



Onondaga County Planning Board

March 02, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Danielle Salisbury
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 02, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from February 9, 2022 were submitted for approval. David Skeval made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes.

Danielle Salisbury reviewed the new paperless process for the Planning Board members.

Dan Kwasnowski reviewed the process for new street names and street name changes, as it pertains to the County Planning Board.

Marty Voss and Danielle Salisbury reviewed the new Administrative Review reports and process for Board receipt and review.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-22-6	TGedTB	No Position With Comment	S-22-7	TCicPB	No Position
Z-22-32	TCicPB	No Position	Z-22-33	TCicTB	No Position With Comment
Z-22-34	TCicPB	Modification	Z-22-35	TCicPB	Modification
Z-22-38	TClaTB	No Position With Comment	Z-22-39	TSkaPB	Modification
Z-22-44	TVanPB	No Position	Z-22-46	CSyrPB	No Position With Comment

V. ADMINISTRATIVE REVIEWS

SOCPA staff reviewed the new administrative review process, whereby certain cases are delegated to review by the Director of the Syracuse-Onondaga County Planning Agency (SOCPA), and reported on administrative reviews processed to date.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # S-22-6

- 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 Town of Geddes Town Board at the request of Susan Pope-Millet for the property located at 695 State Fair Boulevard; 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 State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is proposing to realign 9 existing parcels into 6 new lots, Lot 1 (30.761 acres), Lot 2 (0.973 acres), Lot 3 (0.575 acres), Lot 4 (0.851 acres), Lot 5 (1.968 acres) and Lot 6 (4.098 acres), in Residential A and Commercial B zoning districts; and
- WHEREAS, the Board previously offered no position with comment for a subdivision referral (S-10-72) and no position for a three-mile limit referral (Z-10-403) to resubdivide two parcels totaling 6.447 acres into two proposed lots, Lot 1 (6.215 acres) and Lot 2 (0.232 acres) with frontage on State Fair Boulevard; and
- WHEREAS, the site is located along State Fair Boulevard, a county highway, near the New York State Fairgrounds and Nine Mile Creek; the site abuts forested property controlled by Honeywell International, formerly Allied Chemical, and contains waste beds 9-11, now in remediation; the site has surrounding residential and commercial uses; per the referral, the site contains a golf course and the reason for the subdivision is for the proposed sale of the golf course, Pope's Grove Par Three Golf, and to maintain residential lands and existing soccer field for the current owners; and
- WHEREAS, per the Final Plat plan dated January 27, 2022 and aerial imagery dated May 2021, the proposed Lot 1 (30.751 acres) contains a golf course and two buildings on the eastern portion of the lot; a chain link fence surrounds a small area of land outside of one of the buildings and a stockade fence from an adjoining proposed lot extends into the lot; the proposed lot has frontage on State Fair Boulevard, a county highway, with a 20' wide gravel ingress-egress easement to the lease area that enters proposed Lot 5 and ends in proposed Lot 6; and
- WHEREAS, per the Final Plat plan, proposed Lot 2 (0.973 acres) contains a one-story residential dwelling with a pool, a stockade fence, a shed, an asphalt driveway, and a large asphalt parking area; proposed Lot 3 (0.575 acres) contains a two-story residential dwelling with a shed, a garage, and an asphalt driveway; proposed Lot 4 (0.851 acres) contains a two-story residential dwelling with a stockade fence around the property, an asphalt driveway, and a 17' sewer easement with the Town of Geddes; proposed Lot 5 (1.968 acres) contains a metal building and otherwise undeveloped land; proposed Lot 6

(4.098 acres) contains a lease area for SBA Properties INC., forested property, and a portion of a soccer field, of which the Allied Sign Company owns the rest, including the parking lot with access from Pumphouse Road; and

WHEREAS, per the Final Plat plan, all six proposed lots have frontage on State Fair Boulevard, a county highway; proposed Lots 1, 3, and 4 have existing access onto State Fair Boulevard; the driveways for Lots 3 and 4 are close in proximity and connect before the road for an almost 45' wide access; proposed Lot 2 has two existing accesses onto State Fair Boulevard, one of which is approximately 32' wide; proposed Lots 5 and 6 do not have direct access to State Fair Boulevard from their proposed lots, but they have access through an easement on Lot 1;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water; the site has access to public sewers and is located in the Metropolitan Wastewater Treatment Plant service area with a portion of the site within the Lakeside Pump Station service area; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Final Plat, a flood line zone X that represents areas of 0.2% chance of annual flood, or the 500-year floodplain, runs through the eastern portion of Lot 6 and the south corner of Lot 5; and

WHEREAS, a portion of the proposed project site may contain federal wetlands, according to the NYS Department of Environmental Conservation Environmental Assessment Form Mapping Tool (EAF Mapper);

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

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

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

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

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

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

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

The applicant and the Town are encouraged to maintain current access to State Fair

Boulevard for Lots 5 and 6 via the adjacent northern parcel (Lot 1). The owner

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

E-mail Address: countyplanning@ongov.net

of Lot 5 shall be required to obtain a driveway permit from the Onondaga County Department of Transportation for any future driveways on that parcel and no further access for Lot 6 will be allowed.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # S-22-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of David & Andrea Kilpatrick for the property located Thompson 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 Thompson Road (Route 13), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 40.39-acre parcel into two new lots, Lot 1 (4.317 acres) and Lot 2 (36.191 acres), in an Agricultural zoning district to allow for a zone change and construction of a building for a publishing company; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-22-33) as part of the proposed project; and
- WHEREAS, aerial imagery dated May 2021 shows the site is surrounded by forested land and residential and commercial land uses including sports fields, restaurants, and an auto garage; and
- WHEREAS, aerial imagery shows the site has frontage on Thompson Road, a county road; the parcel is mostly forested; a portion of the parcel with frontage on Thompson Road appears to be actively farmed; there is an existing shed on the site behind the residential parcels near the southern border of the parcel; the survey map Lands of Haselmayer, dated November 12, 2021, show lands acquired by Onondaga County for highway purposes along Thompson Road; and
- WHEREAS, the subdivision plan, dated February 4, 2022, shows proposed Lot 1 (4.317 acres) has frontage on Thompson Road, a county road, and is adjacent to existing housing; proposed Lot 1 primarily encompasses already cleared farmland with a small portion of forested land; proposed Lot 2 (36.191 acres) encompasses the remaining forested and farmed land; and
- WHEREAS, per the local application and referral notice, the requested zone change would change the zoning of proposed Lot 1 from Agriculture to Neighborhood Commercial to allow for construction of a building of undetermined size for a publishing company; per the Town's Zoning Map, lands immediately surrounding the proposed Lot 1 are all zoned Agriculture; other nearby zoning includes Residential Districts (R-15 and R-12) and Commercial Districts (GC); referral materials include a Site Plan, dated February 2, 2022, that shows a proposed building with a patio, a monument sign, and proposed landscaping; proposed Lot 2 would remain zoned as Agriculture and no plans for development are proposed at this time;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance; and

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WHEREAS, the site plan shows a paved parking lot including 29 proposed parking spaces and 37 future parking spaces; 23 proposed and future parking spaces are located in front of the building, 24 proposed and future spaces are located on the side of the building and 9 future spaces are located behind the building; additionally, there is a paved area for loading/ deliveries and a proposed driveway onto Thompson Road, a county road;

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

WHEREAS, per the Town zoning code, allowable uses in the Neighborhood Commercial district include the following: retail sales and service with or without attached dwelling, offices, community centers, religious institutions, public utility substations, accessory uses for the previously mentioned, including parking, and other commercial uses if the Planning Board finds that the proposed use meets the statement of intent and is of the same general character, size, scale, and intensity as those allowed; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers and located within the Oak Orchard Wastewater Treatment Plant service area; new municipal connections to the existing drinking water and wastewater infrastructure are proposed for the new building;

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

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

WHEREAS, per the survey map, a 20' wide right-of-way easement granted to Onondaga County for the Town's south trunk sewer exists along the southern border of the parcel extending from Thompson Road into an adjacent parcel, which includes the southern border of proposed Lot 1;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated February 4th, 2022, less than 3 acres of the site will be disturbed by the proposed project; per the EAF and the Site Plan, stormwater will be conveyed over land and by pipes into a stormwater facility that is yet to be designed;

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;

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 40% of the parcel is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; and

WHEREAS, GIS mapping shows approximately 17 acres of the site may contain state and federal wetlands, approximately 7.5 acres of federal wetlands in the northern part of the parcel and 9.5 acres of state wetlands in the southern part of the parcel; per the EAF mapper, the site features DEC wetlands number CIC-17; the site plan shows a state wetland delineated by GZA including a 100 foot DEC buffer that encumbers the southern portion of proposed Lot 1; per the site plan, the proposed building and surrounding facilities do not occur within the wetland or the 100' DEC buffer;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # Z-22-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Next Choice Property Holding, LLC / Jeffrey Cohen for the property located at 5866 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31 and Route 81, both state highways, and a state-owned portion of Pardee Road (Route 253); and
- WHEREAS, the applicant is proposing to establish a fitness gym (Metabolic Gym) in a vacant commercial building on a 5.8-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2007, the Board offered a modification for a site plan referral (Z-07-149) to establish a retail outlet for lawn decorations; and
- WHEREAS, per aerial imagery dated May 2021, the site is east of Route 81, a state highway, and has frontage on Route 31, a state highway, in a band of commercial land uses including restaurants, gas stations, and auto shops; the site abuts a forested wetland; and
- WHEREAS, the submitted Proposed Gym Facility plan, dated February 2, 2022, shows an existing one-story masonry building with existing asphalt parking on the front and side of the building and a gravel parking lot behind the building; an existing wooden fence encloses a portion of the yard behind the building and extends into the back of the gravel parking lot with a gate to access the land on the parcel behind the wooden fence; there is an existing concrete walk between the property line and Route 31; and
- WHEREAS, per the submitted Proposed Gym Facility plan, there are two concrete curbs at the front of the site creating a 30' access to Route 31;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, per the letter from the applicant dated February 1, 2022, the applicant would like to lease the vacant building to Metabolic Gym; site upgrades to assist the change in use for the building include façade alterations to the building such as painting the building, new windows, and installing a new front door; the submitted Proposed Gym Facility plan shows a proposed concrete sidewalk around the building with two ramps; the paved parking area will be repaired, restriped, and handicap parking will be added for 18 proposed parking spaces; the existing gravel parking lot behind the building will be maintained as gravel for overflow parking for approximately 14 spaces; and
- WHEREAS, per the applicant's letter, proposed LED signs with the tenant's logo, approximately 225" x 60", will be placed on the front and west side of the

building; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no new connections are proposed; ADVISORY NOTE: capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; and

WHEREAS, GIS mapping shows approximately 80% of the parcel may contain state and federal wetlands, which do not appear to include the existing building or proposed parking areas; state wetlands include DEC wetlands number CIC-17 (per EAF Mapper); ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, Current FEMA Flood Insurance Rate Maps (FIRM) indicate that 75% of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; no structures are proposed within the floodplain; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # Z-22-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of David & Andrea Kilpatrick for the property located at Thompson 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 Thompson Road (Route 13), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 4.317-acre portion of a 40.39-acre parcel from Agricultural to Neighborhood Commercial to allow for the use of the property by a publishing company for their business offices; and
- WHEREAS, the Board is concurrently reviewing a preliminary and final subdivision referral (S-22-7) as part of the proposed project; and
- WHEREAS, aerial imagery dated May 2021 shows the site is surrounded by forested land and residential and commercial land uses including sports fields, restaurants, and an auto garage; and
- WHEREAS, aerial imagery shows the site has frontage on Thompson Road, a county road; the parcel is mostly forested; a portion of the parcel with frontage on Thompson Road appears to be actively farmed; there is an existing shed on the site behind the residential parcels near the southern border of the parcel; the survey map Lands of Haselmayer, dated November 12, 2021, show lands acquired by Onondaga County for highway purposes along Thompson Road; and
- WHEREAS, the subdivision plan, dated February 4, 2022, shows proposed Lot 1 (4.317 acres) has frontage on Thompson Road, a county road, and is adjacent to existing housing; proposed Lot 1 primarily encompasses already cleared farmland with a small portion of forested land; proposed Lot 2 (36.191 acres) encompasses the remaining forested and farmed land; and
- WHEREAS, per the local application and referral notice, the requested zone change would change the zoning of proposed Lot 1 from Agriculture to Neighborhood Commercial to allow for construction of a building for a publishing company; referral materials include a Site Plan, dated February 2, 2022, that shows a proposed building with a patio, a monument sign, and proposed landscaping; proposed Lot 2 would remain zoned as Agriculture and no plans for development are proposed at this time;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance; and
- WHEREAS, the site plan shows a paved parking lot including 29 proposed parking spaces and 37 future parking spaces, and a paved area for loading/ deliveries and a proposed driveway onto Thompson Road, a county road;

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

WHEREAS, per the Town zoning code, allowable uses in the Neighborhood Commercial district include the following: retail sales and service with or without attached dwelling, offices, community centers, religious institutions, public utility substations, accessory uses for the previously mentioned, including parking, and other commercial uses if the Planning Board finds that the proposed use meets the statement of intent and is of the same general character, size, scale, and intensity as those allowed; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers and located within the Oak Orchard Wastewater Treatment Plant service area; new municipal connections to the existing drinking water and wastewater infrastructure are proposed for the new building;

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

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

WHEREAS, per the survey map, a 20' wide right-of-way easement granted to Onondaga County for the Town's south trunk sewer exists along the southern border of the parcel extending from Thompson Road into an adjacent parcel, which includes the southern border of proposed Lot 1;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated February 4th, 2022, less than 3 acres of the site will be disturbed by the proposed project; per the EAF and the Site Plan, stormwater will be conveyed over land and by pipes into a stormwater facility that is yet to be designed;

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;

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 40% of the parcel is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; and

WHEREAS, GIS mapping shows approximately 17 acres of the site may contain state and federal wetlands, approximately 7.5 acres of federal wetlands in the northern part of the parcel and 9.5 acres of state wetlands in the southern part of the

parcel; per the EAF mapper, the site features DEC wetlands number CIC-17; the site plan shows a state wetland delineated by GZA including a 100 foot DEC buffer that encumbers the southern portion of proposed Lot 1; per the site plan, the proposed building and surrounding facilities do not occur within the wetland or the 100' DEC buffer;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation; and

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

While the Board has no position relative to the proposed subdivision, it offers the following related to future design and development of lands on the subject parcels:

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
2. Given the site's location within a floodplain and its proximity to sensitive wetland areas, any future development of proposed Lot 1 should retain as much existing tree cover as possible and minimize impervious surface coverage.
3. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # Z-22-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Cicero Route 31, LLC for the property located at 6211 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a 12,600 sf automobile body shop (Caliber Collision) with associated amenities on a 2.45-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located on Route 31, a state highway, in a commercial strip east of Route 81 and Cicero North Syracuse High School; surrounding land uses are commercial, including medical offices, retail, and restaurants, and residential north and south of Route 31; and
- WHEREAS, per the Existing Conditions and Demolition Plan, dated February 3, 2021, the site has frontage on Route 31; the survey shows remaining infrastructure from the site's previous use as a car wash facility, including a building foundation with existing drainage structures surrounded by broken asphalt; the rear half of the parcel is grass and abuts a residential neighborhood; the survey notes several utility easements exist within the parcel; the rear of the parcel contains a drainage easement and a sewer easement; the applicant intends to demolish existing infrastructure and pavement; and
- WHEREAS, per the Existing Conditions and Demolition Plan, there are two driveways on Route 31, one in the south west corner and one in the south east corner; a section of grass separates the two driveways along Route 31; the Site Plan, dated February 3, 2021, shows that the accesses will be kept the same and the eastern access will be used as an ingress only, and the western access will be used as an egress only and will have signs and pavement markings indicating the directional flow;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, per the Site Plan, the applicant proposes to build a new auto body shop building (12,600 sf) in roughly the same location as the previous building; a concrete sidewalk is proposed directly in front of the building; another sidewalk is proposed in the front of the parcel, parallel to Route 31, and includes two pedestrian crosswalks where the sidewalk crosses the two driveways; the sidewalk in the front of the parcel connects to the road in both the west and east corners of the parcel and does not connect with adjacent properties; heavy duty asphalt pavement is proposed to surround the building; 67 parking spaces are proposed behind the building and along the east and west property line encroaching on the 15' side yard setback; light

duty asphalt is proposed for 42 parking spaces and permeable pavers are proposed for the remaining 25 spaces; a proposed fence separates public parking spaces in the front from private parking spaces in the back; per the submitted materials, the applicant intends to install two 65" x 8' LED monument signs on the south and east sides of the building; the remaining portion of the land is proposed to remain grass; and

WHEREAS, per the referral notice, the site is served by public drinking water and the Brewerton Wastewater Treatment Plant and Polar Beach Pump Station service area; per the referral notice, a new connection to the public drinking water and public sewers is proposed to serve the auto body shop;

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;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated November, 9, 2021, 2.45 acres of the site will be disturbed by the proposed project; a Stormwater Pollution Prevention Plan dated February 2022, was submitted with referral materials; per the Existing Conditions and Demolition Plan, an existing culvert along Route 31 will be removed; per the Grading and Drainage Plan, dated February 3, 2021, stormwater will be managed with three different proposed storm drainage channels that ultimately connect to the existing drainage channel along Route 31;

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

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

1. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. Additional stormwater runoff into the state's right-of-way is prohibited, and no direct connection into the state stormwater system is permitted. The applicant must contact the Department for further information. Any work within the State right-of-way will require a Highway Work Permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Per the New York State Department of Transportation, sidewalk along the frontage must be within the State right-of-way, be continuous through the driveways, and connect to the adjacent sidewalk.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # Z-22-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Elizabeth Casatelli for the property located at 8450 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways, and Pardee Road (Route 253), a county highway; and
- WHEREAS, the applicant is proposing to demolish existing structures and construct three buildings and associated amenities for a consolidated headquarters for a construction material testing business (CME) on a 4.88-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is west of Route 81 and north of Route 31 and is surrounded by commercial land uses including hair and spa businesses, auto sales and services, and a church; and
- WHEREAS, per aerial imagery dated May, 2021, the site has frontage on Brewerton Road, a state road, and abuts Route 81, a state highway; per the Preliminary Site Plan dated January 13, 2022, Niagra Mohawk Power Corporation has an easement in the rear of the property that runs north to south and divides the parcel into two sections, leaving an undeveloped strip of land parallel to Route 81; a vacant one-story building exists on the property with a large paved parking lot and mowed grassy areas; and
- WHEREAS, the site has existing access onto Brewerton Road, a state road; per the Preliminary Site Plan, the new use intends to maintain the same access; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements; and
- WHEREAS, per referral materials, the applicant proposes to demolish the existing building, formerly the Plainville Turkey Farm restaurant, and construct three new buildings to be the consolidated headquarters of CME; per the Preliminary Site Plan, the three buildings are spaced out on the property including a shed for maintenance tools and equipment, a building with offices and a laboratory for material testing, and another building with offices and a drive-through shop and repair area for storage and maintenance of company vehicles; the plan indicates a proposed paved parking area with 114 parking spaces, some of which encroach on the 15' side yard setback; per the Environmental Assessment Form (EAF), dated January 12, 2022, proposed improvements will also include planting, lighting, and fencing; the Preliminary Site Plan appears to show sidewalks connecting the two main buildings; 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 referral notice, the site is served by public drinking water and public sewer; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the referral notice, a new connection to public drinking water and public sewer is proposed to serve the new buildings;

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

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

WHEREAS, per the EAF, 4 acres of the site will be disturbed by the proposed project; the EAF indicates the applicant proposes to manage stormwater through sheet flow into drainage swales and into on-site stormwater facilities; per the Preliminary Site Plan, it appears as though impervious surfaces will increase drastically with the addition of paved areas and new buildings; per the plan, it also appears as though storm water infrastructure is proposed in the State right-of-way;

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;

ADVISORY NOTE: Any work within the State right-of-way, including the potential stormwater infrastructure, will require a Highway Work Permit; and

WHEREAS, per the Department of Environmental Conservation's EAF Mapping Tool, the site may contain federal wetlands;

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

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 Brewerton Road access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a 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.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands to further reduce stormwater runoff and improve stormwater quality.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # Z-22-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Chick-fil-A, Inc. for the property located at South Bay 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 South Bay Road (Route 208) and East Taft Road (Route 19), both county highways, South Main Street (Brewerton Road / Route 11), a state highway, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing a zone change on a 0.25-acre parcel from Residential (R-10) to Limited Use District for Restaurants (LuC-2) to facilitate construction of a new restaurant (Chick-fil-A); and
- WHEREAS, per aerial imagery dated May 2021, the site is located in a commercial corridor surrounded by primarily commercial and government uses including restaurants, auto shops, retail stores, and the NYSDOT North Syracuse Maintenance Facility; the parcel has frontage on South Bay Road and is immediately bordered by a house to the north and the Basil Leaf restaurant and parking area to the west and south; the north boundary of the parcel lies on the Town boundary line between the Town of Clay and the Village of North Syracuse and extends through the west parcel containing the Basil Leaf restaurant; and
- WHEREAS, per the Site Location Plan, dated May 10, 2021, the parcel contains a two-story garage apartment with a driveway onto South Bay Road, a county highway; a sewer easement exists on the eastern side of the property parallel to South Bay Road, extending into neighboring parcels to the north and south; the remaining land is mowed lawn and trees; and
- WHEREAS, per the referral materials, the applicant is proposing to use the subject parcel as one of four adjacent lots, two in the Village of North Syracuse, and two in the Town of Clay, bound by Brewerton Road, a state highway, and South Bay Road and East Taft Road, both county highways, to construct a Chick-fil-A restaurant and drive-thru; the subject parcel is zoned Residential (R-10) while the west-adjacent parcel within the Town is zoned Limited Use District for Restaurants (LuC-2) and contains the Basil Leaf restaurant and parking lot; per the Rezone Change Map dated September 20, 2021, the subject parcel is isolated from other residential zoning districts and is surrounded by existing commercial uses and zoning districts; per the referral materials, the proposed use of a Chick-fil-A restaurant is not permitted in the current Residential zoning district and the applicant is proposing a zone change to Limited Use District for Restaurants to match the adjacent parcel and allow a restaurant as a permitted use; and

- WHEREAS, per the letter from the applicant's attorneys, dated February 8, 2022, the entire project site, which encompasses the four parcels, has three buildings that are proposed to be removed for the project; the Site Layout Plan dated February 8, 2022, shows a proposed 2,800 sf restaurant with a drive-thru service including an ordering canopy and a meal delivery canopy, 16 outdoor seats, and 48 parking spaces; and
- WHEREAS, per the Site Layout Plan, two accesses are proposed where existing accesses are located; one access is proposed on East Taft Road, a county highway that has an ingress and egress divided by a concrete island; the other access is proposed on South Bay Road, a county highway;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road and South Bay Road must meet Department requirements; and
- WHEREAS, per the referral notice, the site is served by public drinking water and sewers and is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Environmental Assessment Form, dated February 6, 2022 states that the anticipated drinking water demand and wastewater generation for the proposed restaurant are each estimated at 1,000 gallons per day; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated February 6, 2022, 1.31 acres of the site will be disturbed by the proposed project; per the EAF, the stormwater will be collected in a network of catch basins and discharged to the County right-of-way as it does today; no stormwater management plans or drainage plans were submitted with the referral;
ADVISORY NOTES: 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, parking lot lighting will be added with down lit dark sky compliant area light fixtures; 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;

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

The Board finds the zone change from Residential to Limited Use District for Restaurants to be appropriate and offers the following comments for the next phase of development:

- 1.The applicant is advised to coordinate East Taft Road and South Bay Road access plans with the Onondaga County and New York State Departments of

Transportation early in the planning process. To further meet requirements of each Department, the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP), Traffic Impact Study (TIS), lighting plan to the Departments for review.

2. The applicant is advised to contact the Onondaga County Water Authority (OCWA) and Onondaga County Department of Water Environment Protection (WEP) early on in the project to determine if capacity is available for drinking water and wastewater services, respectively.

3. 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.

4. The Town and applicant are encouraged to consider the inclusion of sidewalks around the perimeter of the site and coordinate with the New York State and Onondaga County Departments of Transportation regarding additions of crosswalks at appropriate intersections, as the site is located in a relatively dense area in close proximity to transit, a school, and the Village of North Syracuse.

5. The Board encourages the Town and the applicant to consider interconnections with adjacent parcels and to explore opportunities for shared parking to minimize overall demand for paved surfaces.

6. The Board encourages screening and/or landscaping along all frontages, particularly screening parking lots.

7. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # Z-22-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Habermaas Corp 1220 for the property located at 4407 Jordan 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 Jordan Road (Route 22), a county highway; and
- WHEREAS, the applicant is proposing construction of a 19,584 sf addition to an existing warehouse facility (Haba Toys) on a 17.8-acre parcel in an Industrial / Research / Office (IRO) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding agricultural, residential, and industrial uses including J&B Installations, Inc, Digital Analysis Corporation, Lootens Distributing, and Waygate Technologies; Skaneateles Creek is in the vicinity of the site, but does not border or pass through the site; and
- WHEREAS, per the referral materials, the site contains three existing warehouse structures surrounded by a paved area; 25 parking spaces are located around the existing buildings; the remainder of the property is green space and slopes down towards the road; and
- WHEREAS, the site has two existing access points onto Jordan Road, a county road, one on the northern corner of the property and one on the southern corner of the property;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Jordan Road must meet Department requirements; and
- WHEREAS, per the referral materials, the current site is used as a warehouse/distributor and retail outlet for toys; the applicant is proposing to construct a 19,584 sf warehouse and office space as an addition to an existing building to keep up with the increasing demand of product; per the Site Plan dated January 31, 2022, the addition is proposed over a 3' grade change gradual slope; 10 new parking spaces are proposed on the southwest side of the addition; the remainder of the property has no proposed changes; and
- WHEREAS, per the referral notice, the site is served by public drinking water and an individual septic system; the septic system location is not marked on the submitted site plans; per the referral notice, no changes to the existing infrastructure are proposed;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire

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flow availability; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734010) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

1. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed warehouse addition. The Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
2. The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # Z-22-44

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Leonid Gerasimovich for the property located at 3546 Walters 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 Walters Road (Route 221), a county highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is proposing to establish several businesses in an existing commercial complex on two parcels totaling 9.59 acres in an Industrial A zoning district; and
- WHEREAS, in 2020, the Board recommended modification of concurrent special permit (Z-20-29) and site plan (Z-20-32) referrals to establish a hair salon in a vacant office building on one of the subject parcels, citing access modifications to meet commercial driveway standards of the Onondaga County Department of Transportation; in 2021, the Board recommended no position on a final subdivision (S-21-59) to combine two lots into one new 10.1-acre parcel to correct the existing building encroachment which has not been reflected in GIS mapping to date; and
- WHEREAS, the site is located along Walters Road just south of the I-690 and I-90 highways; the surrounding area has low-density industrial land uses and tracts of undeveloped, vegetated lands; and
- WHEREAS, the submitted site plan dated March 25, 2022 and aerial imagery dated May 2021 show the site contains a large existing building with a rear steel crane structure, portions of which occur on the main parcel and an adjacent parcel; there are two existing buildings, an office building and a garage, at the front of the site, which are separated from the larger building by gravel/dirt; aerial imagery shows additional gravel/dirt surrounding the larger building; these areas appear to have previously been used for parking and outdoor storage on the site; and
- WHEREAS, per the local application, the proposed use for the first floor of the office building is a hair salon, Moss Organic Salon, and the second floor is office space for Empire Trucking Services, Inc, a truck repair business; the larger building is proposed to house Empire Trucking Services' truck repair location and Big Dog Truck Wash; the Proposed Site Plan, dated February 14, 2022 shows an existing concrete sidewalk around the office building and 19 existing parking spaces on existing bituminous pavement covering the lot where the previous gravel/dirt lot existed; and
- WHEREAS, aerial imagery and the submitted site plan show the site has unrestricted access to Walters Road across almost the entire frontage of the site; the site appears to also be served by a gravel driveway on an adjacent parcel; the

proposed site plan shows that a 25' wide access onto Walters Road has already been paved; landscaping is proposed in front of and to the side of the office building where unrestricted access and second gravel driveway currently exist;

ADVISORY NOTES: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Walters Road must meet Department requirements; additional stormwater runoff into the county's drainage system is prohibited; no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and

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

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

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

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

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

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

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

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 02, 2022

OCPB Case # Z-22-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of 224 Harrison Associates, LLC for the property located at 218-230 Harrison Street, 604-612, 616 & 618-632 Montgomery Street and 249-255 East Adams 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 Adams Street, a state highway, and the Onondaga County Convention Center (OnCenter) and War Memorial, both county-owned facilities; and
- WHEREAS, the applicant is requesting a special permit to install a six-foot tall, chain-link fence around the perimeter of an existing parking lot on five parcels in a Central Business-Office and Service (Restricted) CBD-OSR zoning district; and
- WHEREAS, in 2021, the Board offered no position for a project site review referral (Z-21-189) for façade alterations on an existing building; in 2016, the Board offered no position for a project site review referral (Z-16-272) to install a projecting sign for one of the Syracuse Building's first floor tenants; and
- WHEREAS, the site is located in Downtown Syracuse and has frontage on three local streets, Harrison Street, Harrison Place, and Montgomery Street, and East Adams Street, a state highway; in addition to the nearby county-owned facilities, surrounding land uses include the Harrison Building, Tech Garden, AXA Towers, Hotel Syracuse, the Centro Transit Hub, and various parking structures and lots; and
- WHEREAS, per the Existing Architectural Site Plan dated July 7, 2021, the site currently contains an existing eight-story building with Panini's restaurant and Murbro Parking Lot, a parking area that extends behind the restaurant and neighboring building to encompass the remainder of the block; a sidewalk exists between East Adams Street and the parking lot; and
- WHEREAS, the site plan shows the parking lot has three curb cuts onto Harrison Place, although only one is currently used as an access for both ingress and egress, one curb cut onto East Adams Street, a state highway, which is marked as egress only, and two curb cuts onto Montgomery street with one serving as ingress only and one serving as an egress only; and
- WHEREAS, per the referral materials, the 6' tall proposed fence will be installed 6" off the property line to the centerline of the fence posts and would surround the entire perimeter of the parking lot, allowing for the accesses to remain as they currently exist; a manual open/close cantilever slide gate is proposed for the egress only accesses onto East Adams Street and Montgomery Street; there are no other proposed changes and all existing infrastructure will remain the same;

ADVISORY NOTE: Per the NYS Department of Transportation, the fence must

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be outside of the State right-of-way; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (ID: C734144A, C734140, E734086) 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 nearby Central Technical High School, Plymouth Congregational Church, Onondaga County War Memorial, and Hotel Syracuse buildings are all 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The applicant and City are encouraged to explore alternates to visible chain link fencing for this prominent Downtown site, particularly along the highly traveled Adams Street frontage, and in proximity to schools and visitor destinations. Solutions could include incorporation of vertical vegetative screening of the fencing, incorporation of more aesthetic partial brick or other wall treatments, or upgraded fencing materials more appropriate to a downtown setting. The applicant is also encouraged to consider pedestrian and fire safety, given the enclosure of space.

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Marcellus Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Myles Preliminary Subdivision

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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: S-22-8

DATE RECEIVED: 2/10/2022

30-DAY DEADLINE: 3/12/2022

REFERRING BOARD: TMarPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Richard Myles

LOCATION: 3255 & 3257 Rose Hill Road

WITHIN 500' OF: Rose Hill Road (County Route 211) and a farm operation located in NYS Agricultural District 2

TAX ID(s): 021.-01-10.0, 021.-01-11.3

RELATED CASES:

Project Summary:

The applicant is proposing to combine two parcels into one new lot (Lot 3257, approximately 1.46 acres) in an Agricultural (A1) zoning district.

The submitted Sketch Plan dated January 18, 2022 shows one parcel has a one-story house with a garage and black top drive with access onto Rose Hill Road and the second parcel is undeveloped. The Sketch Plan indicates a proposed building behind the house, in the middle of the proposed lot. Per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system and no changes are proposed.

Advisory Note(s):

Per the Onondaga County Department of Transportation, all existing or proposed driveways on Rose Hill Road must meet Department requirements.

OCPB Recommendation: MODIFICATION

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed building and to coordinate any future wastewater services to the proposed building.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Marcellus Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – West- Preliminary Subdivision

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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: S-22-9

DATE RECEIVED: 2/10/2022

30-DAY DEADLINE: 3/12/2022

REFERRING BOARD: TMarPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Thomas West

LOCATION: 2532 Cherry Valley Turnpike

WITHIN 500' OF: Cherry Valley Turnpike (State Route 20) and State Route 174 (Marietta Road / Otisco Valley Road), and a farm operation located in NYS Agricultural District 2

TAX ID(s): 021.-03-03.0

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 6.9-acre parcel into two new lots, Lot 1 (3.13 acres) and Lot 2 (3.8 acres), in Residential (R1) and Highway Overlay zoning districts with the intent to sell Lot 1.

Per the submitted West Subdivision plan dated January 28, 2022, the parcel contains a building "Patchwork Plus" with a garage, tarvia parking area, and access onto Cherry Valley Turnpike on the east side of the property while the rest of the property is undeveloped. The subdivision plan includes delineation for the approximate flood zone, Flood Zone "A" which encumbers both parcels. Both proposed parcels contain potential federal wetlands. Per the referral notice, the site is served by public drinking water and individual septic system, and a new connection to public drinking water and a new individual septic system are proposed to serve proposed Lot 1.

Advisory Note(s):

1. 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.
2. The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. Per the NYS Department of Transportation, all existing or proposed driveways on Cherry Valley Turnpike must meet Department requirements.
4. Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers.

OCPB Recommendation: NO POSITION WITH COMMENT

Comments:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision.
2. The applicant is encouraged to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site prior to the subdivision to ensure the proposed lot is a buildable lot. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site, including the subdivision map.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Marcellus Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Brown Preliminary 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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: S-22-10

DATE RECEIVED: 2/10/2022

30-DAY DEADLINE: 3/12/2022

REFERRING BOARD: TMarPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Michael Brown

LOCATION: 2420 Amidon Drive

WITHIN 500' OF: Bishop Hill Road (County Route 211) and South Street Road (County Route 83 / Old Route 174)

TAX ID(s): 014.-05-05.0, 014.-05-06.0

RELATED CASES:

Project Summary:

The applicant is proposing to combine two parcels into one new lot (2.053 acres) in a Residential (R1) zoning district.

The Final Plat plan dated January, 22, 2022 shows the first parcel has a one-story house with an asphalt drive onto Amidon Drive, a local road, and the second parcel is undeveloped except for a shed in the southern corner. A 20' drainage easement cuts across the second parcel, and the plan notes there is no filed deed found for that easement. Two New York State Electric & Gas easements exist on the rear of the property, one for a gas line with trimming rights and one for an electric line with trimming rights. The Final Plat plan also shows that both parcels abut property owned by the Onondaga County Water Authority. Per the referral notice, the site is served by public water and an individual septic system and no changes are proposed. Per the referral materials, no development is proposed at this time.

OCPB Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Manlius Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Smith Preliminary and Final 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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: S-22-11

DATE RECEIVED: 2/10/2022

30-DAY DEADLINE: 3/12/2022

REFERRING BOARD: TManPB

TYPE OF ACTION: PRELIMINARY & FINAL SUBDIVISION

APPLICANT: Ryan S. Smith

LOCATION: 5546 & 5590 North Burdick Street

WITHIN 500' OF: North Burdick Street (County Route 94), and the Erie Canal State Park

TAX ID(s): 086.-02-08.0

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 1.0720-acre parcel into two new lots, Lot A (0.412 acres) and Lot B (0.660 acres), in a Restricted Agriculture (RA) zoning district.

Per the subdivision plan dated January 16, 2022, the current parcel has two houses and the subdivision would allow for one house per parcel. Proposed Lot A has an existing two-story house with a two car garage, a chain link fence, and a gravel drive that is 45' wide onto North Burdick Street. Proposed Lot B has an existing one-story house with an attached two-car garage and a tarvia drive onto North Burdick Street. Both lots abut the Erie Canal State Park. Per the referral notice, the site is served by individual wells and individual septic systems and no change is proposed. The subdivision plan highlights a proposed change to the existing house on proposed Lot A to decrease the depth by 7' and connect the house to the garage. Aerial imagery dated May 2021, indicates that construction has already occurred to connect the house to the garage.

Advisory Note(s):

Per the Onondaga County Department of Transportation, all existing or proposed driveways on North Burdick Street must meet Department requirements.

OCPB Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – LaValley Final 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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: S-22-12

DATE RECEIVED: 2/15/2022

30-DAY DEADLINE: 3/17/2022

REFERRING BOARD: CSyrPB

TYPE OF ACTION: FINAL SUBDIVISION

APPLICANT: Albert LaValley

LOCATION: 633-639 North Salina Street

WITHIN 500' OF: State Route 81

TAX ID(s): 008.-10-03.0

RELATED CASES:

Project Summary:

The applicant is proposing to combine two parcels into one new 0.28-acre parcel (Lot 100) in a Commercial A (CA) zoning district, and is a companion case to a previous site plan referral (Z-21-329) for façade renovations on an existing building.

Per the Resubdivision Map dated February 1, 2022, the proposed lot contains a brick building, parking, and a curb cut onto North Salina Street, a local road. Along with the resubdivision, the applicant is proposing upgrades to the façade of the building, parking lot repairs and replacement, new fencing, and planters to be added flanking the curb at the entry. The building's electrical and interior plumbing systems will be replaced. Per the referral notice, the site is served by public drinking water and public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No new connections beyond the replacement plumbing system are proposed.

Advisory Note(s):

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.

OCPB Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Haldeman-Stoianoff Subdivision

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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: S-22-13

DATE RECEIVED: 2/17/2022

30-DAY DEADLINE: 3/19/2022

REFERRING BOARD: TClPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Haldeman-Stoianoff Subdivision

LOCATION: 4903 Guy Young Road

WITHIN 500' OF: Guy Young Road (County Route 152) and Caughdenoy Road (County Route 50)

TAX ID(s): 041.-01-08.0

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 13.77-acre parcel into three new lots, Lot #1 (2.63 acres), Lot #2 (3.84 acres) and Lot #3 (5.84 acres), in a Residential Agricultural (RA-100) zoning district.

In 2005 the Board previously offered disapproval for a zone change referral (Z-05-406) to change the zoning from RA-100 to RA-40 for the purpose of creating eight single-family residential lots, so as not to encourage further strip residential development along the county road. Per the Preliminary Plat dated February 7, 2022, and aerial imagery dated May 2021, Proposed Lots 1 and 3 are currently undeveloped and forested and each has a proposed location for a house, individual septic system, and driveway with access onto Guy Young Road. Proposed Lot 3 shows a grade change over the entire lot. Proposed Lot 2 contains an existing house, garage, shed (to be removed), and driveway with access onto Guy Young Road. The Preliminary Plat indicates that 1.47 acres of land along the road will be conveyed to the Town of Clay as part of the road boundary. Per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and individual septic system, and the submitted Environmental Assessment Form (EAF) indicates proposed private connection to drinking water and private septic systems for the proposed lots.

Advisory Note(s):

1. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Guy Young Road must meet Department requirements.
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 Department endorsement of the subdivision.
3. Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office. (Indiana Bat, per EAF Mapper)
4. The site or a portion of the site is located in an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office Archaeological site inventory. 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.

OCPB Recommendation: NO POSITION WITH COMMENT

Comment(s):

1. To ensure access to Guy Young Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
2. The Onondaga County Health Department advises that there should not be any septic system information, including soils and percolation rates, displayed on a subdivision map/plat that has not received septic system approval.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Village of North Syracuse Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Main Street Ice Cream CNY, LLC 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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: Z-22-36

DATE RECEIVED: 2/15/2022

30-DAY DEADLINE: 3/17/2022

REFERRING BOARD: VNSyrPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Main Street Ice Cream CNY, LLC

LOCATION: 216 North Main Street

WITHIN 500' OF: North Main Street (State Route 11)

TAX ID(s): 016.-01-41.0

RELATED CASES: Z-22-37

Project Summary:

The applicant is proposing to re-establish a drive-in service for an ice cream stand on a 0.423-acre parcel in a Commercial (C-3) zoning district.

The Board is concurrently reviewing a special permit referral (Z-22-37) as part of the proposed project. The submitted narrative dated February 10, 2022 indicates the applicant purchased the business and intends to continue to operate it as a drive-in ice cream stand, as it has been operated for the last 66 years, making no changes to the site with the exception of general landscaping. The submitted Survey, dated January 12, 2021, shows an existing 625 sf building with a separate 452 sf garage and 19 parking spaces with a connection in the rear to neighboring parking areas. A concrete sidewalk exists in the front of the site that connects to adjacent businesses on either side. The site has existing paved access onto Route 11, a state highway. Per the referral notice, the site is served by public drinking water and public sewer and no change is proposed to the existing connections. The site is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow.

OCPB Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Village of North Syracuse Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Main Street Ice Cream CNY, LLC Special Permit

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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: Z-22-37

DATE RECEIVED: 2/15/2022

30-DAY DEADLINE: 3/17/2022

REFERRING BOARD: VNSyrPB

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Main Street Ice Cream CNY, LLC

LOCATION: 216 North Main Street

WITHIN 500' OF: North Main Street (State Route 11)

TAX ID(s): 016.-01-41.0

RELATED CASES: Z-22-36

Project Summary:

The applicant is proposing to re-establish a drive-in service for an ice cream stand on a 0.423-acre parcel in a Commercial (C-3) zoning district.

The Board is concurrently reviewing a site plan referral (Z-22-36) as part of the proposed project. The submitted narrative dated February 10, 2022 indicates the applicant purchased the business and intends to continue to operate it as a drive-in ice cream stand, as it has been operated for the last 66 years, making no changes to the site with the exception of general landscaping. The submitted Survey, dated January 12, 2021, shows an existing 625 sf building with a separate 452 sf garage and 19 parking spaces with a connection in the rear to neighboring parking areas. A concrete sidewalk exists in the front of the site that connects to adjacent businesses on either side. The site has existing paved access onto Route 11, a state highway. Per the referral notice, the site is served by public drinking water and public sewer and no change is proposed to the existing connections. The site is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow.

OCPB Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Hunt Site Plan

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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: Z-22-40

DATE RECEIVED: 2/16/2022

30-DAY DEADLINE: 3/18/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: James Hunt

LOCATION: 947 Mottville Road

WITHIN 500' OF: Mottville Road (County Route 154)

TAX ID(s): 024.-03-01.0

RELATED CASES:

Project Summary:

The applicant is proposing construction of a 2-car garage and a second single-family dwelling attached to existing single-family dwelling on a 7.1-acre parcel in a Hamlet (HM) zoning district.

The Narrative dated January 27, 2022 indicates that the second dwelling will allow the owners to age in place with accessible first floor living while their son occupies the original home. The Site Plan dated January 31, 2022 shows the existing driveway with access onto Mottville Road, a county highway, crosses over an unnamed protected stream (DEC# 896-1.2), a class C stream, that runs through the southern portion of the property. Part of the existing house is within the 100' watercourse setback of this stream, however the proposed addition is beyond the watercourse setback. Per the referral notice, the site is served by public drinking water and an individual septic system. No change is proposed for the water service and a new or additional individual septic system is proposed for the addition. The Site Plan shows the existing septic leach field on the west of the property and not in proximity to the proposed addition.

Advisory Note(s):

Per the Onondaga County Department of Transportation, all existing or proposed driveways on Mottville Road must meet Department requirements.

OCPB Recommendation: MODIFICATION

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Teller 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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: Z-22-41

DATE RECEIVED: 2/16/2022

30-DAY DEADLINE: 3/18/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Peter and Renee Teller

LOCATION: 1818 West Lake Road

WITHIN 500' OF: West Lake Road (State Route 41A), and a farm operation located in a NYS Agricultural District

TAX ID(s): 062.-01-08.1

RELATED CASES:

Project Summary:

The applicant is proposing to modify a shoreline cabana on a 2.5-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts by converting the existing 160 sq. ft. permeable deck into an impermeable covered porch by extending the cabana roof over the deck.

Per the Preliminary Review dated February 15, 2022, to compensate and maintain the existing non-conforming impermeable surface coverage, the proposal includes removal of 161 sq. ft. of gravel driveway serving the office structure. The site survey dated January 2, 2019 shows the existing one-story cabana close to the lakeshore, a two-story house with attached garage in the rear half of the site with a paved driveway on West Lake Road, and a two-story office at the front of the site with a gravel driveway on West Lake Road. Per the referral notice, the site is served by water directly from the lake and an individual septic system and no changes are proposed at this time. Referral materials include a letter from the City of Syracuse Department of Water stating they have no comments regarding the project.

OCPB Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Singh Petroleum LLC Area Variance

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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: Z-22-42

DATE RECEIVED: 2/17/2022

30-DAY DEADLINE: 3/19/2022

REFERRING BOARD: TClazBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Singh Petroleum, LLC

LOCATION: 4989 Bear Road

WITHIN 500' OF: Bear Road (County Route 191) and Buckley Road (County Route 161)

TAX ID(s): 089.-01-05.0

RELATED CASES: Z-22-43

Project Summary:

The applicant is requesting several area variances to allow for more signage for a Gulf gas station on a 0.83-acre parcel in a Limited District for Gasoline Services (LuC-1) zoning district.

Area Variance requests are for a reduction in the front yard setback from 25' to 2' and an increase in square footage from 32 sf to 93.89 sf for an existing freestanding sign, an increase in the number of wall/canopy signs from two to four, and an increase in the square footage of the third and fourth wall/canopy signs to 14.96 sf. The Board is concurrently reviewing a special permit referral (Z-22-43) to allow for an electronic messaging sign as part of the project.

Per the referral materials, the Gulf gasoline visual-upgrade project includes an upgraded canopy visual with three illuminated sides, improved dispenser visuals including installing new valances and replacing decals, improved main ID sign visual including replacing the logo and adding LED lighting and advertising regular and diesel prices, and upgrading amenity bins and paint visuals on posts, columns, and light poles.

Advisory Note(s):

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

OCPB Recommendation: NO POSITION WITH COMMENT

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.
2. The applicant and Town are encouraged to consider the addition of landscaping to the site to improve aesthetics and aid in stormwater management.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 2/22/2022

RE: Administrative Review – Singh Petroleum LLC 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 Syracuse-Onondaga County Planning Agency.

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

CASE NUMBER: Z-22-43

DATE RECEIVED: 2/17/2022

30-DAY DEADLINE: 3/19/2022

REFERRING BOARD: TClPB

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Singh Petroleum, LLC

LOCATION: 4989 Bear Road

WITHIN 500' OF: Bear Road (County Route 191) and Buckley Road (County Route 161)

TAX ID(s): 089.-01-05.0

RELATED CASES: Z-22-42

Project Summary:

The applicant is requesting a special permit to allow for an electronic messaging sign for a Gulf gas station on a 0.83-acre parcel in a Limited District for Gasoline Services (LuC-1) zoning district.

The Board is concurrently reviewing an area variance referral (Z-22-42) to allow for a reduction in the front yard setback from 25' to 2' and an increase in square footage from 32 sf to 93.89 sf for an existing freestanding sign, an increase in the number of wall/canopy signs from two to four, and an increase in the square footage of the third and fourth wall/canopy signs to 14.96 sf.

Per the referral materials, the Gulf gasoline visual-upgrade project includes an upgraded canopy visual with three illuminated sides, improved dispenser visuals including installing new valances and replacing decals, improved main ID sign visual including replacing the logo and adding LED lighting and advertising regular and diesel prices, and upgrading amenity bins and paint visuals on posts, columns, and light poles.

Advisory Note(s):

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

OCPB Recommendation: NO POSITION WITH COMMENT

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.
2. The applicant and Town are encouraged to consider the addition of landscaping to the site to improve aesthetics and aid in stormwater management.