boundary, shared with an adjacent residential neighborhood is shown on the Planting Plans. Stormwater basins are proposed for the rear of the site and the northwest corner of the 812-lot and trees and vegetation currently existing in those areas to will be removed.

Recommendation: No Position with Comment

Comment(s):

The Board commends the practice of placing buildings along road frontages and locating parking at the rear of lots. However, the applicant and Town are encouraged to retain as much existing tree cover as possible in addition to adding screening and vegetative buffering along property boundaries adjacent to residential uses.

The Board reiterates prior requirements for the development of these sites:

1. The applicant and Town must ensure all appropriate access easements are obtained and reflected on the subdivision plan.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. The applicant is required to coordinate Franklin Park Drive access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – Montreal Site Plan
RECOMMENDATION: No Position with Comment

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-25-54
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 2/12/2025
TYPE OF ACTION: Site Plan
APPLICANT: Len Montreal
LOCATION: 303 Pulaski Street
WITHIN 500' OF: Bear Street (NYS Route 298)
TAX ID(s): 115.-02-13.0
RELATED CASES: Z-25-55

Project Summary:

The site is a former union hall located on a 0.72-acre parcel in the Lakefront area of the City in a Mixed-Use Transition (MX-3) zoning district. The applicant is requesting site plan review and a special permit to convert an existing space into a gym facility. The site is located at the corner of Pulaski and West Bear Streets and contains an 8,755 sf building which connects to a large building on the adjacent parcel. The site has two full access driveways to Pulaski Street with access to Bear Street via the adjacent parcel. The site and the adjacent parcel have expansive, shared parking lots with the site's parking located between the building and the Pulaski Street frontage the subject parcel's Bear Street frontage.

The proposed change of use involves changes to the inside of the building including establishing workout rooms, training rooms, and bringing the building to compliance with electrical and fire codes. No exterior work is proposed. The plans show establishment of 18 parking spaces, but no restriping or resurfacing is proposed in the referral materials.

Per the referral notice, the site is served by public drinking water and public sewers and no changes to the current infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.

Advisory Note(s):

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

Recommendation: No Position with Comment

Comment(s):

The Board encourages the City to require the installation of plantings, trees, and landscaping along road frontages/around parking lots to improve the aesthetics of this transitional area along with reducing stormwater and protecting stormwater quality.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – Montreal Special Permit
RECOMMENDATION: No Position with Comment

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-25-55
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 2/12/2025
TYPE OF ACTION: Special Permit
APPLICANT: Len Montreal
LOCATION: 303 Pulaski Street
WITHIN 500' OF: Bear Street (NYS Route 298)
TAX ID(s): 115.-02-13.0
RELATED CASES: Z-25-54

Project Summary:

The site is a former union hall located on a 0.72-acre parcel in the Lakefront area of the City in a Mixed-Use Transition (MX-3) zoning district. The applicant is requesting site plan review and a special permit to convert an existing space into a gym facility. The site is located at the corner of Pulaski and West Bear Streets and contains an 8,755 sf building which connects to a large building on the adjacent parcel. The site has two full access driveways to Pulaski Street with access to Bear Street via the adjacent parcel. The site and the adjacent parcel have expansive, shared parking lots with the site's parking located between the building and the Pulaski Street frontage the subject parcel's Bear Street frontage.

The proposed change of use involves changes to the inside of the building including establishing workout rooms, training rooms, and bringing the building to compliance with electrical and fire codes. No exterior work is proposed. The plans show establishment of 18 parking spaces, but no restriping or resurfacing is proposed in the referral materials.

Per the referral notice, the site is served by public drinking water and public sewers and no changes to the current infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.

Advisory Note(s):

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

Recommendation: No Position with Comment

Comment(s):

The Board encourages the City to require the installation of plantings, trees, and landscaping along road frontages/around parking lots to improve the aesthetics of this transitional area along with reducing stormwater and protecting stormwater quality.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, City of Syracuse - Zoning Administrator
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – North Salina Street Convenience Store
RECOMMENDATION: No Position with Comment

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-25-56
REFERRING BOARD: Office of the Zoning Administrator
DATE RECEIVED: 2/12/2025
TYPE OF ACTION: Site Plan
APPLICANT: Jalal Shqail
LOCATION: 1105 North Salina Street
WITHIN 500' OF: Interstate 81
TAX ID(s): 007.-17-10.0
RELATED CASES: Z-25-57

Project Summary:

The site is a mixed-use building located on North Salina Street on the Northside of Syracuse in a Neighborhood Center (MX-2) zoning district. The building has two apartments on the second floor and two retail spaces on the ground floor. The applicant is proposing to replace an existing smokeshop with a convenience store that sells food and beverages. The proposal includes interior changes to the space along with replacing attached signage. Details regarding the proposed sign were not included with this referral. No exterior changes to the site are proposed.

Advisory Note(s):

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

Recommendation: No Position with Comment

The applicant and municipality are encouraged to consider signage (scale, materials, and placement) in context of the nearby North Salina Street Historic District and character of the North Salina Street corridor goals.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – North Salina Street Convenience Store
RECOMMENDATION: No Position with Comment

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

CASE NUMBER: Z-25-57
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 2/12/2025
TYPE OF ACTION: Special Permit
APPLICANT: Jalal Shqail
LOCATION: 1105 North Salina Street
WITHIN 500' OF: Interstate 81
TAX ID(s): 007.-17-10.0
RELATED CASES: Z-25-56

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

Project Summary:

The site is a mixed-use building located on North Salina Street on the Northside of Syracuse in a Neighborhood Center (MX-2) zoning district. The building has two apartments on the second floor and two retail spaces on the ground floor. The applicant is proposing to replace an existing smokeshop with a convenience store that sells food and beverages. The proposal includes interior changes to the space along with replacing attached signage. Details regarding the proposed sign were not included with this referral. No exterior changes to the site are proposed.

Advisory Note(s):

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

Recommendation: No Position with Comment

The applicant and municipality are encouraged to consider signage (scale, materials, and placement) in context of the nearby North Salina Street Historic District and character of the North Salina Street corridor goals.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of Van Buren Planning Board
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – Centerline Communications Site Plan
RECOMMENDATION: No Position

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

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CASE NUMBER: Z-25-60
REFERRING BOARD: Town of Van Buren Planning Board
DATE RECEIVED: 2/13/2025
TYPE OF ACTION: Site Plan
APPLICANT: Centerline Communications, LLC
LOCATION: 2116 Warners Road
WITHIN 500' OF: Warners Road (County Route 173/64), West Sorrell Hill Road (County Route 195), and a farm operation located in a NYS Agricultural District
TAX ID(s): 047.-03-55.0

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

Project Summary:

The site is an existing telecommunications tower and leased area at the rear of a 10.9 acre property in a Residential (R-40) zoning district. The site is located on the south side of Warners Road, near its intersection with West Sorrell Hill Road and contains a residential building with driveway to Warners Road. The driveway continues to the rear portion of the site where the telecommunications equipment is located, surrounded by a wooded area.

The applicant is proposing to replace two existing antennas on the tower with four new antennas. The Detailed Site Plan dated 11/25/24 shows the applicant is also proposing a new main breaker and new cables to be installed on an existing 6'x6' concrete pad. The height of the existing tower and the dimensions of the leased area around the base of the tower will not change.

The site is located in Agricultural District 3 and adjacent lands appear to contain active agriculture. An Agricultural Data Statement was not included with the referral materials. Per GIS Mapping, the site is located adjacent to NYS wetlands (146.2 acres, DEC # CAM-17). The 100' wetland buffer was not indicated on the plans. Traversing the site and splitting the front and rear portions of the subject parcel is an approximately 145'-wide parcel containing overhead electric lines belonging to Niagara Mohawk. The telecommunications tower and leased area are located south of the power lines area.

Advisory Note(s):

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

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Planning Board
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – Tesla Chargers/Wegmans DeWitt Site Plan
RECOMMENDATION: No Position with Comment

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

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CASE NUMBER: Z-25-62
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: 2/19/2025
TYPE OF ACTION: Site Plan
APPLICANT: Tesla EV Chargers
LOCATION: 6789-6791 and 6761 East Genesee Street
WITHIN 500' OF: East Genesee Street (NYS Routes 5/92) and Interstate 481
TAX ID(s): 063.-02-10.1, 063.-02-14.0

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

Project Summary:

The applicant is proposing to install three Tesla supercharger units in the Wegmans DeWitt parking lot on two parcels totaling 20.47 acres in a Commercial zoning district. The site contains a Wegmans grocery store with expansive parking lots located in front of the store (southern side) and on either side (eastern and western sides) of the store building. The applicant is proposing to install 3 Tesla superchargers across 12 parking spaces on the western side of the front parking lot, on an existing landscape strip. Per the referral materials, each Tesla supercharger unit serves four charge posts/four parking spots. The proposal will result in the loss of some landscaping and the removal of at least one tree to allow installation of the superchargers. Per the Detailed Site Plan dated 12/10/24, the chargers will connect via an underground electric line to pad mounted utility transformer to be installed along the south side of the access driveway. Per the Site Plan, the utility transformer will be surrounded by conifers.

Per the Construction Details Plan dated 12/10/24, each Tesla Supercharger Unit will be 8.24' high x 4.27' wide, serving four 6.24' high x 2.23' wide charger

Per the Detailed Site Plan, multiple easements occur on site with a 20'-wide water easement (Town owned) occurring in the subject area. It appears at least one supercharger and the utility transformer will be installed within the easement.

Recommendation: No Position with Comment

The applicant is encouraged to contact the Town for any infrastructure-related disturbance of land within the water easement. The Onondaga County Water Authority encourages Town oversight prior to and during construction affecting water infrastructure.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Planning Board
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – AT&T Wireless Facility Site Plan
RECOMMENDATION: No Position

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

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CASE NUMBER: Z-25-63
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: 2/13/2025
TYPE OF ACTION: Site Plan
APPLICANT: AT&T Wireless Facility
LOCATION: 7000 East Genesee Street
WITHIN 500' OF: East Genesee Street (NYS Route 5) and Highbridge Road (NYS Route 92)
TAX ID(s): 077.-06-06.2

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

Project Summary:

The applicant is proposing modifications to an existing AT&T telecommunications tower on a 3.88-acre parcel in an Office and Professional zoning district. The site is an office park located east of Lyndon Corners and contains four buildings surrounded by parking lots with a fifth building and parking area located in the southeast corner. The site has frontage on and driveway access to both East Genesee Street and Highbridge Road. The telecommunications tower and equipment shelter are located along the Highbridge Road frontage, at the rear of the parking lot serving the fifth building.

Per the Antenna Layouts & Elevation Plan dated 1/14/25, the applicant is proposing the addition of a 20' pole extension to the existing monopole, making it 60' in height. Per the Environmental Assessment Form (EAF) dated 1/14/25, the proposed work will also include replacing numerous existing antennas, remote radio units, and a surge arrester, installing a new surge arrester, and replacing coax cables, DC trunks, and fiber lines. Per the referral materials, all of the proposed work will occur on the existing tower or within the leased area.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

TO: Members, Salina Town Board
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 2/19/2025
RE: Administrative Review – Moratorium in Industrial (I-1) Zoning Districts
RECOMMENDATION: No Position

Troy Waffner
Director

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

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

CASE NUMBER: Z-25-65
REFERRING BOARD: Salina Town Board
DATE RECEIVED: 2/13/2025
TYPE OF ACTION: Local Law
APPLICANT: Town of Salina
LOCATION: n/a
WITHIN 500' OF: n/a
TAX ID(s): n/a

Project Summary:

The Town of Salina is seeking to extend a moratorium on “the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of projects within the Town of Salina’s I-1 District”. The Board did not review the initial 6 month moratorium and this referral is a six-month extension of the existing moratorium. Per the proposed law, the Town enacted this moratorium to “temporarily halt development of projects” within the I-2 district while the Town will be “diligently working towards the development of regulations that will address, in a careful manner, the siting, establishment placement, installation, construction, erection, modification and/or enlargement of projects within the Town’s I-1 District on a Town-wide basis.

Advisory Note(s):

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.

Recommendation: No Position