



Onondaga County Planning Board

March 10, 2021

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

I. ATTENDANCE Via TELECONFERENCE

MEMBERS PRESENT

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

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 10, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from February 17, 2021 were submitted for approval. Mike LaFlair made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-10	TCicPB	<i>Modification</i>	S-21-11	TLafPB	<i>No Position With Comment</i>
S-21-12	VMarPB	<i>Modification</i>	S-21-13	VLivPB	<i>No Position</i>
S-21-14	TLysPB	<i>No Position</i>	S-21-6	TManPB	<i>No Position</i>
Z-21-100	TDewPB	<i>Modification</i>	Z-21-101	TDewPB	<i>Modification</i>
Z-21-51	TManPB	<i>No Position</i>	Z-21-78	TSalTB	<i>No Position With Comment</i>
Z-21-79	TCicPB	<i>No Position With Comment</i>	Z-21-80	CSyrZA	<i>No Position</i>
Z-21-81	CSyrZA	<i>No Position</i>	Z-21-82	TFabZBA	<i>No Position</i>
Z-21-83	TGedZBA	<i>No Position</i>	Z-21-84	TLafPB	<i>No Position</i>
Z-21-85	TSkaTB	<i>Approval</i>	Z-21-86	TSkaTB	<i>No Position</i>
Z-21-87	TSkaZBA	<i>No Position</i>	Z-21-88	TClapB	<i>Modification</i>
Z-21-90	TOnoTB	<i>No Position</i>	Z-21-91	TOnoZBA	<i>No Position</i>
Z-21-92	VLivPB	<i>No Position</i>	Z-21-93	VLivZBA	<i>No Position</i>
Z-21-94	TManTB	<i>No Position With Comment</i>	Z-21-95	CSyrZA	<i>No Position With Comment</i>
Z-21-96	CSyrPB	<i>No Position</i>	Z-21-97	TSpaTB	<i>No Position With Comment</i>
Z-21-98	TSpaTB	<i>No Position With Comment</i>	Z-21-99	TSpaPB	<i>Modification</i>



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # S-21-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of T&L Companies, LLC for the property located at Cicero Center 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 Cicero Center Road (Route 14), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 7.25-acre parcel into 11 residential building lots in a Residential (R-12) zoning district; and
- WHEREAS, in 2005, the Board recommended modification of a subdivision referral (S-05-22) to subdivide a 48.64-acre lot into 94 proposed lots for single family detached dwellings; the subdivision was preceded by a zone change referral (Z-04-27) to change the zoning of the lot from Agricultural and R-10 to R-12, for which the Board offered no position with comment; both actions were approved locally and three phases of the Lyons Runne subdivision have since been completed; the subdivision action currently under review is for Section 3 of the Lyons Runne subdivision, which will be the final section of the original 2005 subdivision plan; and
- WHEREAS, since the 2005 review, the Board has also reviewed, and recommended disapproval of, subdivision (S-17-84) and zone change (Z-13-26) referrals for an adjacent parcel (48 acres) south of the subject site, to create 73 lots as another phase of the Lyons Runne subdivision; in its reasons for recommending disapproval, the Board cited inconsistencies between the proposed zone change and development pattern and the goals of the Onondaga County 2010 Development Guide, as well as concerns from the New York State and Onondaga County Departments of Transportation regarding cumulative safety, capacity, and mobility impacts; the zone change was ultimately approved by the local board; the subdivision is still under review; a SEQR coordinated review meeting was held by the Town of Cicero Planning Board on November 15, 2017 to discuss project details and attended by County Planning Board staff; the subdivision referral indicated another 150 lots would be created as part of a "future phase" of Lyons Runne from more than 100 acres of vacant land farther south, with frontage on NYS Route 31; a formal application has not been referred to the County Planning Board for the future 150-lot subdivision; and
- WHEREAS, the site is located on the fringe of the Syracuse Urbanized area and near Oneida Lake; surrounding land uses are agriculture, wetlands, and suburban residential; the submitted subdivision plan dated March 20, 2019 shows the three previous sections of the Lyons Runne subdivision, Sections No. 1, 2A, and 2B, which created 81 lots; the 11 lots to be created in Section 3 range from 14,329 square feet to 56,486 square feet in total area; and

WHEREAS, the entire subdivision is served by a local road network with two access points, Lyons Landing and Meadowland View Trail, onto Cicero Center Road; per the Onondaga County Department of Transportation, a temporary drive permit was issued for Meadowland View Trail in 2019; the access road will be made permanent as part of the final phase of development; there are additional connections to the adjacent subdivision to the east; two dead end roads are shown for potential cross-connections to the adjacent parcel to the south; 5 of the proposed lots will have frontage on Cicero Center Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, Meadowland View Trail is subject to highway access and work permits; no direct access to Cicero Center Road will be permitted for the proposed lots; each lot must access the internal road network; and

WHEREAS, the plan shows 7 of the proposed lots are encumbered by federal wetlands; each of these lots is also labeled with the area of unencumbered land; wetland impacts are shown to occur in 4 areas, totaling 0.041 acres, the largest of which is a road crossing; there is no indication if the federal wetland boundaries on the plan have been confirmed by US Army Corps of Engineers;
ADVISORY NOTE: the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, a Clay-Cicero Route 31 Transportation Study conducted by the Towns and the Syracuse Metropolitan Transportation Council and completed in 2009 forecasted a 40% increase over 20 years in vehicle miles traveled along the already constrained NYS Route 31 corridor, assuming buildout projections provided by the Towns; recommendations from the study include lowering community vehicle miles traveled through orderly development of nodal, mixed use communities with multi-modal access and a density that can support walkability and enhanced transit, and a scale of development that minimizes

future public investments in infrastructure, given fiscal limitations and regional need; and

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

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

Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval.

The Board also offers the following comment:

To better facilitate future development in the Town, comprehensive and district specific land use and infrastructure planning in concert with State and County agencies is strongly advised, to define community goals for future growth, identify strategies to provide cost-effective infrastructure, protect valuable agricultural lands and sensitive wetlands, and minimize impacts to arterial roadways and interchanges, particularly for transitional areas such as this.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # S-21-11

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Cleghorn Properties of Jamesville, LLC for the property located at 3669 Eager 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 Eager Road (Route 232) and LaFayette Road (Route 112), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 72.76-acre parcel into three new lots, Lot 1 (2.35 acres), Lot 2 (35.99 acres), and Lot 3 (34.35 acres), in an Agricultural Residential (A-R) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; surrounding land uses are low-density residential and agricultural; the site abuts vacant, wooded lands to the north that also contain a pond; parcels south of the site and to the east are enrolled in NYS Agricultural District 4 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials;
ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, the submitted subdivision plan dated January 24, 2021 shows the site has frontage on Eager Road and contains an existing house and driveway, to be contained on Lot 1 (2.35 acres); the site also contains a barn, to be contained on Lot 2 (35.99 acres); aerial imagery shows a gravel driveway onto Eager Road, adjacent to the barn, which is labeled "Centerline of ATV Trail" in the plan; a 30' wide right-of-way for ingress & egress is shown to follow the trail; the remainder of the site will be Lot 3 (34.35 acres); and
- WHEREAS, per the local application, the subdivision is intended to create two new building lots; new residences will be constructed on each of the lots, presumably Lots 2 and 3; no additional information regarding development of those lots was included;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Eager Road must meet Department requirements; any proposed or future driveways will require highway access and work permits and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an individual well and septic system; a new well and septic system is proposed for each of the new building lots; test holes are shown on Lots 2 and 3

ADVISORY NOTE: 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 the new building lots prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows the site may contain state and/or federal wetlands areas, which appear to include several two pond areas at the rear of the site and a watercourse, Rush Creek, running north-south through the middle; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and it appears that the site contains some significant wooded areas; and

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

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

1. To ensure access to Eager 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 applicant and municipality are encouraged to consider the potential negative impacts of fragmenting large tracts of forestland and open space through subdivision processes, and consequently division of ownership, or land clearing and development practices. Transition of forested lands to residential parcels can significantly alter habitats, drainage patterns and community character. Additionally, forestland less than 50 acres does not qualify for reduced tax assessments, and smaller forested parcels can be more costly to manage, impacting long-term viability.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # S-21-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Village of Marcellus Planning Board at the request of Camex Realty, LLC for the property located South of Baker Road & Dunlap Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South Street Road (Route 83) and Platt Road (Route 150), both county highways, and the municipal boundary between the Village of Marcellus and the Town of Marcellus; and
- WHEREAS, the applicant is proposing to subdivide a 19.77-acre parcel into 24 residential building lots in a Residential, Class A Single Family (RA) zoning district; and
- WHEREAS, the vacant, wooded parcel is located at the southernmost boundary of the Village of Marcellus; adjacent to single-family residential uses to the north and significant wooded areas to the south and west; aerial imagery dated May 2020 shows the site has frontage on South Street Road and occurs at the end of two dead-end Village streets, Dunlap Avenue and Baker Road; and
- WHEREAS, the submitted Layout Plan dated December 15, 2020 shows 20 proposed lots on the eastern side of the site, ranging from 10,100 square feet to 20,700 square feet in total lot area; there are 4 proposed lots on the western 10 acres of the site, including Lot 21 (14,700 sf), Lot 22 (36,300 sf), Lot 23 (326,400 sf), and Lot 24 (31,500 sf); and
- WHEREAS, per the Layout Plan, Dunlap Avenue and Baker Road will be extended to the south and intersect with a new proposed road; the new road will access South Street Road to the east and end in a cul-de-sac at the front of Lots 21-24 to the west;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the proposed road is subject to highway access and work permits; no direct access to South Street Road will be permitted for the proposed lots; each lot must access the internal road network; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 11, 2021, 8.0 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to a proposed stormwater pond shown in the Erosion & Sediment Control Plan to occur adjacent to the South Street Road frontage; the pond will be designed to retain and mitigate runoff on-site with an overflow discharge to the roadside ditch along South Street Road; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be

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

WHEREAS, the site has access to public drinking water provided by OCWA and Village sewers;

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

WHEREAS, the site is located near the Dan Bradley House, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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

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

The Board also offers the following comment:

1. Given the walkable nature and character of the surrounding neighborhood, the Village is encouraged to require sidewalks along all lot frontages and connecting to South Street Road. Sidewalks should be located outside of the County right-of-way.
2. The Village is encouraged to consider having all vehicle access come from Dunlap Avenue and Baker Road with only pedestrian access to South Street Road.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # S-21-13

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Liverpool Planning Board at the request of Scott Schneider for the property located at 316 Alder Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oswego Street (Route 91 / Old Route 57), a county highway, and the municipal boundary between the Village of Liverpool and the Town of Salina; and

WHEREAS, the applicant is proposing to subdivide a parcel into two new lots, Lot 316A (0.191 acres) and Lot 316B (0.149 acres), to allow for future construction of a single family home in a Residential (R-1) zoning district; and

WHEREAS, the site is located in a residential neighborhood; the submitted subdivision plan dated February 11, 2021 shows the site has frontage on Alder Street, a village street, and contains an existing one-story house, two sheds, and an asphalt driveway; and

WHEREAS, the subdivision plan shows the house, driveway and one shed will be located on Lot 316A (0.191 acres); Lot 316B (0.149 acres) will be a triangular-shaped parcel and contain the remaining shed; the proposed parcel appears to be maintained lawn otherwise; and

WHEREAS, per the local application, a new single-family house, approximately 1,200 sf in size, is intended for Lot 316B; and

WHEREAS, the existing house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; new municipal connections to the public drinking water and sewer infrastructure would be required for the new house;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, the site is located near the Liverpool Cemetery which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # S-21-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Summit Solar for the property located at 8071 River 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 River Road (Route 38), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 99.64-acre parcel into two new lots to allow for a solar facility on a 41.621-acre Lease Parcel in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, in 2019, the Board recommended modification of a site plan referral (Z-19-360) to construct a 5,000 KWAC solar farm on the subject parcel, which has been approved locally; in its recommendations, the Board noted that coordination with the Onondaga County Department of Transportation would be required for access to River Road and a review of the SWPPP; in 2004, the Board recommended modification of a final subdivision referral (S-04-130) to subdivide a 102.44-acre parcel into two new lots, which ultimately created the subject parcel; Board recommendations included reserving a 60-foot right-of-way on the subject parcel to allow for access to the other proposed lot and any lots that may be created in a future subdivision; and
- WHEREAS, the site is located in a pocket of largely undeveloped agricultural and forested lands, with the YMCA and Timber Banks Country Club occurring to the east and residential neighborhoods to the north and southwest; the site abuts lands to the north, south, and west that are enrolled in NYS Agricultural District 3 and appear to contain active farmland and wooded areas; and
- WHEREAS, the submitted subdivision plan dated April 7, 2020 shows the site has frontage on River Road, a county road, and contains an existing house and a detached garage; there is an existing driveway onto River Road; the plan shows the proposed solar farm will be located on the southern half of the site and occupy 21 acres of the parcel; the solar farm appears to replace agricultural lands; the site's existing wooded and overgrown areas appear to largely remain; and
- WHEREAS, the proposed subdivision will divide the parcel into two lots; the Lease Parcel (41.621 acres) will have 280' of frontage on River Road and include the solar project; the Remaining Land (55.402 acres) will contain the existing house and garage, as well as undeveloped, open space and agricultural lands; per the submitted Agricultural Data Statement, the Remaining Land will be maintained as is by the applicant; and
- WHEREAS, the subdivision plan shows a 1.819-acre solar easement area at the rear of the Lease Parcel, which the site plan referral (Z-19-360) indicated to be a shade management area; and

WHEREAS, the existing house is served by an individual well and septic system; no drinking water or wastewater services are proposed for the solar farm; and

WHEREAS, the site plan referral (Z-19-360) included a letter from the NYS Department of Environmental Conservation to a representative for the applicant, dated October 23, 2019, indicating there is an unnamed tributary of the Seneca River located on the site; as the stream is not considered a navigable waterbody, it is not subject to an Article 15, Protection of Waters, Permit; the applicant is advised to ensure any work on the site does not pollute the stream; and

WHEREAS, a wetland delineation was conducted by Ecological Analysis on September 19, 2019 and Wetland "A" was identified; this area is shown in the subdivision plan to occur near the southern border of the site and outside the solar farm; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the site plan referral (Z-19-360) included a wildlife habitat assessment that was completed as part of State Environmental Quality Review Act (SEQRA) requirements; per the assessment, the site is not home to any identified wildlife species categorized as threatened, endangered, or "species of concern;" review of the project by the NYS Department of Environmental Conservation notes that the site is located within or near records of the Indiana bat and Northern long-eared bat; to avoid adverse impacts to bat species, the DEC advises the applicant to complete any tree clearing on this parcel from October 31 to March 31; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated September 23, 2019 indicates the office has determined no properties, including archaeological and/or historic resources, will be impacted by this project; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # S-21-6

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 Manlius Planning Board at the request of Hoag Road Development for the property located at 5290-5320 Hoag Lane; and

WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and

WHEREAS, the applicant is proposing to subdivide a 30.4-acre parcel into 21 variably sized lots as part of a cluster development project in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-51) as part of the proposed project; three previous iterations of the project were reviewed by the Board, one in 2017 (S-17-72, Z-17-370), one in 2018 (S-18-88, Z-18-375), and one in 2019 (S-19-49, Z-19-190), for which the Board offered no position with comment; as part of the 2018 review, SOCPA staff also informally reviewed the site plan (S-18-375) and preliminary subdivision (S-18-88) referrals for the project and submitted comments to the Town Planning Board under separate cover in observance of the local board's meeting schedule; the Town Planning Board, acting as Lead Agency, has issued a Positive Declaration under Article 8 of the Environmental Conservation Law for the proposed project; a Draft Environmental Impact Statement (DEIS) was prepared and included with the referral materials; and

WHEREAS, the site is located along Hoag Lane, a local road, in a transitional area from more densely developed residential neighborhoods to vacant, forested and agricultural lands in the Town of Manlius; aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling occurring towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane (to be removed) that ends in a large circle in front of the house; and

WHEREAS, the submitted Layout Plan dated December 1, 2017 (revised August 7, 2020) shows 20 new construction lots, ranging in size from 0.54 acres to 2.78 acres, and 1 newly formed lot (3.41 acres) for the existing house; an area of the site is shown to be under the ownership and maintenance of a Homeowner's Association (HOA); each construction lot is shown with a building footprint and driveway; a new driveway is shown for the existing house; the subdivision will be served by a new access road with a single outlet onto Hoag Lane aligning with Shiraz Lane, a local road to the north; the road forms a circle on the site so that 6 of the proposed lots will occur at the interior of the circle; all lots are shown to have access via the new road; there will be a new monument sign at the subdivision entrance; the lot layout appears to be mostly the same

as the 2019 iteration (S-19-49, Z-19-190); and

WHEREAS, per the New York Town Law §278, a cluster development shall result in a permitted number of building lots which shall not exceed the number which could be permitted in conformance with the minimum lot size and density requirements of the zoning district in which the land is situated; zoning criteria for the Residential 1 (R1) district were used to determine the 21-lot conventional plan and the regulations of the Town's Residential 3 (R3) zoning district have been used to dictate the lot area and yard requirements for the 21 lots in the cluster plan; and

WHEREAS, per the Layout Plan, there will be 5 "Forever Wild" Areas totaling 9.35 acres or 31% of the total site area, East (3.66 acres), South (0.55 acres), West (0.56 acres), North (0.39 acres), and HOA (4.19 acres); each lot around the outer perimeter of the access road will contain a portion of the East, South, West, or North "Forever Wild" Area; the entirety of the HOA "Forever Wild" Area will be on a separate parcel and will also contain a wet pond for the subdivision; existing vegetation will remain in the "Forever Wild" Areas and no grading or earthwork will be permitted; a covenant will be included within the legal description of lots containing "Forever Wild" Areas; and

WHEREAS, the referral materials include a Traffic Impact Study dated 10/23/17 (revised 8/15/19) that concludes the project will not have a notable effect on traffic operations and safety on the adjacent highway system; the project will result in 25 vehicles per hour during morning peak hour (7:15AM to 8:15AM) and 26 vehicles per hour in the evening peak hour (4:15PM to 5:15PM); no degradation in Level of Service was found at any of the nearby intersections or at the proposed site driveway; the traffic study also showed sufficient sight distance and enough gaps in traffic to accommodate the proposed driveway; and

WHEREAS, a letter from a representative for the applicant to the Town Planning Board, dated June 15, 2020, indicates total site cut to equal 39,308 cubic yards and fill to equal 53,929 cubic yards with an import of 14,620 cubic yards; a letter dated June 13, 2019 from Kenney Geotechnical Engineering Services, PLLC to the applicant indicates a subsurface investigation of the project site was performed to provide data for road design and a preliminary screening for karst features; the review concludes that there are no apparent distinct karst topographic features in the immediate project vicinity; and

WHEREAS, the referral materials include a Stormwater Pollution Prevention Plan (SWPPP) dated 1/26/18 (revised 8/7/20) that notes 19.85 acres of the site will be disturbed, exceeding the 5-acre threshold set by the DEC and therefore requiring permissions from the DEC and regulated MS4; stormwater runoff from site improvements, as well as some offsite runoff, will be directed via stormwater structures and swales to the proposed wet pond on the HOA property; per the Layout Plan, there will be a swale at the rear of the southern lots and a 20' wide drainage easement to the wet pond area; a maintenance access easement is shown to the wet pond through Lot 12; there is a 20' wide easement on adjacent properties to the south, which appear will also use the new wet pond; and

WHEREAS, a new municipal connection to public drinking water, provided by the Onondaga County Water Authority (OCWA), is proposed; the DEIS indicates overall anticipated water usage from the 20 new residences will be 6,930 to 11,550 gallons per day; a letter from OCWA dated July 6, 2017 indicates a hydrant flow test was conducted for this site;

ADVISORY NOTE: the applicant is advised to continue coordinating with OCWA's Engineering Department to ensure there is sufficient capacity to support the project, as revised; and

WHEREAS, a new municipal connection to public sewerage, provided by the Town, is proposed; the DEIS indicates there will be gravity or low-pressure sewer systems for each lot; a force main system is shown for 7 of the lots; public sewers in this area ultimately flow to County-owned sewerage and the Meadowbrook-Limestone Wastewater Treatment Plant, which is a flow-constrained facility; a letter from the Onondaga County Department of Water Environment Protection (WEP) dated April 2, 2018 indicates capacity assurance for County infrastructure was issued for the project, but would only be valid for 24 months from the date of the letter;

ADVISORY NOTE: the applicant is advised to continue coordinating with WEP to ensure there is adequate capacity to accept the projected average daily flow for the subdivision; given constraints at the Meadowbrook-Limestone Wastewater Treatment Plant, which have changed since the 2018 letter was issued, WEP requests that the applicant develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, a field wetlands delineation and data collection were completed on May 31, 2019 to determine on-site limits of state and federal jurisdictional wetlands and streams; the site includes a 745 linear foot (0.24 acres) intermittent stream channel and 0.10-acre ground water seep wetland, both of which are under federal jurisdiction and shown in the project plans to be almost entirely included in the HOA "Forever Wild" Area; a small portion of the wetland area will fall on a new construction lot and buffered by a new boulder wall; and

WHEREAS, a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated March 26, 2018 indicates the Office has reviewed the project and finds no impact on archaeological and/or historic resources listed in or eligible on the State or National Registers of Historic Places; a letter from the NYS Department of Environmental Conservation (DEC) dated April 6, 2019 indicates the project has been reviewed for impacts to rare or state-listed animals or plants, or significant natural communities and found the site is within 3.5 miles of a documented winter hibernaculum for Northern long-eared bat; the main impact of concern for bats is the cutting or removal of potential roost trees; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-100

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Andrew Day for the property located at 5795 Bridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street (Route 290) and Erie Boulevard East (Route 5), both state highways; and
- WHEREAS, the applicant is proposing construction of two multi-story, mixed-use buildings with associated site amenities on a 4.1-acre parcel in a Business zoning district and Mixed Use Village II Floating Overlay; and
- WHEREAS, the Board recently recommended approval of a text amendment referral (Z-21-61) to adopt and activate the Town of DeWitt Mixed-Use Village Floating Overlay as part of the proposed project; in 2020, the Board recommended modification of a site plan referral (Z-20-180) for a previous iteration of the mixed-use project; per a phone conversation with the Town, the DeWitt Planning Board has met with the applicant during work sessions to discuss site layout and building design for the project, and the site plan has subsequently been revised; the referral (Z-21-100) currently under review is for the revised site plan; and
- WHEREAS, the site is located along Bridge Street, a state road, just north of the highly commercialized Erie Boulevard East (NYS Route 5) corridor; surrounding land uses are mixed roadside commercial and large retail establishments; this area has largely focused on auto-oriented development since buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road south of this site; and
- WHEREAS, the submitted survey map dated September 17, 2019 shows the site contains an existing one-story, multi-tenant building on the southern half of the site with warehouse, office, and retail uses, associated parking on the side of the building, and a full access driveway onto Bridge Street; the site has additional frontage on Kravec Drive, a local dead-end road to the north; the northern half of the site contains an existing one-story building, an abandoned miniature golf course, batting cages, associated parking areas, and access to Kravec Drive; the two portions of the site are bisected by a drainage channel and NYS Department of Transportation drainage easement; both buildings will be demolished and the entirety of the site will be redeveloped as part of the proposed project; access to Bridge Street is shown to remain; and
- WHEREAS, the submitted Graphic Site Plan dated February 15, 2021, which reflects site

plan changes from the previous referral (Z-20-180), shows two proposed mixed-use buildings; Phase 1 includes construction of Building A, a four-story building, on the northern half of the site situated parallel to Kravec Drive; Phase 1 construction also includes a one-story garage building with 7 garage spaces perpendicular to Building A, 24 perpendicular on-street spaces along Kravec Drive, and parking areas at the front and side of Building A; Phase 2 includes construction of Building B, a one- to four-story building, in place of the existing multi-tenant building and additional parking at the front of Building B; total on-site parking provides 177 spaces, including the 7 garage spaces; the submitted floor plans show (2) three-bedroom units, (28) two-bedroom units, and (16) one-bedroom units on the upper floors of Building A; the first floor will have 11,840 sf of mixed use and 2,500 sf for tenant amenities; Building B is shown to have (5) three-bedroom units, (7) two-bedroom units, and (5) one-bedroom units on the upper floors and 5,890 sf of mixed use, as well as one 4,500 sf tenant; no additional information regarding tenant 1 was included; proposed sidewalks and crosswalks are shown connecting the two new buildings and parking areas; and

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

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

WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), there is a county-owned trunk sewer running north-south through the site; there is a 16' easement to the county associated with the infrastructure; per the Graphic Site Plan, the easement area will be covered by new parking areas and sidewalks;

ADVISORY NOTE: per WEP, no permanent structures are permitted over county infrastructure or within a county easement; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 1, 2020, 4.1 acres of the site will be disturbed by the proposed project; stormwater runoff will be collected from buildings and pavement and directed to on-site stormwater facilities shown in the Site Grading & Drainage Plan to include two stormwater management areas, one near the center of the site and one along the northern lot line; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTES: per the NYS Department of Transportation, additional

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

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, a property east across Bridge Street was the subject of an incident, Spill No. 0805150, in 2008, and has since been closed; the project is also within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the plan shows existing trees will be removed;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The applicant must contact the New York State Department of Transportation regarding existing access to Bridge Street, which may require realignment with the adjacent parcel and Celi Drive or restricting access to Bridge Street. The site plan must be modified to reflect these changes and submitted to the Department for review and approval.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. To further meet Department requirements, the applicant 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.

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

4. The Town must ensure there are no permanent structures in the county easement, and the applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division to discuss any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

5. Kravec Drive is an existing Town road that provides for a future local road network to alleviate challenges to circulation, emergency response, and future development in this area. The site plan must be modified to maintain adequate right-of-way for a complete Town road including sidewalks and street trees consistent with the Town's mixed-use design guidelines. If additional parking is necessary along the public street, it should be parallel parking to prevent backing into the right-of-way, ensure the safety of users, and further accommodate a sidewalk. Continued development and redevelopment in this area should connect to Kravec Drive, and ultimately connect Kravec Drive to the signalized intersection at Bridge Street and Widewaters Parkway. The Town should also require the installation of a sidewalk and street trees connecting this site to Erie Boulevard, which is scheduled to have sidewalk installations in the near future, and would provide a direct connection to the Empire State Trail.

The Board also offers the following comments:

1. The Board commends the Town and applicant on the proposed mixed-use project in this challenging and transitional environment. Attention to the scaling of buildings and design of the site is critical to the future success of this project and the site as a whole. The Town has performed excellent conceptual planning and developed specific design guidelines for this type of transformational project, which will create a lasting high value human environment if followed. The Town is encouraged to continue to explore opportunities to extend this human environment to surrounding areas in order to fulfill the vision of Elevating Erie and the mixed-use development overlay by connecting the site to adjacent parcels with sidewalks, pathways, shared parking and driveways, and a future road network.

2. To facilitate future development of a local road network in this area, the Town is advised to plat locations for future public roads in an official Town map.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-101

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Eric Daniel for the property located at 6600 New Venture Gear Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Venture Gear Drive (Route 76) and Fly Road (Route 77), both county highways, and the New York State Thruway (Interstate Route 90), a state highway; and
- WHEREAS, the applicant is proposing a new access road and modifications to existing buildings for the creation of new loading dock areas on a 123.59-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2016, the Board recommended modification of concurrent site plan (Z-16-344) and special permit (Z-16-345) referrals to operate a commercial garage for a bus service in an existing facility previously used for the same purpose; previously, the Board reviewed referrals (Z-15-179, Z-15-251, S-15-47) for construction of a FedEx warehouse and distribution facility on a portion of the site and a site plan referral (Z-13-131) to construct a large stormwater detention pond on the overall site; and
- WHEREAS, the site is located in an industrial node along the NYS Thruway (I-90); aerial imagery dated May 2020 and the submitted survey map dated July 27, 2018 show the site has frontage on New Venture Gear Drive, Fly Road, and Chrysler Lane and contains two large existing warehouse/industrial buildings and associated parking areas; the site has two existing driveways on New Venture Gear Drive and one driveway onto Chrysler Lane, a local road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on New Venture Gear Drive must meet Department requirements; and
- WHEREAS, the submitted Overall Site Plan dated January 26, 2021 shows the proposed project to include installation of a private access road (1,700 linear feet in length); the access road will be asphalt and connect to Chrysler Lane; 38 loading docks will be constructed, with 32 on the side of the “East Building” and 6 on the side of the other building; per the local application, the loading docks are intended to service the existing tenants and prepare the building for future tenants; the new access road will provide a direct route from the loading docks to Chrysler Lane; and
- WHEREAS, the Overall Site Plan shows an electric substation and 60’ transmission line easement with overhead utility lines on the eastern half of the site; a small portion of the access road appears to encroach in the easement; proposed lighting is shown to include light fixtures along the new access road; and
- WHEREAS, the Overall Schematic Floor Plan shows additional areas on the site for a Phase i Future Structure (79,000 sf) and Phase ii Future Structure (87,000 sf)

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

E-mail Address: countyplanning@ongov.net

with loading dock areas, and two large parking lots along the southern lot line; per a phone conversation with the Town, this development would occur in future phase(s) and is not under consideration with this review; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 26, 2021, 3.75 acres of the site will be disturbed by the proposed project; stormwater will be directed to existing stormwater ponds, new bioretention or dry swales; discharge directed to a western drainage ditch will be less than existing;

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

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

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

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

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

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

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

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

The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Departments of Transportation and Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-51

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Hoag Road Development for the property located at 5290-5320 Hoag Lane; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing a residential cluster development on 30.4 acres in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-21-6) as part of the proposed project; three previous iterations of the project were reviewed by the Board, one in 2017 (S-17-72, Z-17-370), one in 2018 (S-18-88, Z-18-375), and one in 2019 (S-19-49, Z-19-190), for which the Board offered no position with comment; as part of the 2018 review, SOCPA staff also informally reviewed the site plan (S-18-375) and preliminary subdivision (S-18-88) referrals for the project and submitted comments to the Town Planning Board under separate cover in observance of the local board's meeting schedule; the Town Planning Board, acting as Lead Agency, has issued a Positive Declaration under Article 8 of the Environmental Conservation Law for the proposed project; a Draft Environmental Impact Statement (DEIS) was prepared and included with the referral materials; and
- WHEREAS, the site is located along Hoag Lane, a local road, in a transitional area from more densely developed residential neighborhoods to vacant, forested and agricultural lands in the Town of Manlius; aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling occurring towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane (to be removed) that ends in a large circle in front of the house; and
- WHEREAS, the submitted Layout Plan dated December 1, 2017 (revised August 7, 2020) shows 20 new construction lots, ranging in size from 0.54 acres to 2.78 acres, and 1 newly formed lot (3.41 acres) for the existing house; an area of the site is shown to be under the ownership and maintenance of a Homeowner's Association (HOA); each construction lot is shown with a building footprint and driveway; a new driveway is shown for the existing house; the subdivision will be served by a new access road with a single outlet onto Hoag Lane aligning with Shiraz Lane, a local road to the north; the road forms a circle on the site so that 6 of the proposed lots will occur at the interior of the circle; all lots are shown to have access via the new road; there will be a new monument sign at the subdivision entrance; the lot layout appears to be mostly the same as the 2019 iteration (S-19-49, Z-19-190); and
- WHEREAS, per the New York Town Law §278, a cluster development shall result in a

permitted number of building lots which shall not exceed the number which could be permitted in conformance with the minimum lot size and density requirements of the zoning district in which the land is situated; zoning criteria for the Residential 1 (R1) district were used to determine the 21-lot conventional plan and the regulations of the Town's Residential 3 (R3) zoning district have been used to dictate the lot area and yard requirements for the 21 lots in the cluster plan; and

WHEREAS, per the Layout Plan, there will be 5 "Forever Wild" Areas totaling 9.35 acres or 31% of the total site area, East (3.66 acres), South (0.55 acres), West (0.56 acres), North (0.39 acres), and HOA (4.19 acres); each lot around the outer perimeter of the access road will contain a portion of the East, South, West, or North "Forever Wild" Area; the entirety of the HOA "Forever Wild" Area will be on a separate parcel and will also contain a wet pond for the subdivision; existing vegetation will remain in the "Forever Wild" Areas and no grading or earthwork will be permitted; a covenant will be included within the legal description of lots containing "Forever Wild" Areas; and

WHEREAS, the referral materials include a Traffic Impact Study dated 10/23/17 (revised 8/15/19) that concludes the project will not have a notable effect on traffic operations and safety on the adjacent highway system; the project will result in 25 vehicles per hour during morning peak hour (7:15AM to 8:15AM) and 26 vehicles per hour in the evening peak hour (4:15PM to 5:15PM); no degradation in Level of Service was found at any of the nearby intersections or at the proposed site driveway; the traffic study also showed sufficient sight distance and enough gaps in traffic to accommodate the proposed driveway; and

WHEREAS, a letter from a representative for the applicant to the Town Planning Board, dated June 15, 2020, indicates total site cut to equal 39,308 cubic yards and fill to equal 53,929 cubic yards with an import of 14,620 cubic yards; a letter dated June 13, 2019 from Kenney Geotechnical Engineering Services, PLLC to the applicant indicates a subsurface investigation of the project site was performed to provide data for road design and a preliminary screening for karst features; the review concludes that there are no apparent distinct karst topographic features in the immediate project vicinity; and

WHEREAS, the referral materials include a Stormwater Pollution Prevention Plan (SWPPP) dated 1/26/18 (revised 8/7/20) that notes 19.85 acres of the site will be disturbed, exceeding the 5-acre threshold set by the DEC and therefore requiring permissions from the DEC and regulated MS4; stormwater runoff from site improvements, as well as some offsite runoff, will be directed via stormwater structures and swales to the proposed wet pond on the HOA property; per the Layout Plan, there will be a swale at the rear of the southern lots and a 20' wide drainage easement to the wet pond area; a maintenance access easement is shown to the wet pond through Lot 12; there is a 20' wide easement on adjacent properties to the south, which appear will also use the new wet pond; and

WHEREAS, a new municipal connection to public drinking water, provided by the Onondaga County Water Authority (OCWA), is proposed; the DEIS indicates overall anticipated water usage from the 20 new residences will be 6,930 to 11,550 gallons per day; a letter from OCWA dated July 6, 2017 indicates a hydrant flow test was conducted for this site;

ADVISORY NOTE: the applicant is advised to continue coordinating with OCWA's Engineering Department to ensure there is sufficient capacity to

support the project, as revised; and

WHEREAS, a new municipal connection to public sewerage, provided by the Town, is proposed; the DEIS indicates there will be gravity or low-pressure sewer systems for each lot; a force main system is shown for 7 of the lots; public sewers in this area ultimately flow to County-owned sewerage and the Meadowbrook-Limestone Wastewater Treatment Plant, which is a flow-constrained facility; a letter from the Onondaga County Department of Water Environment Protection (WEP) dated April 2, 2018 indicates capacity assurance for County infrastructure was issued for the project, but would only be valid for 24 months from the date of the letter;

ADVISORY NOTE: the applicant is advised to continue coordinating with WEP to ensure there is adequate capacity to accept the projected average daily flow for the subdivision; given constraints at the Meadowbrook-Limestone Wastewater Treatment Plant, which have changed since the 2018 letter was issued, WEP requests that the applicant develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, a field wetlands delineation and data collection were completed on May 31, 2019 to determine on-site limits of state and federal jurisdictional wetlands and streams; the site includes a 745 linear foot (0.24 acres) intermittent stream channel and 0.10-acre ground water seep wetland, both of which are under federal jurisdiction and shown in the project plans to be almost entirely included in the HOA "Forever Wild" Area; a small portion of the wetland area will fall on a new construction lot and buffered by a new boulder wall; and

WHEREAS, a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated March 26, 2018 indicates the Office has reviewed the project and finds no impact on archaeological and/or historic resources listed in or eligible on the State or National Registers of Historic Places; a letter from the NYS Department of Environmental Conservation (DEC) dated April 6, 2019 indicates the project has been reviewed for impacts to rare or state-listed animals or plants, or significant natural communities and found the site is within 3.5 miles of a documented winter hibernaculum for Northern long-eared bat; the main impact of concern for bats is the cutting or removal of potential roost trees; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Michael Gwynn for the property located at 2023, 2026 & 2028 Teall Avenue; 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 Teall Avenue (Route 228), a county highway, and Arterial Road, a state highway; and
- WHEREAS, the applicant is proposing a zone change on two parcels totaling 0.51 acres from Commercial (C-2) to Commercial (C-3) to allow for an automobile repair and body shop; and
- WHEREAS, in 2010, the Board offered no position for a special permit referral (Z-10-218) to allow live entertainment at the existing bar and restaurant on one of the subject parcels; and
- WHEREAS, the site is located in the Lyncourt hamlet, just north of the City of Syracuse boundary; the site has frontage on Teall Avenue, which is a four-lane road; there are a mix of surrounding land uses including commercial, industrial, and residential properties; the majority of the Teall Avenue corridor is zoned C-2 to the south, and O-2 to the north; adjacent rear parcels are residential and zoned R-3; and
- WHEREAS, aerial imagery dated May 2020 shows two of the subject parcels are located on the eastern side of Teall Avenue; the southern parcel (TM #070.-12-19.0) has additional frontage on Lorenzo Drive, a local road, and contains an existing one-story building; there is a row of parking along the south side of the building with unrestricted access to Lorenzo Drive; the northern parcel (TM #070.-12-20.0) contains an existing building with front yard parking and unrestricted access to Teall Avenue; the other subject parcel (TM #070.-13-33.0) is located on the western side of Teall Avenue and contains an existing parking lot with unrestricted access to Teall Avenue; and
- WHEREAS, per a phone conversation with the Town, parcel TM #070.-12-20.0 contains an existing auto body use, Gwynn's Automotive, which is operating as a legal non-conforming use in the C-2 zoning district; the other two parcels are under common ownership and have an existing bar and restaurant use; the applicant intends to purchase the bar and restaurant parcels to expand the auto garage use; and
- WHEREAS, per a phone conversation with the Town, no site modifications are planned, only interior modifications to the restaurant building and the addition of overhead doors on the side of the building facing the auto garage; the parking area along Lorenzo Drive will be used for employee parking only; the parking lot on the west side of Teall Avenue will be used to park vehicles that are waiting service; and

WHEREAS, the proposed zone change to C-3 is only intended for two of the subject parcels, TM #070.-12-19.0 and 070.-12-20.0, as transitional parking is a use permitted in the C-2 district upon issuance of a special permit; and

WHEREAS, per the Town Zoning Code, the proposed C-3 zoning district is intended “to provide areas, on highways designed to handle large traffic volumes, for well-planned and –designed commercial uses which primarily serve the motoring public and which are generally compatible with each other” and permits restaurants, hotels, motels, retail sales and service, office, radio and television studios, shopping centers, theaters, and day-care centers by right, and gasoline service facilities, new motor vehicle sales facilities, adult uses, outdoor theaters, recreation facilities, funeral homes, animal hospitals and kennels, transitional parking areas, utility service facilities, cemeteries, used motor vehicle sales facilities, and motor vehicle services facilities by special permit; and

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

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

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

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

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734029) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

1. The Board encourages the Town to consider comprehensive planning and/or corridor level planning to help guide decision making on projects such as this. Optimally, guidance regarding desired land uses, character of development, public infrastructure provision and access management would be included in such planning.

2. The applicant is advised to contact the Onondaga County Department of Transportation to coordinate requirements for access to Teall Avenue to ensure the existing driveways meet the Department’s commercial driveway standards.

3. The Town and applicant are encouraged to consider opportunities to improve site design and functionality for all parcels, such as installing a planting strip between the road front and parking areas to help delineate access, provide landscape screening for parking areas and from residential uses, and match the aesthetics of neighboring parcels.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-79

- 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 CNY Home Improvements, Inc. for the property located at 7793 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 481, both state highways, Bear Road (Route 191), a county highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to construct an 8,894 sf warehouse addition for an existing kitchen and bath remodeling business on a 1.03-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located along US Route 11 just north of the Village of North Syracuse boundary; the site is near I-481 and its on- and off-ramps for Bear Road; surrounding land uses along Route 11 are commercial; the site abuts long, narrow residential lots to the west; and
- WHEREAS, the submitted survey map dated December 15, 2020 shows the L-shaped parcel has additional frontage on Business Avenue, a local road, and contains an existing one-story, multi-tenant building; there is parking at the front and rear of the building, connected by a drive aisle along the south side of the building; aerial imagery dated May 2020 shows the rear of the site, roughly 0.40 acres, is undeveloped and wooded; and
- WHEREAS, the submitted Site Plan dated January 22, 2021 shows the proposed addition (8,894 sf) will be constructed behind the building, replacing the rear parking area; the site's wooded area will be cleared and a new parking area will be constructed at the rear of the addition and along the Business Avenue frontage; the site will have 29 on-site parking spaces, 5 more than existing; a proposed driveway onto Business Avenue is shown; and
- WHEREAS, per the survey map, the site has an existing driveway onto Route 11 and there is a concrete sidewalk along Route 11 that crosses through the driveway; no changes to Route 11 access are proposed; and
- WHEREAS, the Site Plan shows 5 proposed trees around the perimeter of the new parking area; two landscape beds will be installed adjacent to the Business Avenue driveway; a lighting plan was included with the referral materials, which shows 8 new wall-mounted light fixtures mounted at a height ranging from 10 to 19 feet on three sides of the addition; and
- WHEREAS, per the local application, hours of operation will be Monday through Friday 9AM to 5PM; there will be a maximum of 8 employees on-site at a time; no changes to signage are proposed; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 25,

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

E-mail Address: countyplanning@ongov.net

2021, 0.7 acres of the site will be disturbed by the proposed project; stormwater from the new development will be directed to an existing culvert adjacent to Business Avenue;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

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

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

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

1. Additional landscaping is encouraged at the rear of the site to screen parking and dumpster areas from the neighboring residential land uses.
2. The Town is advised to ensure site lighting is appropriate for the adjacent residential area, with no glare or spillover onto neighboring properties.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-80

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of 313 E. Willow St. / MCV Law Offices for the property located at 511-515 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81 and Route 690, both state highways; and
- WHEREAS, the applicant is proposing minor site modifications and exterior improvements to an existing building in a Central Business - Office and Service (CBD-OSR) zoning district; and
- WHEREAS, the Board is concurrently reviewing an other authorization referral (Z-21-81) as part of the proposed project; and
- WHEREAS, the site is located in Downtown Syracuse southwest of the I-690/I-81 interchange; the submitted survey map dated June 2, 2011 shows the site has frontage on East Fayette Street and South McBride Street, both city streets, and contains an existing two-story building situated at the southwest corner of the lot; the remainder of the site is covered by asphalt parking with 45 on-site spaces; and
- WHEREAS, the parking lot is enclosed by a fence and has an existing curb cut onto East Fayette Street; there are existing concrete sidewalks and street trees along both road frontages; no changes to access are proposed; and
- WHEREAS, the submitted Site Plan dated January 20, 2021 shows site and exterior modifications to include relocating the existing entry door on the East Fayette Street face of the building; the new entry will occur near the center of the face and have a new concrete ramp with canopy above; the ramp encroaches into the city right-of-way and will be subject to approval from the City; and
- WHEREAS, per the local application, the building has existing professional offices; the proposed renovations are intended to allow for a new professional office use, MCV Law, in the building; interior renovations are also proposed as part of the project; hours of operation will be 8:30AM to 5PM; and
- WHEREAS, sign allowances in the CBD zoning districts permit one sign per first story business/tenant per street and must be located on the first story of the street frontage; the maximum sign face area permitted is 1 square foot per 1 linear foot; per the local application, two wall-mounted, internally-lit wall signs (20 sf each) are proposed as part of the project, one at the front of the building facing East Fayette Street and one at the rear of the building; a letter from the applicant to the City, dated February 8, 2021, indicates a sign waiver is requested for location and number allowances; and
- WHEREAS, the site is served by public drinking water provided by the City and public

sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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 project is within 2,000 feet of multiple sites (IDs: V00502, C734111, B00003, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of 313 E. Willow St. / MCV Law Offices for the property located at 511-515 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Route 81 and Route 690, both state highways; and
- WHEREAS, the applicant is requesting a sign waiver for new signage on an existing building in a Central Business - Office and Service (CBD-OSR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-21-80) as part of the proposed project; and
- WHEREAS, the site is located in Downtown Syracuse southwest of the I-690/I-81 interchange; the submitted survey map dated June 2, 2011 shows the site has frontage on East Fayette Street and South McBride Street, both city streets, and contains an existing two-story building situated at the southwest corner of the lot; the remainder of the site is covered by asphalt parking with 45 on-site spaces; and
- WHEREAS, the parking lot is enclosed by a fence and has an existing curb cut onto East Fayette Street; there are existing concrete sidewalks and street trees along both road frontages; no changes to access are proposed; and
- WHEREAS, the submitted Site Plan dated January 20, 2021 shows site and exterior modifications to include relocating the existing entry door on the East Fayette Street face of the building; the new entry will occur near the center of the face and have a new concrete ramp with canopy above; the ramp encroaches into the city right-of-way and will be subject to approval from the City; and
- WHEREAS, per the local application, the building has existing professional offices; the proposed renovations are intended to allow for a new professional office use, MCV Law, in the building; interior renovations are also proposed as part of the project; hours of operation will be 8:30AM to 5PM; and
- WHEREAS, sign allowances in the CBD zoning districts permit one sign per first story business/tenant per street and must be located on the first story of the street frontage; the maximum sign face area permitted is 1 square foot per 1 linear foot; per the local application, two wall-mounted, internally-lit wall signs (20 sf each) are proposed as part of the project, one at the front of the building facing East Fayette Street and one at the rear of the building; a letter from the applicant to the City, dated February 8, 2021, indicates a sign waiver is requested for location and number allowances; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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 project is within 2,000 feet of multiple sites (IDs: V00502, C734111, B00003, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Fabius Zoning Board of Appeals at the request of Robert & Nancy Gardner for the property located at 1055 Route 91; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 91 and Route 80, both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the rear yard setback from 50 feet to 22 feet to allow for construction of a new single-family dwelling on a 1.28-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the site is located in the Apulia hamlet in the Town of Fabius; surrounding land uses include single-family residential and agricultural lands; the site and some adjacent parcels are enrolled in NYS Agricultural District 4; lands east of the site appear to contain active farm land; parcels south of the site also appear to contain active farm land, though they are not enrolled in the Agricultural District; and
- WHEREAS, the submitted survey map shows the site has frontage on NYS Route 91 and contains an existing house, to be demolished, and rear building; neither of the existing structures appear to conform to the setback requirements of the R-2 district; and
- WHEREAS, the survey map shows the location of the new house on the south side of the building; an area variance is sought to reduce the rear yard setback from 50' to 22'; the new house appears to meet the other dimensional requirements of the zoning district; two sheds are shown at the rear of the house; and
- WHEREAS, per the referral notice, the lot is a legal non-conforming lot with 402.22' of frontage where 500' is the minimum frontage required and 1.28 acres where 2 acres is the minimum lot area required; the local application notes that the non-conforming frontage is the result of a recent change to the Town Zoning Code; and
- WHEREAS, per the survey map, there is an existing driveway onto Route 91, which will serve the new house; no changes to the driveway are proposed; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 16, 2021, 1.25 acres of the site will be disturbed by the proposed project; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by an individual well and septic system; per the referral notice, the new house will use the existing well and septic system;
ADVISORY NOTE: 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 issuance of a building permit; and

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-83

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Michael Ladouceur for the property located at 1086-1088 State Fair Boulevard; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway, and Interstate Route 690, a state highway; and

WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces from 10 to 7 as part of a proposed self-storage facility project on three parcels totaling 1.319 acres in a Commercial B: Highway Commercial zoning district; and

WHEREAS, the Board recently recommended modification of a site plan referral (Z-21-17) as part of the proposed project; the Board cited requirements for the existing driveway on State Fair Boulevard, coordination with the NYS Department of Transportation regarding drainage and lighting plans, and encouraged additional landscape screening and appropriate site lighting for neighboring residential properties; in 2006, the Board recommended modification of concurrent subdivision (S-06-129) and special permit (Z-06-360) referrals to combine two of the subject parcels into one and construct a 2,100 sf addition to an existing building; and

WHEREAS, the site is located in the Lakeland area near the northwest shore of Onondaga Lake; the site abuts a single-family residential neighborhood to the south and rear, and part of the I-690 ramp system to the north; the submitted Site Plan - Existing dated October 16, 2020, included with the site plan referral (Z-21-17) for the project, shows the site has frontage on State Fair Boulevard and contains two existing structures, a house and a commercial building, with asphalt at the front of both structures and between them; there is a large gravel area at the rear of both structures and a shed; the site has almost 60' of access to State Fair Boulevard; and

WHEREAS, the submitted Variance Plan dated February 16, 2021 shows 3 of the 4 proposed storage buildings to be constructed at the rear of the site, including (1) 2,200 sf building and (2) 3,000 sf buildings; the land around the buildings will be paved and enclosed by a chain link fence; a 6' tall stockade fence and row of new trees are shown at the rear of the storage area and along a portion of the eastern lot line, where the site abuts residential lots; the tree buffer has been extended to screen more of the lot boundaries than previously shown in the site plan referral (Z-21-17); and

WHEREAS, the Variance Plan shows the house will be demolished and replaced by the 4th storage building (5,700 sf); the chain link fence will be reconfigured to enclose

the additional building; the existing commercial building and use, Countryside Stove & Chimney of CNY, will remain; a parking lot with 7 spaces is shown next to the commercial building; access to State Fair Boulevard will be reduced to a single 24' wide driveway, which is a modification from the previously reviewed site plan;

ADVISORY NOTE: the proposed driveway onto State Fair Boulevard will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the Referral Notice, the applicants will seek approval to combine the three subject parcels into one if the site plan is approved; per the Town Zoning Code, this qualifies as a simple subdivision and can be approved administratively; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 16, 2021, 1 acre of the site will be disturbed by the proposed project;

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

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

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-84

- 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 LaFayette Planning Board at the request of Brian Kramak for the property located at 5982 Route 20; 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 20 and Route 11, both state highways; and
- WHEREAS, the applicant is proposing to establish and operate a gunsmith shop from an existing residence on a 0.6-acre parcel in a Hamlet zoning district; and
- WHEREAS, the site is located in a walkable, mixed-use hamlet area east of I-81; surrounding land uses include a mix of residential, commercial, professional offices, and civic; the site abuts a residential lot to the west and church to the east; and
- WHEREAS, the submitted survey map shows the site has frontage on US Route 20 and contains an existing two-story house and a large detached building; there is an existing blacktop driveway onto Route 20; no changes to access are proposed; aerial imagery dated May 2020 shows a gravel driveway along the eastern lot line, which appears to be used by the adjacent church; the survey map shows a corresponding right-of-way; there is an existing sidewalk along the frontage of the site; and
- WHEREAS, per the local application, the gunsmith shop will be operated out of the home/garage and include firearm maintenance, fabrication, assembly, and occasional sales, as allowed by state and federal licenses; no site modifications are proposed; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-85

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law 2021-A to amend Chapter 148 Zoning of the Town of Skaneateles Code to establish a Planned Unit Development (PUD) district; and
- WHEREAS, the proposed text amendment would create a new article, Article 11 Planned Unit Development (PUD), in Chapter 148; the purpose of which is stated to be “to provide land use and design flexibility to facilitate development of projects that would not otherwise be possible in the underlying zoning district or under standard zoning regulations”; and
- WHEREAS, the new Article provides general requirements for PUD districts, which establishes that a person seeking to establish a PUD district in the Town must submit a PUD District Application, including a conceptual Development Plan for the project, to the Town Board; establishment of said district will require 1) approval of the application and 2) enactment of a local law to establish the legal boundaries and authorized parameters of the PUD district and amend the Town Zoning Map; after a PUD district is established, the applicant must obtain Site Plan approval of the project; and
- WHEREAS, the new Article also establishes location, use, and minimum dimensional requirements; the minimum area required to qualify for a PUD district will be 2 acres; buildings and land in a PUD district may be used for any lawful purpose, subject to Town Board authorization; the Town Board also has the authority to determine the appropriate land use intensity and/or density for individual projects, including but not limited to, any open space requirements; and
- WHEREAS, additional PUD District Application requirements are further defined by the new Article; as part of its review of an application, the Town Board will comply with the provisions of SEQRA and will refer the application to the Town Planning Board for review and the County Planning Board, as necessary; the Town Board shall conduct a public hearing on the application after proper notice is given; and
- WHEREAS, per the new Article, the Town Board must render its decision to approve or disapprove the application with 62 days of the close of the public hearing, provided that recommendations have been received from the Town Planning Board and County Planning Board; the final decision must consider whether the proposed use A) is consistent with the Town’s Comprehensive Plan, B) will negatively impact the surrounding area, C) will increase job opportunities, D)

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

E-mail Address: countyplanning@ongov.net

will result in significant adverse environmental impacts, particularly within the Skaneateles Lake watershed, E) requires construction of new buildings and infrastructure or offers adaptive re-use of existing buildings and infrastructure (preferred), F) promotes affordable housing in the community, particularly for senior citizens, G) is in proportion to surrounding structures and uses, and H) includes improvements, to be constructed at the applicant's expense, to pedestrian safety, sidewalks and bicycle lanes; and

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

The Board commends the Town on its efforts to provide greater flexibility for development projects, encourage adaptive re-use, and promote uses that will benefit the community through the addition of a Planned Unit Development (PUD) district.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-86

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law 2021-B to amend provisions for the Zoning Board of Appeals in Chapter 148 Zoning of the Town of Skaneateles Code; and
- WHEREAS, the Town Zoning Board of Appeals is established in § 148-10-10 Appeals and Variances of the current Town Zoning Code; the Zoning Board of Appeals has the power to review two types of appeals: 1) appeals of orders, requirements, decisions, interpretations or determinations of an administrative official, and 2) appeals for variance, in which case the Board may grant area variances and use variances; and
- WHEREAS, currently, the Zoning Board of Appeals must consider the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community, when making its determination to grant an area variance; the Board must also consider a) if the granted area variance will produce an undesirable change to the character of the neighborhood or a detriment to nearby properties, b) if the benefit sought by the applicant can be achieved by another, feasible method, c) if the area variance is substantial, d) if the variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, and e) if the alleged difficulty was self-created; and
- WHEREAS, the review of an area variance application has additional considerations pertaining to the fact that Skaneateles Lake is a public water supply, which will be modified by Local Law 2021-B; the following stipulation that the Board “not grant any variance that, individually or in combination with other variances, may result in pollution of the lake from more intensive use of property, encroachment into required lake yards, additional surface water runoff or subsurface leaching of septic waste or any other factors” will be removed in its entirety; and
- WHEREAS, the proposed text amendments will also remove language that any area variance within 200 feet of Skaneateles Lake that enlarges a building or enables it to encroach into a required lake yard shall be presumed to be substantial and have an adverse environmental impact because of the cumulative risk of degradation of the lake posed by granting individual variances; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-87

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Elizabeth Ernyey for the property located at 4434 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Jordan Road (Route 22), a county highway; and
- WHEREAS, the applicant is requesting an area variance to replace a nonconforming garage with a new pole barn on a 0.60-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located along Jordan Road in the Skaneateles Falls hamlet with surrounding residential land uses; the site is across Jordan Road from a toy outlet store and southeast of Skaneateles Park North, an industrial park; and
- WHEREAS, per the submitted survey map, the site contains an existing house, detached garage, above ground swimming pool, and various decks; there is an existing stone driveway onto Jordan Road; per the plans, the existing garage (449 sf, 14' in height) will be replaced by a new pole barn (576 sf, 19'-9" in height), which exceeds the existing footprint, floor space and height of the existing, nonconforming garage; and
- WHEREAS, a letter to the applicant from the Town, dated January 28, 2021, indicates a Building/Zoning permit application was filed with the Town and denied because a "nonconforming structure may be demolished in whole or in part by a property owner and a new structure may be built to the same or lesser height and floor space and on the same or lesser footprint without a variance or special permit provided that the structure and the lot on which it is situated comply with maximum impermeable surface requirements"; and
- WHEREAS, the submitted Case Review Worksheet indicates the lot is pre-existing nonconforming as it does not meet the minimum lot size (0.6 acres where 2 acres is required); the existing garage is a nonconforming structure as it does not meet the side yard setback (14' where 30' is required); the location of the pole barn is drawn on the survey map and shown to be in the same location as the existing garage, though with a larger footprint; the nonconformity will not be exacerbated; and
- WHEREAS, per the local application, the garage is more than 100 years old and is beyond repair; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the 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 has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-88

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Colonial Village for the property located at 8196 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing construction of a one-story, 10,000 sf medical office building, with associated amenities, on 3.4 acres in an Office (O-2) zoning district; and
- WHEREAS, the Board previously reviewed a number of referrals (Z-05-404, Z-07-34, Z-14-327, Z-15-29, and S-14-73) to subdivide a 4.87-acre parcel into four lots and construct an office park, Colonial Village, with (1) two-story building (5,000 sf footprint) planned per lot; three of the buildings were intended for offices and one as a medical arts building; the subdivision was approved, along with various area variances and a site plan, and the three subject parcels and an adjacent parcel were created; the adjacent parcel has since been developed with a two-story real estate office building, as part of the office park; the site plan currently under review is a modification to the previously-approved office park plan; and
- WHEREAS, the site is located along Oswego Road, a commercialized corridor, and abuts a residential neighborhood to the east; the submitted survey map dated August 15, 2007 shows the site has additional frontage on Provo Drive, a local road, and contains a small parking lot, drive aisles, and two existing driveways, one right-in only on Oswego Road and one full access drive on Provo Drive; the parcels are otherwise undeveloped; the driveways and drive aisles appear to serve the office park as a whole;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted, nor is any shown in the project plans; and
- WHEREAS, per the submitted Project Narrative dated February 2021, the applicant plans to merge the two rear lots, Lots 2 and 4, into one parcel (Lot 2A); the proposed medical arts building (10,000 sf) will be constructed on Lot 2A; Lot 1 will remain as-is, designated for a future two-story office building with 5,000 sf per floor; there are no proposed changes to Lot 3, which contains the existing real estate office; and
- WHEREAS, the submitted Preliminary Site Plan dated February 2021 shows the new building will be encircled by concrete sidewalks; there will be parking at the front and both sides of the building; a proposed landscape buffer consisting of blue spruce trees is shown at the rear of the site, for screening of the adjacent residential lots; per the Preliminary Site Plan, an area variance is required to

reduce the perimeter landscape buffer along the southerly lot line from 15' to 0' and was previously granted for Lots 2 and 4; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 12, 2021, proposed hours of operation are Monday through Friday 7AM to 6PM; and

WHEREAS, per the EAF, 1.44 acres will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facility/structures; the survey map shows two stormwater management basins, one on either side of the Provo Drive driveway;

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

WHEREAS, the site has access to public drinking water provided by the Town and public sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; new municipal connections to drinking water and sewer infrastructure are proposed; per the EAF, anticipated water usage and wastewater generation are each estimated at 500 gallons per day;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service; a bus stop is located at the front of the site; 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

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

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

The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

To improve walkability and access to public transit in this area, the Town and applicant are encouraged to install a sidewalk along the Oswego Road frontage that includes amenities, such as a bench, trash can, and concrete landing pad, for transit users at the bus stop, provides a planting strip between the sidewalk and the road, and includes an extension to the buildings on-site.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-90

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Edward J. Ryan & Son, Inc. for the property located at 3180 Bellevue Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bellevue Avenue (Route 101) and Onondaga Boulevard (Route 240), both county highways; and
- WHEREAS, the applicant is proposing to construct a 432-square foot addition to a two-story garage on a 2.04-acre parcel in a Planned Residential (PR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-21-91) as part of the proposed project; in 2004, the Board offered no position for concurrent use variance (Z-04-301) and site plan (Z-04-302) referrals to build a two-story garage onto the existing funeral home building, which were approved and the garage was completed; and
- WHEREAS, the site is located at the outskirts of the Winkworth neighborhood, with surrounding single-family and multi-family residential land uses including the Winkworth Apartment Homes to the south; and
- WHEREAS, the submitted Site Plan dated August 17, 2004 (revised February 9, 2021) shows the site has frontage on Onondaga Boulevard and Bellevue Avenue and contains an existing building for Edward J Ryan & Son funeral home; there is a large parking lot with two driveways on Bellevue Avenue on the western half of the property and a small parking lot with an additional driveway on the east side of the building; an email from the Onondaga County Department of Transportation to the applicant, dated January 27, 2021, indicates the Department has reviewed the project and has no concerns; and
- WHEREAS, a Resolution of the Town Zoning Board of Appeals dated September 21, 2004 indicates a use variance was granted in August 2004 to allow for the funeral home use; the variance was subsequently amended to allow for the two-story garage addition (Z-04-301, Z-04-302); the Site Plan shows the garage is accessed from the smaller parking lot; per the submitted floor plans and elevation drawings, the proposed addition will occur at the front of the garage and provide additional garage and attic storage space for the funeral home; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Edward J. Ryan & Son, Inc. for the property located at 3180 Bellevue Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Bellevue Avenue (Route 101) and Onondaga Boulevard (Route 240), both county highways; and
- WHEREAS, the applicant is requesting a use variance amendment to allow for construction of a 432-square foot addition to a two-story garage on a 2.04-acre parcel in a Planned Residential (PR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-90) as part of the proposed project; in 2004, the Board offered no position for concurrent use variance (Z-04-301) and site plan (Z-04-302) referrals to build a two-story garage onto the existing funeral home building, which were approved and the garage was completed; and
- WHEREAS, the site is located at the outskirts of the Winkworth neighborhood, with surrounding single-family and multi-family residential land uses including the Winkworth Apartment Homes to the south; and
- WHEREAS, the submitted Site Plan dated August 17, 2004 (revised February 9, 2021) shows the site has frontage on Onondaga Boulevard and Bellevue Avenue and contains an existing building for Edward J Ryan & Son funeral home; there is a large parking lot with two driveways on Bellevue Avenue on the western half of the property and a small parking lot with an additional driveway on the east side of the building; an email from the Onondaga County Department of Transportation to the applicant, dated January 27, 2021, indicates the Department has reviewed the project and has no concerns; and
- WHEREAS, a Resolution of the Town Zoning Board of Appeals dated September 21, 2004 indicates a use variance was granted in August 2004 to allow for the funeral home use; the variance was subsequently amended to allow for the two-story garage addition (Z-04-301, Z-04-302); the Site Plan shows the garage is accessed from the smaller parking lot; per the submitted floor plans and elevation drawings, the proposed addition will occur at the front of the garage and provide additional garage and attic storage space for the funeral home; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Liverpool Planning Board at the request of Devin Heldt for the property located at 109 Hazel 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 Vine Street (Route 51), a county highway, a state portion of Oswego Street (Route 91 / Old Route 57), and Second Street (Route 370), a state highway; and
- WHEREAS, the applicant is requesting a special permit to replace an existing garage with a larger 480 square foot garage on a 0.19-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-93) as part of the proposed project; and
- WHEREAS, the site is located in a dense, walkable residential neighborhood adjacent to the Village's downtown core; the submitted survey map dated June 5, 2015 shows the site has frontage on Hazel Street, a village street, and contains an existing two-story house; there is an existing asphalt driveway onto Hazel Street and a concrete sidewalk along the frontage of the site; and
- WHEREAS, per the survey, there is an existing detached garage to the rear of house, to be demolished; the new garage will be larger than the current garage, but constructed in the same location; per the local application, the garage slab will be replaced with a foundation as part of the project and electricity will be run to the new garage; and
- WHEREAS, per the area variance application, the garage will be 19'-8" in height, where the maximum height permitted for accessory structures is 15'; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been

listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-93

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of Devin Heldt for the property located at 109 Hazel Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Vine Street (Route 51), a county highway, a state portion of Oswego Street (Route 91 / Old Route 57), and Second Street (Route 370), a state highway; and
- WHEREAS, the applicant is requesting an area variance to increase the allowable height from 15' to 19'-8" for a new 480 square foot garage on a 0.19-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-92) as part of the proposed project; and
- WHEREAS, the site is located in a dense, walkable residential neighborhood adjacent to the Village's downtown core; the submitted survey map dated June 5, 2015 shows the site has frontage on Hazel Street, a village street, and contains an existing two-story house; there is an existing asphalt driveway onto Hazel Street and a concrete sidewalk along the frontage of the site; and
- WHEREAS, per the survey, there is an existing detached garage to the rear of house, to be demolished; the new garage will be larger than the current garage, but constructed in the same location; per the local application, the garage slab will be replaced with a foundation as part of the project and electricity will be run to the new garage; and
- WHEREAS, per the area variance application, the garage will be 19'-8" in height, where the maximum height permitted for accessory structures is 15'; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-94

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a Local Law to amend the Town Code to allow residents to keep small animals such as miniature goats, chickens and rabbits as domestic household pets in the R-1 zoning district; and
- WHEREAS, per the Town Zoning Code, “domestic household pets” are currently defined as follows: “As used in this chapter, shall refer to animals customarily residing with persons in residential areas, but shall not include, among other animals, swine, goats, rabbits, pigeons, poultry, foxes, minks, skunks or other such fur-bearing animals, and no accessory structure shall be erected or maintained for harboring such animals”; and
- WHEREAS, the proposed local law will amend the current “domestic household pets” definition to eliminate the restriction of goats, rabbits, and poultry; and
- WHEREAS, per the Town Zoning Code, the R-1 district currently permits single-family dwellings and accessory structures or land uses incidental to a single-family dwelling; lots where public sanitary sewer service is provided must have a minimum 150 feet of frontage and a minimum area of 40,000 square feet; lots where septic systems are proposed must have a minimum 150 feet of frontage and a minimum area of 80,000 square feet; the following setback requirements apply to all lots in the R-1 district: front yard (40 feet), rear yard (40 feet), and side yard (20 feet); and
- WHEREAS, per the Town Zoning Code, permitted accessory structures in the R-1 district currently includes “structures for housing dogs, cats and other such domestic household pets, provided that such use is not conducted for profit or any commercial purpose; and provided, further, that the total floor area of all such structures shall not exceed 50 square feet”; and
- WHEREAS, the proposed local law will amend the permitted accessory structures in the R-1 district to include structures for miniature goats, chickens, and rabbits, and a note that the intention is “to allow the keeping and proper maintenance of small animals in the house and on the property as either inside pets or comfort animals for those residing in the R-1 district”; and
- WHEREAS, per the Town Zoning Map, the R-1 district appears to coincide with residential neighborhoods and generally occurs at the outskirts of the Villages of Fayetteville and Manlius; and
- WHEREAS, the Zoning Code indicates that the uses permitted in the R-1 district are also permitted in the R-3 and R-4 districts; it is not clear if the text amendment is

intended to allow for miniature goats, chickens, and rabbits in those districts as well; and

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

1. The Town Board is encouraged to review model ordinances for allowances of miniature goats, chickens, and rabbits on residential properties, which may provide additional guidance for limiting the number of animals permitted or any enclosure requirements. Additional information regarding best practices is also available by contacting the Cornell Cooperative Extension.
2. The Town Board is advised to clarify whether miniature goats, chickens, and rabbits will also be permitted in the R-3 and R-4 zoning districts.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-95

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Rosario Amato for the property located at 2216-2224 East Colvin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Nottingham Road (Route 6), a county highway, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to renovate an existing building to create three retail spaces on a 0.2-acre parcel in a Residential-Service zoning district; and
- WHEREAS, the site is located in the City's Eastside neighborhood just east of Syracuse University's South Campus; the site is in a node of commercial uses generally surrounded by single-family residential; the site abuts a single-family residence to the west, a multi-tenant commercial building to the south, and is across the street from a shopping plaza with a Tops grocery store; and
- WHEREAS, aerial imagery dated May 2020 and the submitted survey map show the site has frontage on Colvin Street and Julian Place, both city streets, and contains an existing one-story, multi-tenant building, which is currently vacant; there is an existing concrete sidewalk along Colvin Street, and a row of front yard parking along the Julian Place frontage with unrestricted access; and
- WHEREAS, the submitted Site Plan dated February 25, 2021 shows site alterations to include reducing the front yard parking and access to 5 spaces with unrestricted access to Julian Place; the parking spaces will be striped; a concrete sidewalk and pressure-treated wood deck are shown at the front of the building, separated from parking by a landscape bed; and
- WHEREAS, the submitted Floor Plan shows interior renovations for three tenant spaces, with a barbershop tenant occupying the middle space and future tenants on either end of the building; the exterior rendering shows façade alterations including new aluminum storefront systems and natural wood siding with painted aluminum trim; new membrane roofing is indicated in the Roof Plan; and
- WHEREAS, per the local application, proposed hours of operation will be 8AM to 5PM; there will be 8 parking spaces on-site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 25, 2020, 0.2 acres of the site will be disturbed by the proposed project; runoff from the site will discharge to the Colvin Street storm sewer; the site is located in an Onondaga County Drainage District for Meadow Brook, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes"; and

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

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

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

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

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

The applicant is encouraged to install a concrete sidewalk along the Julian Place frontage and provide a sidewalk connection to the front of the building.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-96

- 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 Joe Hucko - Washington St. Partners for the property located at 225 West Jefferson 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 the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is requesting a special permit to establish a private fitness center in an existing building in a Central Business - General Service (CBD-GSA) zoning district; and
- WHEREAS, the site is located on West Jefferson Street, a city street, in Downtown Syracuse; the site is in the Armory Square Historic District and near the South Salina Street Downtown Historic District, both of which are listed on the National and State Registers of Historic Places; the site abuts the Erie Lackawanna Railroad; and
- WHEREAS, aerial imagery dated May 2020 and the submitted plans show the site contains an existing two-story office building with parking on three sides of the building; the site is served by an existing gated driveway; there is an existing raised train platform (parking deck) adjacent to the office building; the space below the parking deck will be renovated for the proposed fitness center; the plans show interior alterations are proposed and new windows; no site modifications are indicated; and
- WHEREAS, per the local application, hours of operation will be 8AM to 5PM; the private fitness center is intended for use by the tenants of the adjacent office building; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734060) 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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Fesko Farms, Inc. (Kim Brayman) for the property located at NYS Route 41; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 41 (East Lake Road), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing Local Law A-2021 to create the Happy Pastures Campground Planned Development District (PDD) on a 52.25-acre parcel in a current Residential Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing zone change (Z-21-98) and site plan (Z-21-99) referrals as part of the proposed project; and
- WHEREAS, the vacant parcel is located in a rural area in the Town of Spafford with surrounding low-density residential and agricultural land uses; there are also large tracts of undeveloped, forestland in the surrounding area; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the submitted Agricultural Data Statement indicates 44 acres of the site is currently being farmed; the property appears to be affiliated with the large adjacent Fesko Farms, who are currently working toward a purchase of development rights easement project with the NY Agricultural Land Trust and New York State Department of Agriculture & Markets, on other land within Fesko Farm holdings; this parcel is not a part of the proposed easement; and
- WHEREAS, enactment of proposed Local Law #A of 2021 is intended to establish the Happy Pastures Campground PDD on the subject site and amend the Town Zoning Map to reflect the change in classification; per Resolution 23-2021 of the Town of Spafford, the application was referred to the Town of Spafford Planning Board for review and recommendation, in accordance with the Town Zoning Law; the Planning Board recommended adoption of the requested PDD district zone change and map amendment; the Town Board, serving as lead agency, determined that the action is a "Type I" action under SEQRA; and
- WHEREAS, the submitted Site Masterplan dated December 14, 2020 shows the Happy Pastures Campground will be developed with 7 cabins and 71 campsites, mostly occurring in the wooded area of the site; in front of the cabin and camping area, there will be a reception/office building, barn with manure storage and adjacent enclosed pastures, a lodge, and a shower/toilet/sink building (bath house #1); other amenities include outdoor movie lawn area, open lawn/lawn game area, communal fire pit, playground, and refuse and dumping station areas; a second building for toilets/water (bath house #2) is shown in the camping area; and

WHEREAS, the submitted floor plan and elevation drawings show the lodge will be a two-story, barn-style building with attached silo, first floor event room and lounge, and second floor two-bedroom apartment and mezzanine; the reception/office building will be a two-story, barn-style building with first floor office, check-in area and gift shoppe and two second floor suites; the local application indicates the campground will be seasonal; there will be agricultural education as part of the new use and a portion of the site will continue to be farmed; no additional information regarding the agricultural education use or anticipated use of the event space was provided; and

WHEREAS, the site has frontage on NYS Route 41 (East Lake Road) and has an existing farm access road; per the Site Masterplan, the farm access road will be paved and extended to serve the campground; the paved drive serves the reception/office building, bath house #1, and the lodge; a network of gravel drives is proposed to serve the barn and pasture, refuse enclosure, dumping station, bath house #2, cabins and campsites;
ADVISORY NOTE: the proposed access onto Route 41 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 4, 2019 indicates the project will occur in three phases; Phase 1 is shown in the plans to include construction of the entry drive, service road, reception/office building and associated parking spaces and site lighting, (13) campsites and associated drives at Loop 'A', (9) campsites and associated drives at Loop 'B', the R.V. dumping station, septic system #1, and the stormwater pond with emergency fire access and turn around; Phase 2 includes the lodge building with associated drives, walks, site lighting and parking spaces, bath house #1, barn building with pastures, manure storage and site lighting, (9) campsites and associated drives at Loop 'C', (5) campsites and associated drives at Loop 'D', replacing (7) sites at Loop 'A' with cabins, and septic system #2; Phase 3 includes (19) campsites and associated drives at Loop 'D', (15) campsites and associated drives at Loop 'E', (8) campsites and associated drives at Loop 'F' and bath house #2; and

WHEREAS, per the EAF, proposed lighting will include exterior lighting on buildings and exterior light poles (20' in height) at the main entry drive intersections, all to be dark sky compliant; no additional information regarding lighting is shown; and

WHEREAS, per the EAF, 20 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities, shown in the Site Masterplan to include a stormwater pond with dock; there also appears to be diversion swales around the perimeter of the developed area; a Stormwater Management Report and Stormwater Pollution Prevention Plan dated November 2020 was included with the referral materials;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site does not have access to public drinking water and is located outside of the Onondaga County Sanitary District boundary; new individual wells and septic systems are proposed as part of the project; plans show each campsite

will have a wooden post with water service connections and electric connections; per the EAF, anticipated water usage is estimated at 5,500 gallons per day; the Water Treatment & Distribution Systems Plan shows 1" and 2" water lines to the cabins, bath house #1, reception/office building, lodge, and spigots, all of which ultimately connect to a water treatment room in the reception/office building basement and two proposed water well sites; and

WHEREAS, per the EAF, liquid waste generation will be approximately 5,015 gallons per day; the septic system will be designed to follow NYS DEC requirements; the Wastewater Treatment System Plan shows two proposed systems with 4" and 6" sanitary sewer lines connecting the bath house #1, reception/office building, and lodge to System I and the cabins to System II; 6 of the campsites appear to have sanitary sewer connections for trailers/campers; and

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

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

While the Board offers no position with regard to the proposed local law, the following comments are intended for the project as a whole:

1. Per the Onondaga County Health Department, this campground will be regulated by the Department, and the proposal must conform with all current New York State Sanitary Code requirements. The Town must ensure all requirements of the Health Department and State are met prior to, or as a condition of, municipal approval of the project.
2. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
3. The applicant is required to coordinate Route 41 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data for full build out to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
4. As part of its review, the Town is advised to consider potential lighting, noise, and traffic impacts to the surrounding area, particularly during any anticipated events to be held on-site.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-98

- 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 Spafford Town Board at the request of Fesko Farms, Inc. (Kim Brayman) for the property located at NYS Route 41; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 41 (East Lake Road), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change to create the Happy Pastures Campground Planned Development District (PDD) on a 52.25-acre parcel in a current Residential Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing local law (Z-21-97) and site plan (Z-21-99) referrals as part of the proposed project; and
- WHEREAS, the vacant parcel is located in a rural area in the Town of Spafford with surrounding low-density residential and agricultural land uses; there are also large tracts of undeveloped, forestland in the surrounding area; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the submitted Agricultural Data Statement indicates 44 acres of the site is currently being farmed; the property appears to be affiliated with the large adjacent Fesko Farms, who are currently working toward a purchase of development rights easement project with the NY Agricultural Land Trust and New York State Department of Agriculture & Markets, on other land within Fesko Farm holdings; this parcel is not a part of the proposed easement; and
- WHEREAS, enactment of proposed Local Law #A of 2021 is intended to establish the Happy Pastures Campground PDD on the subject site and amend the Town Zoning Map to reflect the change in classification; per Resolution 23-2021 of the Town of Spafford, the application was referred to the Town of Spafford Planning Board for review and recommendation, in accordance with the Town Zoning Law; the Planning Board recommended adoption of the requested PDD district zone change and map amendment; the Town Board, serving as lead agency, determined that the action is a "Type I" action under SEQRA; and
- WHEREAS, the submitted Site Masterplan dated December 14, 2020 shows the Happy Pastures Campground will be developed with 7 cabins and 71 campsites, mostly occurring in the wooded area of the site; in front of the cabin and camping area, there will be a reception/office building, barn with manure storage and adjacent enclosed pastures, a lodge, and a shower/toilet/sink building (bath house #1); other amenities include outdoor movie lawn area, open lawn/lawn game area, communal fire pit, playground, and refuse and dumping station areas; a second building for toilets/water (bath house #2) is shown in the camping area; and

WHEREAS, the submitted floor plan and elevation drawings show the lodge will be a two-story, barn-style building with attached silo, first floor event room and lounge, and second floor two-bedroom apartment and mezzanine; the reception/office building will be a two-story, barn-style building with first floor office, check-in area and gift shoppe and two second floor suites; the local application indicates the campground will be seasonal; there will be agricultural education as part of the new use and a portion of the site will continue to be farmed; no additional information regarding the agricultural education use or anticipated use of the event space was provided; and

WHEREAS, the site has frontage on NYS Route 41 (East Lake Road) and has an existing farm access road; per the Site Masterplan, the farm access road will be paved and extended to serve the campground; the paved drive serves the reception/office building, bath house #1, and the lodge; a network of gravel drives is proposed to serve the barn and pasture, refuse enclosure, dumping station, bath house #2, cabins and campsites;
ADVISORY NOTE: the proposed access onto Route 41 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 4, 2019 indicates the project will occur in three phases; Phase 1 is shown in the plans to include construction of the entry drive, service road, reception/office building and associated parking spaces and site lighting, (13) campsites and associated drives at Loop 'A', (9) campsites and associated drives at Loop 'B', the R.V. dumping station, septic system #1, and the stormwater pond with emergency fire access and turn around; Phase 2 includes the lodge building with associated drives, walks, site lighting and parking spaces, bath house #1, barn building with pastures, manure storage and site lighting, (9) campsites and associated drives at Loop 'C', (5) campsites and associated drives at Loop 'D', replacing (7) sites at Loop 'A' with cabins, and septic system #2; Phase 3 includes (19) campsites and associated drives at Loop 'D', (15) campsites and associated drives at Loop 'E', (8) campsites and associated drives at Loop 'F' and bath house #2; and

WHEREAS, per the EAF, proposed lighting will include exterior lighting on buildings and exterior light poles (20' in height) at the main entry drive intersections, all to be dark sky compliant; no additional information regarding lighting is shown; and

WHEREAS, per the EAF, 20 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities, shown in the Site Masterplan to include a stormwater pond with dock; there also appears to be diversion swales around the perimeter of the developed area; a Stormwater Management Report and Stormwater Pollution Prevention Plan dated November 2020 was included with the referral materials;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site does not have access to public drinking water and is located outside of the Onondaga County Sanitary District boundary; new individual wells and septic systems are proposed as part of the project; plans show each campsite

will have a wooden post with water service connections and electric connections; per the EAF, anticipated water usage is estimated at 5,500 gallons per day; the Water Treatment & Distribution Systems Plan shows 1" and 2" water lines to the cabins, bath house #1, reception/office building, lodge, and spigots, all of which ultimately connect to a water treatment room in the reception/office building basement and two proposed water well sites; and

WHEREAS, per the EAF, liquid waste generation will be approximately 5,015 gallons per day; the septic system will be designed to follow NYS DEC requirements; the Wastewater Treatment System Plan shows two proposed systems with 4" and 6" sanitary sewer lines connecting the bath house #1, reception/office building, and lodge to System I and the cabins to System II; 6 of the campsites appear to have sanitary sewer connections for trailers/campers; and

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

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

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

1. Per the Onondaga County Health Department, this campground will be regulated by the Department, and the proposal must conform with all current New York State Sanitary Code requirements. The Town must ensure all requirements of the Health Department and State are met prior to, or as a condition of, municipal approval of the project.
2. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
3. The applicant is required to coordinate Route 41 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data for full build out to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
4. As part of its review, the Town is advised to consider potential lighting, noise, and traffic impacts to the surrounding area, particularly during any anticipated events to be held on-site.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 10, 2021

OCPB Case # Z-21-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Spafford Town Board at the request of Fesko Farms, Inc. (Kim Brayman) for the property located at NYS Route 41; 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 41 (East Lake Road), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to establish a campground facility, Happy Pastures, on a 52.25-acre parcel in a proposed Planned Development District (PDD); and
- WHEREAS, the Board is concurrently reviewing local law (Z-21-97) and zone change (Z-21-98) referrals as part of the proposed project; and
- WHEREAS, the vacant parcel is located in a rural area in the Town of Spafford with surrounding low-density residential and agricultural land uses; there are also large tracts of undeveloped, forestland in the surrounding area; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the submitted Agricultural Data Statement indicates 44 acres of the site is currently being farmed; the property appears to be affiliated with the large adjacent Fesko Farms, who are currently working toward a purchase of development rights easement project with the NY Agricultural Land Trust and New York State Department of Agriculture & Markets, on other land within Fesko Farm holdings; this parcel is not a part of the proposed easement; and
- WHEREAS, enactment of proposed Local Law #A of 2021 is intended to establish the Happy Pastures Campground PDD on the subject site and amend the Town Zoning Map to reflect the change in classification; per Resolution 23-2021 of the Town of Spafford, the application was referred to the Town of Spafford Planning Board for review and recommendation, in accordance with the Town Zoning Law; the Planning Board recommended adoption of the requested PDD district zone change and map amendment; the Town Board, serving as lead agency, determined that the action is a "Type I" action under SEQRA; and
- WHEREAS, the submitted Site Masterplan dated December 14, 2020 shows the Happy Pastures Campground will be developed with 7 cabins and 71 campsites, mostly occurring in the wooded area of the site; in front of the cabin and camping area, there will be a reception/office building, barn with manure storage and adjacent enclosed pastures, a lodge, and a shower/toilet/sink building (bath house #1); other amenities include outdoor movie lawn area, open lawn/lawn game area, communal fire pit, playground, and refuse and dumping station areas; a second building for toilets/water (bath house #2) is shown in the camping area; and
- WHEREAS, the submitted floor plan and elevation drawings show the lodge will be a two-

story, barn-style building with attached silo, first floor event room and lounge, and second floor two-bedroom apartment and mezzanine; the reception/office building will be a two-story, barn-style building with first floor office, check-in area and gift shoppe and two second floor suites; the local application indicates the campground will be seasonal; there will be agricultural education as part of the new use and a portion of the site will continue to be farmed; no additional information regarding the agricultural education use or anticipated use of the event space was provided; and

WHEREAS, the site has frontage on NYS Route 41 (East Lake Road) and has an existing farm access road; per the Site Masterplan, the farm access road will be paved and extended to serve the campground; the paved drive serves the reception/office building, bath house #1, and the lodge; a network of gravel drives is proposed to serve the barn and pasture, refuse enclosure, dumping station, bath house #2, cabins and campsites;
ADVISORY NOTE: the proposed access onto Route 41 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 4, 2019 indicates the project will occur in three phases; Phase 1 is shown in the plans to include construction of the entry drive, service road, reception/office building and associated parking spaces and site lighting, (13) campsites and associated drives at Loop 'A', (9) campsites and associated drives at Loop 'B', the R.V. dumping station, septic system #1, and the stormwater pond with emergency fire access and turn around; Phase 2 includes the lodge building with associated drives, walks, site lighting and parking spaces, bath house #1, barn building with pastures, manure storage and site lighting, (9) campsites and associated drives at Loop 'C', (5) campsites and associated drives at Loop 'D', replacing (7) sites at Loop 'A' with cabins, and septic system #2; Phase 3 includes (19) campsites and associated drives at Loop 'D', (15) campsites and associated drives at Loop 'E', (8) campsites and associated drives at Loop 'F' and bath house #2; and

WHEREAS, per the EAF, proposed lighting will include exterior lighting on buildings and exterior light poles (20' in height) at the main entry drive intersections, all to be dark sky compliant; no additional information regarding lighting is shown; and

WHEREAS, per the EAF, 20 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities, shown in the Site Masterplan to include a stormwater pond with dock; there also appears to be diversion swales around the perimeter of the developed area; a Stormwater Management Report and Stormwater Pollution Prevention Plan dated November 2020 was included with the referral materials;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site does not have access to public drinking water and is located outside of the Onondaga County Sanitary District boundary; new individual wells and septic systems are proposed as part of the project; plans show each campsite will have a wooden post with water service connections and electric

connections; per the EAF, anticipated water usage is estimated at 5,500 gallons per day; the Water Treatment & Distribution Systems Plan shows 1" and 2" water lines to the cabins, bath house #1, reception/office building, lodge, and spigots, all of which ultimately connect to a water treatment room in the reception/office building basement and two proposed water well sites; and

WHEREAS, per the EAF, liquid waste generation will be approximately 5,015 gallons per day; the septic system will be designed to follow NYS DEC requirements; the Wastewater Treatment System Plan shows two proposed systems with 4" and 6" sanitary sewer lines connecting the bath house #1, reception/office building, and lodge to System I and the cabins to System II; 6 of the campsites appear to have sanitary sewer connections for trailers/campers; and

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

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

1. Per the Onondaga County Health Department, this campground will be regulated by the Department, and the proposal must conform with all current New York State Sanitary Code requirements. The Town must ensure all requirements of the Health Department and State are met prior to, or as a condition of, municipal approval of the project.
2. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
3. The applicant is required to coordinate Route 41 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data for full build out 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 comment:

As part of its review, the Town is advised to consider potential lighting, noise, and traffic impacts to the surrounding area, particularly during any anticipated events to be held on-site.

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