



Onondaga County Planning Board

March 18, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli - via teleconference
James Corbett - via teleconference
Marty Masterpole - via teleconference
David Skeval - via teleconference
Jim Stelter - via teleconference

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine

GUESTS PRESENT

Mark Premo
Ian Cannan - via teleconference
Dan Compitello - via teleconference
Samantha Kranes - via teleconference

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 18, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from February 26, 2020 were submitted for approval. James Corbett made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-10	TLysPB	<i>Modification</i>	S-20-11	TLysPB	<i>No Position</i>
S-20-12	TLafPB	<i>No Position With Comment</i>	S-20-13	TVanPB	<i>No Position With Comment</i>
Z-20-100	TSkaZBA	<i>No Position With Comment</i>	Z-20-101	TSkaPB	<i>Modification</i>
Z-20-102	TSkaPB	<i>Modification</i>	Z-20-103	TOnoTB	<i>No Position</i>
Z-20-104	VLivPB	<i>Modification</i>	Z-20-105	TVanPB	<i>No Position</i>
Z-20-65	TLafTB	<i>No Position With Comment</i>	Z-20-66	TLafTB	<i>No Position With Comment</i>
Z-20-67	TLafTB	<i>No Position With Comment</i>	Z-20-68	TSkaPB	<i>No Position</i>
Z-20-69	TGedZBA	<i>No Position</i>	Z-20-70	TGedZBA	<i>No Position</i>
Z-20-71	TGedPB	<i>Modification</i>	Z-20-72	TLysPB	<i>Modification</i>
Z-20-73	TLysPB	<i>Modification</i>	Z-20-74	TLysPB	<i>Modification</i>
Z-20-75	TSkaTB	<i>No Position</i>	Z-20-76	CSyrZA	<i>No Position</i>
Z-20-77	CSyrPB	<i>Modification</i>	Z-20-78	CSyrPB	<i>No Position</i>
Z-20-79	CSyrPB	<i>No Position</i>	Z-20-80	CSyrPB	<i>No Position</i>
Z-20-81	TDewZBA	<i>Modification</i>	Z-20-82	TDewZBA	<i>No Position With Comment</i>
Z-20-83	TEIbTB	<i>No Position With Comment</i>	Z-20-86	TManPB	<i>Modification</i>
Z-20-87	VLivPB	<i>No Position</i>	Z-20-88	TLafPB	<i>No Position With Comment</i>
Z-20-89	TLafPB	<i>No Position With Comment</i>	Z-20-90	TTuITB	<i>Modification</i>
Z-20-91	TTuITB	<i>Modification</i>	Z-20-92	TTuITB	<i>Modification</i>



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Z-20-93	TTuITB	<i>Modification</i>	Z-20-94	TTuITB	<i>No Position</i>
Z-20-95	TSkaPB	<i>Modification</i>	Z-20-96	TSkaPB	<i>Modification</i>
Z-20-97	TSkaPB	<i>Modification</i>	Z-20-98	TSkaZBA	<i>No Position With Comment</i>
Z-20-99	TSkaPB	<i>Modification</i>			



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # S-20-10

- 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 Lysander Planning Board at the request of Baldwinsville for the property located at 1963 West Genesee Street 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 West Genesee Street Road (Route 370), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 12.03-acre parcel into three new lots, Lot 1 (9.29 acres), Lot 2 (1.36 acres) and Lot 3 (1.37 acres), in an Agriculture-Residential (AR-40) zoning district; and
- WHEREAS, in recent years, the Board has reviewed several referrals for parcels in the surrounding area; in 2016, the Board recommended disapproval of a subdivision referral (S-16-64) for Whispering Oaks Phase 4/Cabbage Patch to subdivide 26 acres north of the site into 35 single-family lots utilizing the Town's Incentive Zoning Overlay, which was introduced in 2015 and previously reviewed by the Board (Z-15-415); in 2017, the Board offered no position with comment for a zone change referral (Z-17-49) to amend the Town Zoning Map and remove 12 parcels totaling 170 acres, including the subject parcel, from the Incentive Zoning Overlay District; and
- WHEREAS, the site is located along West Genesee Road, NYS Route 370, and is largely surrounded by residential land uses with several low density commercial uses and large tracts of undeveloped, forested and agricultural lands; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated January 2, 2020 show the site has additional frontage on Emerick Road, a local road, and contains a cluster of three existing, one-story buildings, generally surrounded by asphalt pavement; the structures, which include a salt barn, are municipal buildings owned by the neighboring Village of Baldwinsville and used by the Village Department of Public Works; and
- WHEREAS, the subdivision plan shows the developed area is enclosed by an existing chain link fence and has an existing asphalt driveway onto Route 370; there is also a small existing building 14' x 16.1' at the southeast corner of the site that is served by a dirt/gravel driveway onto Emerick Road; and
- WHEREAS, the subdivision plan shows the developed area, including the municipal buildings and Route 370 driveway, will be contained on proposed Lot 1 (9.29 acres); this parcel will only have frontage on Route 370 and include the western half of the site; proposed Lots 2 (1.36 acres) and 3 (1.37 acres) will comprise the eastern half of the site, with Lot 2 being a corner parcel containing the small building and dirt/gravel driveway and Lot 3 being vacant with frontage only on Emerick Road; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 21,

2020 and local application, Lot 1 will continue to be used by the Village and Lots 2 and 3 will be sold as residential lots, though no development is being proposed at this time; and

WHEREAS, ADVISORY NOTE: per the NYS Department of Transportation, all future access to proposed Lots 2 and 3 must come from Emerick Road; and

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

WHEREAS, the subdivision plan shows a federal riverine wetland and notes that boundaries were obtained from the US Fish and Wildlife Service (FWS) inventory map; the wetland boundaries appear to be located on proposed Lot 1 and outside all existing development;

ADVISORY NOTE: per the US Army Corps of Engineers, the FWS National Wetland Inventory Maps indicate the potential presence of federal wetlands and should not be used to confirm the presence/absence of federal wetlands; and

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

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

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

The Town and applicant must coordinate with the Onondaga County Health Department to provide legal access for both lots to connect to the public portion of the sanitary sewer prior to Department endorsement of the subdivision plan.

The Board also offers the following comment:

The Town is encouraged to consider long-term land use and planning goals for this node, and in particular, opportunities for neighborhood-scale commercial uses that would be consistent with the nearby municipal highway department operations and gas station and may benefit from a zone change.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # S-20-11

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Scott Merle for the property located at 8245 Emerick 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 55.5-acre parcel into three new lots, Lot 2 (16.6 acres), Lot 3 (20.2 acres) and Lot 4 (18.6 acres), in an Agricultural-Residential (AR-40) zoning district; and
- WHEREAS, in recent years, the Board has reviewed several referrals for parcels in the surrounding area; in 2016, the Board recommended disapproval of a subdivision referral (S-16-64) for Whispering Oaks Section 4 to subdivide 26 acres south of the site into 35 single-family lots utilizing the Town's Incentive Zoning Overlay, which was introduced in 2015 and previously reviewed by the Board (Z-15-415); in 2017, the Board offered no position with comment for a zone change referral (Z-17-49) to amend the Town Zoning Map and remove 12 parcels totaling 170 acres, including the subject parcel, from the Incentive Zoning Overlay District; and
- WHEREAS, the site is located along Emerick Road, a local road, and is largely surrounded by residential land uses with several low density commercial uses and large tracts of undeveloped, forested and agricultural lands; the site is located across Emerick Road from lands enrolled in NYS Agricultural District 3 and appears to contain active farmland; and
- WHEREAS, aerial imagery shows the site contains active farmland and wooded areas; the submitted Sketch Plan dated January 15, 2020 shows proposed Lots 2 (16.6 acres), 3 (20.2 acres), and 4 (18.6 acres) will each have frontage on Emerick Road; the plan also shows the site surrounds Lot 1, an existing lot containing a single-family residential use, on three sides; and
- WHEREAS, the local application indicates the proposed subdivision is intended for single-family detached residences; and
- WHEREAS, the site does not have existing drinking water or wastewater services and is located within the Onondaga County Sanitary District in an area that does not have access to public sewerage; the referral notice indicates private septic systems are proposed so as not to have to extend sewer lines to serve the proposed lots; per the submitted Environmental Assessment Form (EAF) dated February 6, 2020, drilled wells are proposed for the new lots; and
- WHEREAS, the US Fish and Wildlife Service (FWS) National Wetland Inventory Maps show a possible federal wetland area occurring at the northwest corner of the site; this area appears to be contained at the rear of proposed Lots 2 and 3 in an

area that is currently wooded;

ADVISORY NOTE: per the US Army Corps of Engineers, the FWS National Wetland Inventory Maps indicate the potential presence of federal wetlands and should not be used to confirm the presence/absence of federal wetlands; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # S-20-12

- 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 Town of LaFayette Planning Board at the request of Michael Kurgan for the property located at 2890 LaFayette 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 LaFayette Road (Route 112), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 47.9-acre parcel into two new lots, Lot 1 (1.921 acres) and Lot 2 (46.0 acres), in an Agricultural - Residential (AR) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding residential land uses, and large tracts of forested and agricultural lands; and
- WHEREAS, the submitted subdivision plan dated February 13, 2020 shows the site has frontage on LaFayette Road, a county road, and contains an existing two-story house, a shed, a barn, a garage with attached shed, and a one-story structure, all occurring at the front of the site; the one-story structure is separated from the other buildings by a ditch that runs north-south through the property; the site has additional frontage on a gravel road labeled "Persse Road" to the north, which appears to be privately owned, becoming a local roadway to the east; and
- WHEREAS, per the subdivision plan, there is a u-shaped grass driveway with two access points onto LaFayette Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on LaFayette Road must meet Department requirements; and
- WHEREAS, aerial imagery shows the site is separated into two areas by a parcel owned by Niagara Mohawk Power Corp. and containing overhead utility lines; the lands east of the utility lines include wooded areas and active farmland; lands west of the utility lines include the existing structures and additional wooded areas and active farmland; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (1.921 acres) will contain all of the existing structures and the lands generally surrounding them, including a portion of the farmland; the remaining lands will go to proposed Lot 2 (46.0 acres); Lot 2 will have all of the Persse Road frontage and two LaFayette Road frontages, 110' and 153' in length; no development plans were indicated; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed;
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 Department

endorsement of the subdivision; and

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # S-20-13

- 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 SUBDIVISION from the Town of Van Buren Planning Board at the request of Michael Santa Barbara for the property located at 1260 Old State Route 31; 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 Old Route 31 (Route 84) and Kingdom Road (Route 120), both county roads, the municipal boundary between the Towns of Van Buren and Elbridge, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 41.6-acre parcel into two new lots, Lot 1 (4.4 acres) and Remaining (37.2 acres), in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the site is located at the outskirts of the Jack's Reef hamlet just east of the Seneca River and the Town of Elbridge; the site and surrounding lands are enrolled in New York State Agricultural District 3; the site does not appear to contain active farmland, but abuts a portion of the Hourigan Farm to the west and south; other portions of the Hourigan Farm, located north across Old Route 31, are protected by an agricultural easement held by the NY Agricultural Land Trust (NYALT); and
- WHEREAS, aerial imagery and the submitted sketch plan show the site has frontage on Old Route 31, a county road, and contains an existing one-story house, a detached garage, a shed, and a driveway onto Old Route 31; the site surrounds a landlocked, 3.14-acre parcel that contains an existing single-family house; there is a right-of-way for ingress & egress and an existing gravel driveway onto Old Route 31, located on the site and serving the landlocked parcel; the remainder of the site appears to be mostly wooded; and
- WHEREAS, per the Sketch Plan, proposed Lot 1 (4.4 acres) will include 363' of frontage on Old Route 31 and be located adjacent to the right-of-way and landlocked parcel; the remaining lands (37.2 acres) will include the existing development and majority of the wooded lands; and
- WHEREAS, per the local application, proposed Lot 1 is intended as a building lot for construction of a new single-family home; no additional information regarding future development was included; and
- WHEREAS, **ADVISORY NOTE:** any proposed or future driveways onto Old Route 31 will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an individual well and septic system; a new individual well and a new septic system are proposed for Lot 1;

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 proposed Lot 1 prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows the site may contain state and/or federal wetlands, which appear to primarily occur in wooded areas on the northern half of the site; the rear of proposed Lot 1 may contain state and/or federal wetlands; aerial imagery shows there is also a drainage channel that generally runs along the rear lot line of proposed Lot 1 and then across the remaining lands; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

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

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

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties, in farm/agricultural zoning districts, and near protected agricultural lands. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-100

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of Bruce & Patricia Texiera for the property located at 2142 Terrace Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Lake Road (Route 41A), a state highway; and
- WHEREAS, the applicant is requesting area variances to reduce the lot area, front yard setback, and open space requirements in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts to allow construction of a deck with stairs, permeable walkways and an 80 sf shed on a 0.37-acre parcel; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-99) as part of the proposed project; and
- WHEREAS, the site is located between West Lake Road, a state road, and the western shore of Skaneateles Lake with surrounding residential land uses; the submitted survey map dated January 7, 2020 shows the site has frontage on Terrace Lane on two sides and contains an existing one-story house with a walkout basement; the site has an existing driveway onto Terrace Lane, which is a fire lane that intersects with West Lake Road to the west and serves a number of residential lots; and
- WHEREAS, the submitted Site Plan dated February 4, 2020 shows the proposed deck area (12.7' x 22.3') including a proposed hot tub, will be constructed on the east side of the house, replacing a portion of an existing paver sidewalk; new permeable pavers will replace the remainder of the sidewalk and be realigned to meet the deck's new stairs; the plan also shows an existing impermeable sidewalk on the other side of the house will be removed and replaced with a permeable paver sidewalk; and
- WHEREAS, the Site Plan shows the proposed storage shed (8' x 10') will be constructed at the northwest corner of the lot; and
- WHEREAS, per the submitted Case Review Worksheet, the building footprint and building floor space are pre-existing non-conforming and the existing house does not meet the side yard setback requirements of the RF zoning district; the lot also exceeds impermeable surface coverage allowances; area variances are sought to reduce lot area from 2 acres to 0.37 acres, reduce front yard setback from 60 feet to 10 feet, and reduce open space from 80% to 76.15%; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 21.82%, where 10% is the maximum permitted, and will decrease to 20.98% following the proposed

project; and

WHEREAS, the submitted Project Narrative dated February 10, 2020 notes that the site has limited options for reducing impermeable surface coverage on-site and is already planning to remove and replace the impermeable sidewalks with permeable pavers; options for minimizing impacts off-site include protecting land elsewhere in the Skaneateles Lake watershed; the Project Narrative indicates the applicant would be required to protect 17,919 sf elsewhere, which would equate to a \$19,531.71 fee for the applicant; and

WHEREAS, the site is served by an individual septic system and draws drinking water directly from Skaneateles Lake; 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. 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 area variance, the following comments are offered for the project as a whole:

1. 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.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the construction and/or location of the proposed deck.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-101

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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Michael Shende for the property located at 2346 Thornton Grove North; 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 a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to install a 205 linear foot steel sheet pile shoreline wall to replace an existing failing wall on a 2.31-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and

WHEREAS, the site is located on the western shore of Skaneateles Lake with surrounding residential land uses; the site abuts a parcel to the west that is enrolled in NYS Agricultural District 2 and appears to contain an active farm operation; and

WHEREAS, per the submitted Existing Site Plan dated February 19, 2020, the site is bisected by Thornton Grove North, a fire lane that serves several other lakefront residential lots, and contains an existing house with an attached porch and a rear deck, a detached garage, and two sheds; there is an existing driveway onto Thornton Grove North and gravel area, slate walk and paver walk network at the front of the house; shoreline structures include an existing concrete dock and wood stairs and landing, all to remain, and an existing timber shoreline stabilization wall, to be abandoned in-place; all of the existing development occurs on the east side of the fire lane; lands west of the fire lane are wooded; and

WHEREAS, per the Proposed Site Plan and submitted Project Description, the proposed shoreline wall system will be installed for shoreline stabilization; the wall system will include 205 linear feet of steel sheet pile, which appears to run the entire length of the site's shoreline; additional work is proposed above the mean high-water level and will include limited regrading and new vegetative plantings along the upper wall;

ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and

WHEREAS, the site is served by an individual septic system and draws drinking water directly from Skaneateles Lake; no changes to the existing infrastructure are proposed; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation

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

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 6.86%, where 10% is the maximum permitted, and will not change with the proposed project; and

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-102

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Jacalyn Falter for the property located at 3101 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to demolish an existing dwelling and construct a new 4,219 sf dwelling with new septic system and relocated driveway on a 1.7-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2017, the Board offered no position for concurrent site plan (Z-17-14) and special permit (Z-17-15) referrals to replace the lake access stairs on the subject parcel and construct a seawall for erosion control; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake with surrounding residential land uses; the site is west across East Lake Road, a state road, from lands enrolled in NYS Agricultural District 2, which appear to contain active farmland; and
- WHEREAS, aerial imagery and the submitted Narrative dated February 26, 2020 indicate the site has 200' of frontage on East Lake Road and 203' of shoreline, and contains an existing 3-bedroom house with an attached garage and rear deck, to be demolished; shoreline structures include steps to the lake, a dock, and a seawall, to remain; and
- WHEREAS, the submitted Site Plan dated February 28, 2020 and elevation drawings show the proposed four-bedroom house with a walkout basement and an attached garage will be 4,219 sf in size; a 322 sf permeable patio will be constructed at the rear of the house and two 2' x 2' piers will be added, one on either side of the driveway entrance; the proposed house appears to meet the requirements of the RF zoning district; and
- WHEREAS, per the Site Plan, there is an existing driveway onto East Lake Road, which will be reduced in width by 2.5' and realigned to meet the new house and driveway;
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, per the Site Plan, there will be two swales along either side of the house to help convey any runoff to two proposed bio-swale retention areas between the house and the lakefront; and
- WHEREAS, the site is shown to include a 33.5' right-of-way along the northern lot line,

which provides access for a property across the road to a set of existing lakefront steps on the site; and

WHEREAS, the site is served by an individual septic system and draws drinking water directly from Skaneateles Lake; a new individual septic system, which is shown in the Site Plan to occur at the front of the site, is proposed to serve the new house; and

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

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 12.1%, where 10% is the maximum permitted, and will decrease to 9.9% following the proposed project; and

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

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

1. The 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.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
3. The applicant must contact the NYS Department of Transportation Onondaga West Residency office regarding East Lake Road access plans to ensure that the existing driveway and driveway improvements, as shown, will meet the Department's residential driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-103

- 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 Syracuse University for the property located east of 621 Skytop 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 Route 481, a state highway, Onondaga County Resource Recovery Agency (OCRRA), a county-owned facility, and the municipal boundaries between the Town of Onondaga and the Town of DeWitt and the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing construction of "MAE" lab facilities consisting of (2) pre-fabricated research structures, approximately 720 sf each, on a vacant portion of a 160.73-acre parcel in a Light Industrial (LI) zoning district; and
- WHEREAS, in 2018, the Board offered no position for a site plan referral (Z-18-3) to install three pre-constructed mobile modular units, to be used for temporary office space; previously, the Board offered no position for a site plan referral (Z-15-127) proposing to construct a pre-fabricated 4,000 sf Construction Engineering Lab (CEL) on 0.8 acres of the subject parcel which appears to have been completed in 2016; and
- WHEREAS, the site consists of the portion of Syracuse University's South Campus that is located in the Town of Onondaga, including the college's Outdoor Education Center and Challenge Course, Inn Complete, Skytop Lacrosse/Soccer Field, and Skytop Office Building; access to the parcel comes from Skytop Road, a private road, that intersects with East Colvin Street to the north and extends south through South Campus, ending at a gated entrance onto Jamesville Avenue; and
- WHEREAS, a letter to the Town Code Enforcement Officer dated March 4, 2020 indicates the application is to modify the previous site plan approval for the CEL, which was granted on April 15, 2015 and reviewed by the County Planning Board in Case #Z-15-127; a copy of the CEL site plan application, short EAF form, a stormwater management memorandum, and the Town Board meeting minutes from April 15, 2015, when the site plan was approved, were all included with the referral materials for the current site plan review (Z-20-103); and
- WHEREAS, the proposed structures are intended to provide lab space for SU's Mechanical and Aeronautical Engineering Department (MAE) for studying indoor air quality, energy, and their effects on human health; the submitted Site Layout Plan dated March 3, 2020 shows the two buildings, MAE Lab (Alpha) and MAE Lab (Omega), will be constructed at the rear of 621 Skytop Road, an SU building including Parking and Transit Services, the Gebbie Speech, Language, and Hearing Clinic, and Syracuse University Press; the structures will be identical except for HVAC systems; and

WHEREAS, the Site Layout Plan shows additional site improvements to include paving an existing 12' wide gravel driveway that serves an adjacent building to the north, and installing an 8' wide asphalt path for access from the driveway to the new building entrances; and

WHEREAS, per the letter, projected stormwater runoff associated with the project will be managed pursuant to the existing Stormwater Pollution Prevention Plan (SWPPP), last updated in September 2014; the letter notes that impervious surface coverage will increase by 3,800 sf with the proposed project, and stormwater runoff will be directed by grass swales to a new, on-site 200-cubic-foot water quality retention basin and discharged over grass to the existing drainage system; per the letter, the existing drainage system has excess capacity to accommodate the minor additional flows; and

WHEREAS, the site is served by public drinking water provided by the City of Syracuse; wastewater services are provided by public sewers and the site is located in the Metropolitan Wastewater Treatment Plant service area; per the referral notice, new or additional connections to public drinking water and sewers are proposed;
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, 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 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 a small area of brush 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, 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-104

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of IMS / Warren Vanderpool, Jr. for the property located at 245 Commerce Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Village of Liverpool and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of three building additions (3,500 sf, 3,375 sf, and 9,000 sf in size) to an existing commercial structure on a 5.5-acre site in a Light Industrial (LI) zoning district; and
- WHEREAS, the site is located between the NYS Thruway (I-90) and Commerce Boulevard, a local road, with surrounding commercial and industrial land uses; the submitted survey map dated January 2020 shows the site contains an existing multi-story building for an information technology company, IMS, Inc.; there is parking at the side and rear of the building; the site is divided into two parcels by the municipal boundary between the Village of Liverpool and the Town of Salina; the southern portion of the site is located within the Village; and
- WHEREAS, the submitted Site Layout Plan dated January 2020 shows three proposed building additions on the west side of the existing building; Bldg. No. 1 (3,500 sf) and Bldg. No. 2 (3,375 sf) will be constructed entirely within the portion of the property in the Town of Salina; Bldg. No. 3 (9,000 sf) is shown to occur in both municipalities; the referral notice indicates that the Town of Salina has approved the application and issued building permits; the County Planning Board has not received a referral for the project from the Town of Salina; and
- WHEREAS, the Site Layout Plan shows additional site improvements to include two new exit doors, each with a concrete landing and set of steps, new parking lot striping, and new asphalt for a parking lot expansion at the rear of the site; the number of parking spaces will increase from 94 spaces to 134 spaces with the parking lot improvements; per the local application, the business anticipates adding 12-15 new employees; and
- WHEREAS, per the Site Layout Plan, the site has three existing driveways onto Commerce Boulevard, all to remain; the easternmost driveway serves the parking area and the westernmost driveway extends to an access road along the west side of the building, which will be reduced to a 10' wide drive and paved with new asphalt; the Grading, Drainage & Erosion Control Plan shows the western driveway will be a stabilized construction entrance; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 5, 2018, 0.15 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to the existing drainage; the Site Layout

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00501, 734065) 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 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, 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, ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

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

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

1. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project

plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

2. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given that the project occurs in both the Village of Liverpool and the Town of Salina, the Board advises the municipalities to undertake a coordinated review of access management opportunities and stormwater management plans for the entirety of the site. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Town of Salina.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-105

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Daniel DeFio for the property located at 7889 Crego 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 Downer Street Road (Route 92), a county highway; and
- WHEREAS, the applicant is proposing to establish a law office in an existing building on a 1.0-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, the site is located along Crego Road, a local road, just north of the intersection with Downer Street Road, a county road; surrounding land uses are generally commercial; the site is west across Crego Road from the River Mall Plaza; and
- WHEREAS, the submitted survey map dated December 6, 2019 shows the site has frontage on Crego Road and contains an existing tri-level building set back approximately 38' from the road front; there is a one-story, detached garage 48' behind the front building and separated by a small tarvia parking area; the site has an existing driveway onto Crego Road; aerial imagery shows the remainder of the site is maintained lawn; the building appears to be a single-family house; and
- WHEREAS, the submitted plan shows 2 parking spaces at the front of the building and 3 at the rear; a proposed sign is shown along the Crego Road frontage; no additional information regarding signage was included; and
- WHEREAS, per the local application, the law office will have 1 full-time employee, the applicant, and meet with 1 client at a time; the maximum number of vehicles expected at a given time is 3; meetings will be by appointment only; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site appears to be served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of LaFayette Town Board at the request of Town of LaFayette 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 to adopt the amended Zoning Code of the Town of LaFayette; and
- WHEREAS, the Board is concurrently reviewing three referrals for text amendment (Z-20-65), zone change (Z-20-66), and local law (Z-20-67) actions, which will effectively repeal and replace the Town's Zoning Code and amend the Town's Zoning Map; SOCPA staff reviewed the referrals for the project and submitted comments to the Town Board under separate cover in observance of the local board's meeting schedule; and
- WHEREAS, per a conversation with the Town Attorney, the current zoning code, The Town of LaFayette 1970 Zoning Ordinance, has been amended through November 10, 2014; any adopted local laws and subsequent changes to the zoning code following that date have not been incorporated into an amended version of the code; the proposed zoning code, Zoning Code of the Town of LaFayette dated October 28, 2017, intends to rectify that; and
- WHEREAS, since the noted 2014 amendments, the County Planning Board has reviewed the following referrals: 1) a text amendment referral (Z-14-380) to amend the Zoning Code with regards to family accessory units, 2) a local law referral (Z-16-404) to impose a 6-month moratorium on free-standing solar installations, 3) a local law referral (Z-17-213) to create site plan review regulations for liquid manure storage facilities, 4) a local law referral (Z-18-95) to add a new article regulating solar energy systems, and 5) a local law referral (Z-18-197) to add provisions governing site plan review for manure storage facilities associated with concentrated animal feeding operations (CAFOs) and repeal the previous regulations; and
- WHEREAS, aside from the incorporation of the adopted local laws, a majority of the changes to the zoning code appear to be formatting related and minor grammatical changes; the most substantive change is the creation of two new zoning districts; the proposed Zoning Map shows all parcels currently designated Agricultural-Residential (AR) will be re-zoned to one of the two new zoning districts, Agricultural (AG) or Residential (R-1), and the AR district will be eliminated; and
- WHEREAS, permitted land uses in the proposed AG district are 1) single-family dwellings, 2) two-family dwellings, 3) private garages, carports, and accessory buildings, 4) farms, except commercial feedlots or stockyards, 5) private stables and 6) camps; additional uses permitted subject to site plan review include

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manufactured homes, assisted living facilities, bed and breakfasts, dog kennels, public stables, veterinarian facilities, places of worship, schools, libraries, public parks, community centers and Town buildings, police and fire stations, commercial nurseries, commercial greenhouses, roadside stands, wineries, breweries, and distilleries, and wind energy systems; uses permitted subject to site plan review and issuance of a special use permit include marinas, commercial recreation facility, taxidermy, commercial animal crematorium, electrical substation, towers, antennas and mobile service facilities, solar energy systems, and home occupations; and

WHEREAS, permitted land uses in the R-1 district are 1) single-family dwellings and 2) private garages, carports, and accessory buildings; additional uses permitted subject to site plan review include places of worship, public parks, and police and fire stations; uses permitted subject to site plan review and issuance of a special use permit include electrical substations, solar energy systems, and home occupations; and

WHEREAS, per the proposed Zoning Code, the height, area, bulk and setback regulations are the same for both the AG and R-1 zoning districts, and retain the requirements of the current AR district; minimum lot area is 60,000 sf (1.38 acres), minimum lot width is 125' at building line, minimum road frontage is 60', maximum structure height is 35', minimum yard setbacks are 50' for the front yard, 30' for the rear yard, and 25' for the side yard, maximum lot coverage is 20%, and minimum yard setbacks for accessory structures are 50' for the front yard, 15' for the rear yard, and 15' for the side yard; and

WHEREAS, per the proposed Zoning Map, there are more than 330 parcels that will receive the R-1 zoning designation, which appear to be dispersed into 7 distinct areas containing higher density single-family residential neighborhoods; 210 of the R-1 parcels do not appear to meet the lot area requirement; a number of these non-conforming lots appear to be undeveloped slivers of lakefront land on the Jamesville Reservoir; and

WHEREAS, the Town of LaFayette Comprehensive Plan dated August 2012 was developed to proactively guide changing conditions within the Town; the plan identifies the following goals with respect to land use and zoning: 1) write a new zoning ordinance that supports and reinforces the Town's goals that emerge from the Comprehensive Plan, 2) support the growth of compatible business and economic development through the new zoning ordinance, 3) use zoning regulations to help support compact development in and around the hamlet, and the protection of open space, agriculture, scenic views, and the community's rural character throughout the Town; specific implementation measures include creating a residential district and changing the name of the AR district to agriculture; additional measures include increasing the minimum lot size requirements of the agricultural district, developing conservation subdivision design guidelines, and creating design standards for the Hamlet areas; 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:

As part of its review of the proposed Zoning Code, the Board encourages the Town to ensure consistency with the Town Comprehensive Plan and to

continue to consider opportunities to implement planning tools, such as conservation subdivisions and design standards, which may help to preserve valuable open space and agricultural lands, expand the Town's Hamlet and Business districts as desired, and protect community character and vision.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of LaFayette Town Board at the request of Town of LaFayette 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 to change 337 parcels from Agricultural-Residential (AR) to Residential (R-1) zoning; and
- WHEREAS, the Board is concurrently reviewing three referrals for text amendment (Z-20-65), zone change (Z-20-66), and local law (Z-20-67) actions, which will effectively repeal and replace the Town's Zoning Code and amend the Town's Zoning Map; SOCPA staff reviewed the referrals for the project and submitted comments to the Town Board under separate cover in observance of the local board's meeting schedule; and
- WHEREAS, per a conversation with the Town Attorney, the current zoning code, The Town of LaFayette 1970 Zoning Ordinance, has been amended through November 10, 2014; any adopted local laws and subsequent changes to the zoning code following that date have not been incorporated into an amended version of the code; the proposed zoning code, Zoning Code of the Town of LaFayette dated October 28, 2017, intends to rectify that; and
- WHEREAS, since the noted 2014 amendments, the County Planning Board has reviewed the following referrals: 1) a text amendment referral (Z-14-380) to amend the Zoning Code with regards to family accessory units, 2) a local law referral (Z-16-404) to impose a 6-month moratorium on free-standing solar installations, 3) a local law referral (Z-17-213) to create site plan review regulations for liquid manure storage facilities, 4) a local law referral (Z-18-95) to add a new article regulating solar energy systems, and 5) a local law referral (Z-18-197) to add provisions governing site plan review for manure storage facilities associated with concentrated animal feeding operations (CAFOs) and repeal the previous regulations; and
- WHEREAS, aside from the incorporation of the adopted local laws, a majority of the changes to the zoning code appear to be formatting related and minor grammatical changes; the most substantive change is the creation of two new zoning districts; the proposed Zoning Map shows all parcels currently designated Agricultural-Residential (AR) will be re-zoned to one of the two new zoning districts, Agricultural (AG) or Residential (R-1), and the AR district will be eliminated; and
- WHEREAS, permitted land uses in the proposed AG district are 1) single-family dwellings, 2) two-family dwellings, 3) private garages, carports, and accessory buildings, 4) farms, except commercial feedlots or stockyards, 5) private stables and 6) camps; additional uses permitted subject to site plan review include

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manufactured homes, assisted living facilities, bed and breakfasts, dog kennels, public stables, veterinarian facilities, places of worship, schools, libraries, public parks, community centers and Town buildings, police and fire stations, commercial nurseries, commercial greenhouses, roadside stands, wineries, breweries, and distilleries, and wind energy systems; uses permitted subject to site plan review and issuance of a special use permit include marinas, commercial recreation facility, taxidermy, commercial animal crematorium, electrical substation, towers, antennas and mobile service facilities, solar energy systems, and home occupations; and

WHEREAS, permitted land uses in the R-1 district are 1) single-family dwellings and 2) private garages, carports, and accessory buildings; additional uses permitted subject to site plan review include places of worship, public parks, and police and fire stations; uses permitted subject to site plan review and issuance of a special use permit include electrical substations, solar energy systems, and home occupations; and

WHEREAS, per the proposed Zoning Code, the height, area, bulk and setback regulations are the same for both the AG and R-1 zoning districts, and retain the requirements of the current AR district; minimum lot area is 60,000 sf (1.38 acres), minimum lot width is 125' at building line, minimum road frontage is 60', maximum structure height is 35', minimum yard setbacks are 50' for the front yard, 30' for the rear yard, and 25' for the side yard, maximum lot coverage is 20%, and minimum yard setbacks for accessory structures are 50' for the front yard, 15' for the rear yard, and 15' for the side yard; and

WHEREAS, per the proposed Zoning Map, there are more than 330 parcels that will receive the R-1 zoning designation, which appear to be dispersed into 7 distinct areas containing higher density single-family residential neighborhoods; 210 of the R-1 parcels do not appear to meet the lot area requirement; a number of these non-conforming lots appear to be undeveloped slivers of lakefront land on the Jamesville Reservoir; and

WHEREAS, the Town of LaFayette Comprehensive Plan dated August 2012 was developed to proactively guide changing conditions within the Town; the plan identifies the following goals with respect to land use and zoning: 1) write a new zoning ordinance that supports and reinforces the Town's goals that emerge from the Comprehensive Plan, 2) support the growth of compatible business and economic development through the new zoning ordinance, 3) use zoning regulations to help support compact development in and around the hamlet, and the protection of open space, agriculture, scenic views, and the community's rural character throughout the Town; specific implementation measures include creating a residential district and changing the name of the AR district to agriculture; additional measures include increasing the minimum lot size requirements of the agricultural district, developing conservation subdivision design guidelines, and creating design standards for the Hamlet areas; 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:

As part of its review of the proposed Zoning Code, the Board encourages the Town to ensure consistency with the Town Comprehensive Plan and to

continue to consider opportunities to implement planning tools, such as conservation subdivisions and design standards, which may help to preserve valuable open space and agricultural lands, expand the Town's Hamlet and Business districts as desired, and protect community character and vision.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of LaFayette Town Board at the request of Town of LaFayette 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 update the zoning code of the Town of LaFayette; and
- WHEREAS, the Board is concurrently reviewing three referrals for text amendment (Z-20-65), zone change (Z-20-66), and local law (Z-20-67) actions, which will effectively repeal and replace the Town's Zoning Code and amend the Town's Zoning Map; SOCPA staff reviewed the referrals for the project and submitted comments to the Town Board under separate cover in observance of the local board's meeting schedule; and
- WHEREAS, per a conversation with the Town Attorney, the current zoning code, The Town of LaFayette 1970 Zoning Ordinance, has been amended through November 10, 2014; any adopted local laws and subsequent changes to the zoning code following that date have not been incorporated into an amended version of the code; the proposed zoning code, Zoning Code of the Town of LaFayette dated October 28, 2017, intends to rectify that; and
- WHEREAS, since the noted 2014 amendments, the County Planning Board has reviewed the following referrals: 1) a text amendment referral (Z-14-380) to amend the Zoning Code with regards to family accessory units, 2) a local law referral (Z-16-404) to impose a 6-month moratorium on free-standing solar installations, 3) a local law referral (Z-17-213) to create site plan review regulations for liquid manure storage facilities, 4) a local law referral (Z-18-95) to add a new article regulating solar energy systems, and 5) a local law referral (Z-18-197) to add provisions governing site plan review for manure storage facilities associated with concentrated animal feeding operations (CAFOs) and repeal the previous regulations; and
- WHEREAS, aside from the incorporation of the adopted local laws, a majority of the changes to the zoning code appear to be formatting related and minor grammatical changes; the most substantive change is the creation of two new zoning districts; the proposed Zoning Map shows all parcels currently designated Agricultural-Residential (AR) will be re-zoned to one of the two new zoning districts, Agricultural (AG) or Residential (R-1), and the AR district will be eliminated; and
- WHEREAS, permitted land uses in the proposed AG district are 1) single-family dwellings, 2) two-family dwellings, 3) private garages, carports, and accessory buildings, 4) farms, except commercial feedlots or stockyards, 5) private stables and 6) camps; additional uses permitted subject to site plan review include

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manufactured homes, assisted living facilities, bed and breakfasts, dog kennels, public stables, veterinarian facilities, places of worship, schools, libraries, public parks, community centers and Town buildings, police and fire stations, commercial nurseries, commercial greenhouses, roadside stands, wineries, breweries, and distilleries, and wind energy systems; uses permitted subject to site plan review and issuance of a special use permit include marinas, commercial recreation facility, taxidermy, commercial animal crematorium, electrical substation, towers, antennas and mobile service facilities, solar energy systems, and home occupations; and

WHEREAS, permitted land uses in the R-1 district are 1) single-family dwellings and 2) private garages, carports, and accessory buildings; additional uses permitted subject to site plan review include places of worship, public parks, and police and fire stations; uses permitted subject to site plan review and issuance of a special use permit include electrical substations, solar energy systems, and home occupations; and

WHEREAS, per the proposed Zoning Code, the height, area, bulk and setback regulations are the same for both the AG and R-1 zoning districts, and retain the requirements of the current AR district; minimum lot area is 60,000 sf (1.38 acres), minimum lot width is 125' at building line, minimum road frontage is 60', maximum structure height is 35', minimum yard setbacks are 50' for the front yard, 30' for the rear yard, and 25' for the side yard, maximum lot coverage is 20%, and minimum yard setbacks for accessory structures are 50' for the front yard, 15' for the rear yard, and 15' for the side yard; and

WHEREAS, per the proposed Zoning Map, there are more than 330 parcels that will receive the R-1 zoning designation, which appear to be dispersed into 7 distinct areas containing higher density single-family residential neighborhoods; 210 of the R-1 parcels do not appear to meet the lot area requirement; a number of these non-conforming lots appear to be undeveloped slivers of lakefront land on the Jamesville Reservoir; and

WHEREAS, the Town of LaFayette Comprehensive Plan dated August 2012 was developed to proactively guide changing conditions within the Town; the plan identifies the following goals with respect to land use and zoning: 1) write a new zoning ordinance that supports and reinforces the Town's goals that emerge from the Comprehensive Plan, 2) support the growth of compatible business and economic development through the new zoning ordinance, 3) use zoning regulations to help support compact development in and around the hamlet, and the protection of open space, agriculture, scenic views, and the community's rural character throughout the Town; specific implementation measures include creating a residential district and changing the name of the AR district to agriculture; additional measures include increasing the minimum lot size requirements of the agricultural district, developing conservation subdivision design guidelines, and creating design standards for the Hamlet areas; 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:

As part of its review of the proposed Zoning Code, the Board encourages the Town to ensure consistency with the Town Comprehensive Plan and to

continue to consider opportunities to implement planning tools, such as conservation subdivisions and design standards, which may help to preserve valuable open space and agricultural lands, expand the Town's Hamlet and Business districts as desired, and protect community character and vision.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Skaneateles Planning Board at the request of James & Kimberly Tracy for the property located at 2833 Shamrock Road; 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 and the site is located within 500 feet of Shamrock Road (Route 235), a county road, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 3 acres from TM# 036.-02-06.0 to TM# 036.-02-02.0 and create Lot 1 (15.82 acres) and Lot 2 (11.76 acres) in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-20-96), special permit (Z-20-97), and area variance (Z-20-98) referrals for a proposed pole barn, to be constructed on one of the subject parcels; in 2018, the Board offered no position with comment for an area variance referral (Z-18-107) to reduce side and rear yard setbacks to construct a garage addition on one of the subject parcels; in 2010, the Board recommended modification of concurrent site plan (Z-10-79) and special permit (Z-10-88) referrals proposing to establish a construction services business and install a pond on the same subject parcel as the more recent variance; Board recommendations for Z-10-79 and Z-10-88 included driveway and wetland requirements; and
- WHEREAS, the site is located in a rural area of the Town of Skaneateles and along Shamrock Road, a county road bordering the adjacent Town of Marcellus; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted Final Plan dated July 29, 2019 shows the site consists of two parcels; the westerly parcel is landlocked and forested; the easterly parcel is shown to contain an existing two-story house, a shed, and an existing gravel driveway onto Shamrock Road; additional development on the easterly parcel appears to contribute to the construction business on the site, and includes a one-story storage building, a small barn, a pole barn, stone, topsoil, and mulch storage areas, and a concrete loading dock, all of which are shown to be surrounded by gravel; the construction business uses the gravel driveway that also serves the house; aerial imagery shows the remainder of the easterly parcel includes wooded areas and an open agricultural field; and
- WHEREAS, the Final Plan shows proposed Lot 1 (15.82 acres) will include the easterly parcel and 3 acres of land conveyed from the forested lot, which occurs at the southern end of the parcel; proposed Lot 2 (11.76 acres) is shown to include

the remainder of the forested parcel; a 30' ingress & egress easement for Lot 2 is shown along the northern boundary of Lot 1; and

WHEREAS, per the local application, the proposed lot line adjustment is intended to allow for construction of a pole barn; the referral materials for Z-20-96, 97, and 98 show the pole barn will be constructed in front of the construction business on Lot 1; the conveyed lands appear to remain forested; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; per the Final Plan, it is noted for Lot 2 that "[t]his Lot is not Residential Building Lot under Onondaga County Health Department Subdivision Regulations and is therefore not approved by that department for residential use. Individual Sewage Disposal Plan must be approved by the Health Department prior to conversion to Residential Building Lot and issuance of a Building Permit"; and

WHEREAS, the US Fish and Wildlife Service (FWS) National Wetland Inventory Maps show possible federal wetland areas occurring in a wooded area at the northern lot line of Lot 2 and in an undeveloped area on Lot 1 near the southeast corner of the site;

ADVISORY NOTE: per the US Army Corps of Engineers, the FWS National Wetland Inventory Maps indicate the potential presence of federal wetlands and should not be used to confirm the presence/absence of federal wetlands; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of Widewaters Farrell Road Co., LLC for the property located at 271 Farrell Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is requesting a special permit to maintain an existing barbed wire security fence on a 63.12-acre parcel in an Industrial A zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-20-69) and area variance (Z-20-70) referrals to maintain an existing 6' tall chain link fence with barbed wire, for which a special permit referral (Z-19-188) was previously reviewed by the Board; at the time of the previous review, the installation was intended for a temporary marshalling yard for National Grid; the property owner now wishes to make the fence permanent; and
- WHEREAS, prior to installation of the temporary marshalling yard, the Board recommended modification of a site plan referral (Z-19-55) to demolish the existing 160,000 sf building and construct a new warehouse on the subject parcel, citing access, drainage, and traffic requirements; in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; the Board cited access, traffic, and drainage requirements; the actions were approved locally and the building has since been constructed; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; the submitted survey shows the site contains an existing 160,000 sf building set at the front of the site, and a 10,210 sf structure labeled "Prescott Bldg" and a 3,120 sf temporary canvas covered structure, both enclosed by a fence at the rear of the site; aerial imagery shows the front building connects to a building on the adjacent parcel to the northwest; the remainder of the site is almost entirely covered by tarvia; there is an existing driveway on Farrell Road that serves the tarvia area on the side of the building and the adjacent multi-tenant commercial building; the site has two additional driveways on Farrell Road, both shared driveways with

an adjacent parcel, one of which partially falls on the adjacent parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Farrell Road must meet Department requirements; and

WHEREAS, per the local application, the fencing is approximately 900 feet in length and encloses a 2.5-acre area of tarvia at the northeast corner of the site; aerial imagery shows this area is separated from John Glenn Boulevard by trees;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to John Glenn Boulevard will be permitted, nor is any shown on the submitted project plans; and

WHEREAS, per the Town zoning code, barbed wire screening devices are permitted in the Town's industrial zoned areas upon issuance of a special permit; a barbed wire security fence must have a minimum 8-foot-high chain link fence upon which the barbed wire arms are surmounted; the local application indicates the barbed wire fence is non-conforming with a height of 6 feet; the non-conformity was intended to allow for consistency with an existing 6' tall fence adjacent to the barbed wire fence;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no barbed wire fencing will be permitted in the county right-of-way; and

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

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

WHEREAS, the adjacent parcel to the northwest, which contains the interconnected building, is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as a Classification 4 site (ID: 734055) in the State Superfund Program; per the NYS DEC, "[t]his classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring"; 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, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there will be no impact to the existing tree cover on the site; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-70

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Widewaters Farrell Road Co., LLC for the property located at 271 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and

WHEREAS, the applicant is requesting an area variance to reduce the minimum height requirement from 8' to 6' to maintain an existing barbed wire security fence on a 63.12-acre parcel in an Industrial A zoning district; and

WHEREAS, the Board is concurrently reviewing special permit (Z-20-69) and area variance (Z-20-70) referrals to maintain an existing 6' tall chain link fence with barbed wire, for which a special permit referral (Z-19-188) was previously reviewed by the Board; at the time of the previous review, the installation was intended for a temporary marshalling yard for National Grid; the property owner now wishes to make the fence permanent; and

WHEREAS, prior to installation of the temporary marshalling yard, the Board recommended modification of a site plan referral (Z-19-55) to demolish the existing 160,000 sf building and construct a new warehouse on the subject parcel, citing access, drainage, and traffic requirements; in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; the Board cited access, traffic, and drainage requirements; the actions were approved locally and the building has since been constructed; and

WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; the submitted survey shows the site contains an existing 160,000 sf building set at the front of the site, and a 10,210 sf structure labeled "Prescott Bldg" and a 3,120 sf temporary canvas covered structure, both enclosed by a fence at the rear of the site; aerial imagery shows the front building connects to a building on the adjacent parcel to the northwest; the remainder of the site is almost entirely covered by tarvia; there is an existing driveway on Farrell Road that serves the tarvia area on the side of the building and the adjacent multi-tenant commercial building; the site has two additional driveways on Farrell Road, both shared driveways with

an adjacent parcel, one of which partially falls on the adjacent parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Farrell Road must meet Department requirements; and

WHEREAS, per the local application, the fencing is approximately 900 feet in length and encloses a 2.5-acre area of tarvia at the northeast corner of the site; aerial imagery shows this area is separated from John Glenn Boulevard by trees;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to John Glenn Boulevard will be permitted, nor is any shown on the submitted project plans; and

WHEREAS, per the Town zoning code, barbed wire screening devices are permitted in the Town's industrial zoned areas upon issuance of a special permit; a barbed wire security fence must have a minimum 8-foot-high chain link fence upon which the barbed wire arms are surmounted; the local application indicates the barbed wire fence is non-conforming with a height of 6 feet; the non-conformity was intended to allow for consistency with an existing 6' tall fence adjacent to the barbed wire fence;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no barbed wire fencing will be permitted in the county right-of-way; and

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

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

WHEREAS, the adjacent parcel to the northwest, which contains the interconnected building, is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as a Classification 4 site (ID: 734055) in the State Superfund Program; per the NYS DEC, "[t]his classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring"; 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, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there will be no impact to the existing tree cover on the site; and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-71

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Planning Board at the request of Vision Development, Inc. for the property located at 101 Westlind Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway east of Westlind Road and a county road west of Westlind Road, and the municipal boundary between the Town of Geddes and the Town of Camillus; and
- WHEREAS, the applicant is proposing construction of a new shared access road and minor parking lot improvements on two lots totaling 7.53 acres in a Commercial A: Shopping Area zoning district as part of a proposed bank project on an adjacent parcel; and
- WHEREAS, the Board recently reviewed site plan (Z-19-297) and special permit (Z-20-34) referrals as part of a proposed project to demolish the gas station on an adjacent parcel to the south and construct a 5,000 sf Chase Bank with a drive-thru ATM; the site plan referral (Z-20-71) currently under review is intended to allow for construction of an access road that would provide shared access to the shopping plaza on the subject site and proposed bank on the adjacent parcel, as well as another adjacent commercial property; and
- WHEREAS, the site is located at the northwest corner of the signalized intersection of West Genesee Street, a county-owned road in this location, and Westlind Road, a local road; West Genesee Street is under state jurisdiction east of Westlind Road and the traffic signal at the intersection is owned by the NYS Department of Transportation; West Genesee Street is a highly commercialized corridor with big box retail uses in the Fairmount hamlet; and
- WHEREAS, aerial imagery and the submitted Site Plan dated February 13, 2020 show the site consists of two parcels, one located in the Town of Geddes and the other in the Town of Camillus; a separate referral from the Town of Camillus was not submitted for the project; per the plan, the site has frontage on both Westlind Road and West Genesee Street and abuts the gas station parcel on which the Chase Bank is proposed on two sides; the site is also adjacent to a commercial parcel containing an existing Taco Bell; aerial imagery shows the site contains existing transmission towers and overhead utility lines, and there is a Niagara Mohawk Power Corp. easement, which is partially shown in the plans, associated with this infrastructure; and
- WHEREAS, the Site Plan shows the site contains an Aspen Health Club building with an attached one-story retail building and a separate building for Monro auto shop; the buildings are generally surrounded by parking, with 313 on-site parking spaces total; an existing stormwater management area is shown on the eastern side of the site; there is an existing full access driveway with dual

exit lanes onto West Genesee Street, which has an existing access easement, serving the shopping plaza and adjacent Taco Bell;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements; the Department also notes that the proposed right-in, right-out driveway for the Chase Bank project will be subject to highway access and work permits and must meet commercial driveway standards; and

WHEREAS, per the Site Plan, the proposed access road will be 30' wide and have access to Westlind Road; a portion of the existing parking area will be reconfigured and restriped, with total parking for the site decreasing by 9 spaces; there is a proposed cross-access easement for the new access road; aerial imagery shows Geddes Brook, a class C(T) stream, runs through a wooded area along Westlind Road; the proposed access road requires installation of a bridge to span Geddes Brook; there is significant local concern regarding safety and traffic impacts associated with the proposed access to Westlind Road, particularly because this area receives a significant amount of local school-related traffic and is the sole access point to a number of residential properties;

ADVISORY NOTE: streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; and

WHEREAS, the Onondaga County Department of Transportation has reached out to the Town to offer incorporating West Genesee Street modifications as part of the proposed bank project into the County's 2020 federal aid project in this area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), there is a county-owned trunk sewer that runs north-south through the western half of the site; the trunk sewer and easement are not shown in the plans for the project; all proposed development appears to be outside the easement area;

ADVISORY NOTE: per WEP, no permanent structures are permitted within the County easement; any other work within the County easement, such as paved parking or driveways, must be coordinated with WEP; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; no changes to the existing infrastructure are proposed; per WEP, 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site, including portions of the proposed development, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized

body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The Town must ensure all necessary permits and approvals are obtained from the New York State Department of Environmental Conservation for any work impacting Geddes Brook, a protected stream, prior to, or as a condition of, municipal approval.
2. The Town must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land (including the proposed parking area) within the county easement prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given that the project occurs in both the Town of Geddes and the Town of Camillus, a coordinated review by both municipalities is strongly advised. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Town of Camillus.
2. As part of its coordinated review, the Towns should review access management strategies and opportunities to improve pedestrian infrastructure in coordination with the Onondaga County Department of Transportation (OCDOT), including looking at traffic flow, dedicated access easements, cross-connections to adjacent properties, and alignment with local roads. The Board also encourages the Towns and OCDOT to consider limiting direct access onto West Genesee Street in favor of dedicated access via the existing adjacent driveway directly west of the site.
3. The Towns should also work together to improve stormwater management in this area, and in particular, minimize impacts in the floodplain and to Geddes Brook.
4. Given the presence of Geddes Brook on the site, the applicant is encouraged to 1) provide additional stream buffering, 2) minimize impervious surface coverage, and 3) utilize green infrastructure (plantings, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

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

6. Any necessary permissions for work within the Niagara Mohawk Power Corporation easement should be obtained prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of OYA Solar NY, LP (Project A) for the property located at 1680 Church 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 Church Road (Route 192), a county road, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 5 MWAC solar farm on a 38.85-acre portion of a 94.5-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-73) for a 1 MWAC solar project on 8 acres of the subject site; and
- WHEREAS, the site is located along Church Road, a county road, at the intersection with Ellison Road, a local road; land uses in the surrounding area are low density residential with large tracts of undeveloped forestland and agricultural land, including parcels to the south that are enrolled in NYS Agricultural District 3 and contain active farmland; and
- WHEREAS, aerial imagery shows the site has additional frontage on Babcock Road, a local road to the south, and contains a mix of active farmland and wooded areas; the parcel is divided into 3 separate areas by Church Road and Ellison Road, with the largest portion occurring south of Church Road and two smaller areas at the northeast and northwest corner of the intersection; and
- WHEREAS, the submitted Permitting Site Plan shows the proposed solar project will occupy 38.85 acres of the land on the south side of Church Road; a property boundary is shown that delineates a 55.27-acre area from the original parcel; this area will presumably be subdivided from the full parcel, though a subdivision referral has not been reviewed by the County Planning Board; and
- WHEREAS, per the plans, the solar arrays will be enclosed by an 8'-6" tall fence, with green fencing for visual screening shown at the front and rear of the project area; there will be two equipment pads for transformers and inverters, and two battery energy storage systems (BESS) with battery containers and converters; a proposed 20' wide access road is shown to serve the solar farm, with access to Church Road;
- ADVISORY NOTE: the proposed driveway onto Church Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the plan, the solar project will be connected to an existing utility pole along Church Road via underground HV lines and an overhead utility line; a new 3-phase line (by utility) is shown for the Church Road right-of-way; and
- WHEREAS, the entirety of the site is classified as prime soils and soils of statewide

importance; the submitted Agricultural Data Statement notes the project area will be planted with a mix of native pollinator plant species; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 6, 2020, 38.85 acres of the site will be disturbed by the proposed project; stormwater will be directed to on-site water and drainage ways; 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 does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

WHEREAS, the Permitting Site Plan shows 7.5 acres of delineated wetlands with 35.76 square feet to be disturbed by the proposed project; it is not clear if these boundaries have been confirmed by the US Army Corps of Engineers or NYS Department of Environmental Conservation; per the EAF, work associated with the PV array involves non-jurisdictional activities such as installation of helical piles and electrical conduit trenching will occur in federally regulated wetlands; the EAF notes this activity will not result in the permanent loss of wetlands and is considered temporary impact; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Church Road, in order to satisfy commercial driveway standards, which may require relocating the driveway to meet location and sight distance requirements and paving the portion of the driveway in the county right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town and applicant are advised to conduct a unified review of access plans for both proposed solar projects on the site. In particular, the Board encourages consolidation of access points and access via Babcock Road.
2. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
3. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.
4. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of OYA Solar NY, LP (Project B) for the property located at 1680 Church 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 Church Road (Route 192), a county road, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 1 MWAC solar farm on an 8-acre portion of a 94.5-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-72) for a 5 MWAC solar project on 38.85 acres of the subject site; and
- WHEREAS, the site is located along Church Road, a county road, at the intersection with Ellison Road, a local road; land uses in the surrounding area are low density residential with large tracts of undeveloped forestland and agricultural land, including parcels to the south that are enrolled in NYS Agricultural District 3 and contain active farmland; and
- WHEREAS, aerial imagery shows the site has additional frontage on Babcock Road, a local road to the south, and contains a mix of active farmland and wooded areas; the parcel is divided into 3 separate areas by Church Road and Ellison Road, with the largest portion occurring south of Church Road and two smaller areas at the northeast and northwest corner of the intersection; and
- WHEREAS, the submitted Permitting Site Plan shows the proposed solar project will occupy 8 acres of the land on the south side of Church Road; a property boundary is shown that delineates a 30.26-acre area from the original parcel; this area will presumably be subdivided from the full parcel, though a subdivision referral has not been reviewed by the County Planning Board; and
- WHEREAS, per the plans, the solar arrays will be enclosed by an 8'-6" tall fence, with green fencing for visual screening shown at the rear of the project area; there will be an equipment pad for a transformer and an inverter, and a battery energy storage system (BESS) with battery containers and a converter; a proposed 20' wide access road is shown to serve the solar farm, with access to Babcock Road; there is also a proposed driveway onto Church Road, which does not appear to extend to the project area;
ADVISORY NOTE: the proposed driveway onto Church Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the plan, the solar project will be connected to an existing utility pole along Church Road via underground HV lines and an overhead utility line; a new 3-phase line (by utility) is shown for the Church Road right-of-way; and

WHEREAS, the entirety of the site is classified as prime soils and soils of statewide importance; the submitted Agricultural Data Statement notes the project area will be planted with a mix of native pollinator plant species; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 6, 2020, 8.22 acres of the site will be disturbed by the proposed project; stormwater will be directed to on-site water and drainage ways;

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 does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

WHEREAS, the Permitting Site Plan shows 4.72 acres of delineated wetlands with no wetland disturbance; it is not clear if these boundaries have been confirmed by the US Army Corps of Engineers or NYS Department of Environmental Conservation;

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

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

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Church Road, in order to satisfy commercial driveway standards, which may require relocating the driveway to meet location and sight distance requirements and paving the portion of the driveway in the county right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town and applicant are advised to conduct a unified review of access

plans for both proposed solar projects on the site. In particular, the Board encourages consolidation of access points and access via Babcock Road.

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

3. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.

4. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-74

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of B&F Development for the property located at 3285 Belgium 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 Belgium Road (Route 31), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct an apartment complex with 182 apartments and associated amenities on a 22.1-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, in 2011, the Board reviewed concurrent site plan (Z-11-80) and subdivision (S-11-28) referrals proposing to construct a Northwest Family YMCA facility on the subject parcel; the Board required coordination with the NYS Department of Transportation regarding access plans and lighting plans, and sewer capacity assurances; the Board recommended modification of a previous site plan (Z-10-53) for the YMCA with requirements for drainage, traffic, and lighting; and
- WHEREAS, the vacant, forested parcel is located in the Radisson Community, which is generally bound by the Seneca River to the east, the Three Rivers Wildlife Management Area to the north and west, and NYS Route 31 to the south; land uses in the immediate area are a mix of single-family and multi-family residential; the larger Radisson PUD includes a number of industrial and commercial properties, condominiums, open space, and a walking trail network; and
- WHEREAS, the submitted Site Plan shows the site has frontage on Route 31 and Drake's Landing Road, a local road; the proposed apartment complex is shown to include 7 three-story apartment buildings, 5 one-story garage buildings, and a club house building; the apartment buildings will generally occur around the perimeter of the development with three of the garages at the center and surface parking at the front of each apartment building; the plan shows the site will have 372 parking spaces, including 70 first floor garage spaces (10 per apartment building), 70 spaces in the garage buildings, and 232 spaces in the surface parking; and
- WHEREAS, per the Site Plan, the apartment complex will have two proposed driveways onto Drake's Landing Road, one of which will align with Oak Brook Road, a local road that serves single-family houses to the east; per the submitted Environment Assessment Form (EAF) dated February 13, 2020, proposed lighting will include building-mounted, dark sky compliant fixtures;
ADVISORY NOTE: per the NYS Department of Transportation, no access to Route 31 will be permitted, nor is any shown in the submitted project plans;

and

- WHEREAS, per the EAF, 11 acres of the site will be disturbed by the proposed project; the Site Plan shows two proposed stormwater management areas; no additional information regarding stormwater was included;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; per the EAF, anticipated water usage and liquid waste generation are each estimated at 45,000 gallons per day;
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, ADVISORY NOTE: the Onondaga County Department of Water Environment Protection (WEP) seeks to neutralize additional demands on its wastewater conveyance network and treatment facilities by requesting that developers consider 1:1 offset options that suit their development needs; contacting WEP to discuss these options is encouraged; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small, forested area at the northern side of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; all proposed development appears to be outside of the floodplain area; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the submitted survey map dated January 2, 2008 shows a wetland location boundary and notes that data was provided by Plumley Engineering from 9/18/09; per the plan, the wetland location has not been verified; the proposed apartment complex may encroach into this area;
ADVISORY NOTES: the NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); 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 Aerial Map it appears that some significant wooded areas on site will be removed;

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

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:

The New York State Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the Department for review. No glare or spillover onto adjacent properties or the state right-of-way will be permitted. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town and applicant are encouraged to install a sidewalk or pathway along Drake's Landing Road to allow pedestrian access from the apartment complex to the crosswalk and walking trail at the Route 31 intersection. Any work in the state right-of-way will require a work permit from the NYS Department of Transportation.
2. The Onondaga County Department of Water Environment Protection advises the Towns of Lysander, Van Buren and the Village of Baldwinsville to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, given potential constraints at the Baldwinsville-Seneca Knolls Wastewater Treatment Plant, and to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities.
3. The applicant is encouraged to minimize wetland impacts to the greatest extent practicable by avoiding development within the wetland and/or wetland buffer, reducing impervious surface coverage on-site, and providing a vegetative buffer to wetland areas.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a 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 B of the Year 2020, "A Local Law Amending the Code of the Town of Skaneateles Concerning Water"; and
- WHEREAS, per Local Law B of the Year 2020, the purpose of the proposed text amendment is to amend Section 146, "Water", of the Town of Skaneateles Code "to reflect the upgraded technologies used by the water department which have taken place over the years and which are currently in place as well as reflect duties currently performed by water department staff"; and
- WHEREAS, the text amendment includes a provision that for any customer service pipe that must be bored directly or pulled through using existing service, the new service pipe shall be one continuous piece of pipe approved by the Water Superintendent; and
- WHEREAS, provisions for radios will be added to §146-6. Meters, as it is equipment that is required for each premises and for each separate water service connection to a premises; the text amendment notes that radios will be furnished by the district and remain the property of the district; additional amendments under this section clarify the requirements for the location of meters and radios; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corp. for the property located at 215 & 219 Gere Avenue; 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 and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Village of Solvay; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot, Lot 19A (2,940 sf), in a Residential (RA-1) zoning district; and
- WHEREAS, the site is located in the City's Far Westside neighborhood with surrounding single-family and two-family residential uses; the submitted resubdivision plan dated February 19, 2020 shows the site has frontage on Gere Avenue, a city street, and an existing two-story house located on one of the subject parcels; aerial imagery shows a second house, which was demolished in January 2020, on the now-vacant parcel of the site; and
- WHEREAS, a letter to the Office of Zoning Administration from the Greater Syracuse Land Bank, dated February 21, 2020, indicates both parcels are owned by the Land Bank; the existing house is a single-family home and is currently vacant; individually, each parcel is non-conforming and does not provide adequate space for a house and off-street parking, making new construction on the vacant parcel, and occupation of the existing house, less viable; there does appear to be on-street parking available along Gere Avenue; and
- WHEREAS, per the letter, the Land Bank has entered into a purchase agreement for the purchase of the two properties; the local application notes that the buyer intends to renovate the house and return it to productive use; the additional yard space will allow for off-street parking and additional greenspace; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Harbor 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 Proposed Zoning

Map dated December 2019, the proposed zoning for the lots is Mixed Use Neighborhood Center (MX-2), which would act to “provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods”; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734072, 734126, 734075) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of 2027 Park Street, LLC for the property located at 2027 Park 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 Interstate Route 81 and Park Street (Route 370), both state highways, and the CNY Regional Market, a facility owned by a state authority; and
- WHEREAS, the applicant is requesting a special permit to establish a car wash facility at an existing vacant building on a 4.22-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located at the intersection of Park Street and Hiawatha Boulevard, both city streets, in the City's Northside neighborhood; the site abuts portions of the I-81 highway and ramps and is across Park Street from parcels containing the Regional Market, NBT Bank Stadium, and the Syracuse Regional Transportation Center; the City's Land Use and Development Plan identifies this area as an industrial legacy character area; and
- WHEREAS, the submitted Site Layout Plan dated April 24, 2000 shows the site contains an existing 30,000 sf building, a former Babies R Us, with parking at the front and side of the building; the site has two existing driveways onto Park Street, one full access drive and one with right-in, right-out only access; the plan shows existing sidewalks along Park Street with a planting strip and crosswalks through the driveways, to remain; and
- WHEREAS, per a letter from a representative for the applicant to the Syracuse Zoning Administration, dated January 29, 2020, the existing building will be renovated for a car wash facility, Valet Auto Wash; interior renovations will include modifying the building layout to allow for one wash bay tunnel, indoor vacuum equipment parking spaces and a wax/polish bay tunnel; exterior improvements will include painting the building and installing new overhead doors for vehicle access to the interior car wash services; site improvements will include parking lot striping for (3) wash queue lanes, pay stations and vacuum stations; and
- WHEREAS, the referral materials include a Traffic Impact Assessment dated January 27, 2020; per the assessment, 2019 build traffic volumes were taken from the traffic impact assessment that was completed for a proposed Dunkin' Donuts project northwest of the site and used as the base traffic volumes for this study; the assessment concludes that the proposed car wash is a minor traffic generator during the morning and evening peak hours and no impacts to traffic capacity are identified; no mitigation measures were recommended; and
- WHEREAS, per the submitted elevation drawings and site signage summary, proposed

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signage includes four building-mounted wall signs, 120 sf on the front face and 69 sf each on the remaining faces, and a ground sign (300 sf, 40' in height); the ground sign is not shown on the project plans; however, there is an existing ground sign with the same dimensions at the southern corner of the site; and

WHEREAS, per the City Zoning Ordinance, car wash facilities are permitted in the IA zoning district upon issuance of a special permit; 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 Urban Core (MX-4), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses"; car wash facilities are not a permitted use in the proposed MX-4 zoning district; 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, this parcel will not be impacted by one of the project alternatives; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), "existing site drainage system includes catch basins and stormwater management system discharging to the existing City drainage system, all of which will remain in service for the renovation"; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00002, C734133, C734132, 734048, C734130, C734134, C734135, C734137, C734131, 734013, C734104, 734123) 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); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The New York State Department of Transportation has determined that the applicant must submit a copy of the traffic data for the proposed project. To further meet Department requirements, the applicant must submit a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Landscaping on site is encouraged to enhance the pedestrian environment and aesthetics of the site and screen proposed parking areas, wash lanes, and vacuum stations. The applicant is encouraged to include street trees and a low hedge for parking screening and install curbed landscape islands wherever possible.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-78

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 100 University Place; 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 and the site is located within 500 feet of SUNY Health Science Center and SUNY College of Environmental Science and Forestry, both state-owned facilities; and
- WHEREAS, the applicant is proposing to install gateway signage in Subdistrict 3 of the SU Main Campus Planned Institutional District (PID); and
- WHEREAS, this sign is one of four such proposed signs, which are intended to identify four significant entry points to the Syracuse University campus; the Board is concurrently reviewing other authorization referrals (Z-20-79, Z-20-80) for two of the other gateway signage to be installed; the remaining sign, to be installed at Euclid Avenue and Comstock Avenue, is outside County Planning Board jurisdiction and does not require referral under GML 239; and
- WHEREAS, the site is located in the University Hill neighborhood and contains a portion of the Syracuse University campus, including the Crouse College and Hall of Languages buildings, which are all listed on the National Register of Historic Places; and
- WHEREAS, the submitted Syracuse University – Main Campus Planned Institution District (P.I.D.) plan dated December 2019 shows Subdistrict 3 includes the portion of the SU campus that is generally bound by University Place to the north, College Place to the east, Irving Avenue to the west, and Forestry and Sims Drives to the south, all of which are city streets; and
- WHEREAS, the submitted Layout Plan and Elevation drawing dated February 13, 2020 identifies the entry point for this gateway signage to be the “Irving / Van Buren Gateway,” which is located at the west side of Subdistrict 3 where Irving Avenue intersects Van Buren Avenue, another city street; at this location, there is an existing covered pedestrian stairway that ascends from the street to a building for SU’s Falk College; and
- WHEREAS, per the Layout Plan and Elevation drawing, two sections of 7’ tall wall with Onondaga limestone veneer will be installed, one on the north side (10’ long) and one on the south side (20’ long) of the covered pedestrian stairway; the proposed gateway sign will be mounted on the southern wall section and include the SU ‘S’ logo’ and Syracuse University wordmark (3’ x 17’ total); per the signage plans, white perimeter LEDs will be installed on the back side of the sign; 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, the project is within 2,000 feet of a site (ID: E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); and
- WHEREAS, the site is located near the Oakwood Cemetery, Walnut Park Historic District, Berkeley Park Subdivision Historic District, Estabrook House, Ward House, and Pi Chapter House of Psi Upsilon Fraternity, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-79

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 201-205 University Place; 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 and the site is located within 500 feet of SUNY Health Science Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to install gateway signage in Subdistrict 1 of the SU Main Campus Planned Institutional District (PID); and
- WHEREAS, this sign is one of four such proposed signs, which are intended to identify four significant entry points to the Syracuse University campus; the Board is concurrently reviewing other authorization referrals (Z-20-78, Z-20-80) for two of the other gateway signage to be installed; the remaining sign, to be installed at Euclid Avenue and Comstock Avenue, is outside County Planning Board jurisdiction and does not require referral under GML 239; and
- WHEREAS, the site is located in the University Hill neighborhood and contains a portion of the Syracuse University campus, including the Newhouse School of Public Communications; and
- WHEREAS, the submitted Syracuse University – Main Campus Planned Institution District (P.I.D.) plan dated December 2019 shows Subdistrict 1 includes the portion of the SU campus that is generally bound by Waverly Avenue to the north and College Place to the east, both city streets; the southern half of the subdistrict is primarily campus greenspace and abuts Subdistrict 3 to the south; the site abuts the Marley Education Center, part of the Crouse Hospital College of Nursing, to the west; and
- WHEREAS, the submitted Layout Plan and Elevation drawing dated February 13, 2020 identifies the entry point for this gateway signage to be the “Crouse / Waverly Gateway,” which is located at the north side of Subdistrict 1 where Waverly Avenue intersects South Crouse Avenue, another city street; and
- WHEREAS, per the Layout Plan and Elevation drawing, a 7’ tall curved wall with Onondaga limestone veneer will be installed in a greenspace area near the intersection; the wall will be 48’ long and the proposed gateway sign will be mounted on it; the proposed sign is shown to include the SU ‘S’ logo’ and Syracuse University wordmark (3’ x 32’ total); per the signage plans, white perimeter LEDs will be installed on the back side of the sign; 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, the site is located near the Syracuse University-Comstock Tract Buildings, Hall of Languages, Syracuse University, and Crouse College, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-80

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 680 Comstock Avenue; 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 and the site is located within 500 feet of SUNY Health Science Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to install gateway signage in Subdistrict 1 of the SU Main Campus Planned Institutional District (PID); and
- WHEREAS, this sign is one of four such proposed signs, which are intended to identify four significant entry points to the Syracuse University campus; the Board is concurrently reviewing other authorization referrals (Z-20-78, Z-20-79) for two of the other gateway signage to be installed; the remaining sign, to be installed at Euclid Avenue and Comstock Avenue, is outside County Planning Board jurisdiction and does not require referral under GML 239; and
- WHEREAS, the site is located in the University Hill neighborhood and contains a portion of the Syracuse University campus, including University Place, a private road that is almost entirely closed to vehicular traffic, and a privately-owned portion on South Crouse Avenue; and
- WHEREAS, the submitted Syracuse University – Main Campus Planned Institution District (P.I.D.) plan dated December 2019 shows Subdistrict 1 includes the portion of the SU campus that is generally bound by Waverly Avenue to the north and College Place to the east, both city streets; the southern half of the subdistrict is primarily campus greenspace and abuts Subdistrict 3 to the south; the site abuts the Marley Education Center, part of the Crouse Hospital College of Nursing, to the west; and
- WHEREAS, the submitted Layout Plan and Elevation drawing dated February 13, 2020 identifies the entry point for this gateway signage to be the “Waverly / University Gateway,” which is located at the north side of Subdistrict 1 along Waverly Avenue; at this location, there is an existing stairway, sidewalk network and greenspace, which provide pedestrian access to the SU campus; and
- WHEREAS, per the Layout Plan and Elevation drawing, a 7’ tall curved wall with Onondaga limestone veneer will be installed at the front of this pedestrian/greenspace corridor and replace the existing stairway; the wall will be 50’ long and the proposed gateway sign will be mounted on it; the proposed sign is shown to include the SU ‘S’ logo’ and Syracuse University wordmark (3’ x 25’ total); per the signage plans, white perimeter LEDs will be installed on the back side of the sign; and

WHEREAS, per the Layout Plan and Elevation drawing, (4) 8' tall columns with Onondaga limestone veneer will also be installed at this gateway location; the columns will occur on either side of the two existing sidewalks; 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, the project is within 2,000 feet of a site (ID: E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near the Syracuse University-Comstock Tract Buildings, Hall of Languages, Syracuse University, Crouse College, Walnut Park Historic District, and Pi Chapter House of Psi Upsilon Fraternity, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-81

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 SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Tracey Holdings Corp. for the property located 6803 Manlius Center Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway; and

WHEREAS, the applicant is requesting a special permit to expand an existing commercial garage on 9.70 acres in an Industrial zoning district; and

WHEREAS, the Board recently recommended modification of a site plan referral (Z-20-60) and offered no position with comment for a subdivision referral (S-20-9) associated with the proposed project; the Board cited traffic data requirements for the proposed project, submission of a lighting plan for any new lighting, and consideration for floodplain impacts; and

WHEREAS, the site is located along Manlius Center Road, a state road, in an industrial node bound by I-481 to the west, CSX rail lines to the north and Butternut Creek to the east; aerial imagery and the submitted subdivision plan show the site has additional frontage on Claymaster Drive, a private road that serves several industrial parcels to the east; and

WHEREAS, per the Site Information & Overall Site Plan dated February 14, 2020, there is a large existing building for Tracey Road Equipment at the front of the site with asphalt parking along the east side of the building; there is an existing driveway onto Claymaster Drive that serves the parking area and more than 250' of additional, unrestricted access; the site appears to have additional access to a private road on the opposite side of the building; this adjacent parcel appears to be owned by CSX and contain a railroad track; a large gravel lot is shown at the rear of the building, which is contiguous with an adjacent parcel and enclosed by a chain link fence; the area appears to be used for outdoor equipment storage;

ADVISORY NOTE: per the New York State Department of Transportation, no access to Manlius Center Road will be permitted, nor is any shown in the proposed plans; and

WHEREAS, the Site Information & Overall Site Plan shows New Lot No. 1 (9.409 acres) to be the combination of the four existing parcels, which is intended to facilitate construction of the two proposed additions; the submitted Layout Plan & Site Details dated February 14, 2020 shows one addition (27,692 sf) will be constructed at the rear of the building and the other (2,304 sf) will be at the front, southeast corner; per the local application, the larger addition will provide new garage space for repairing construction equipment; the smaller addition will add office space for the Tracey Road Equipment facility; and

- WHEREAS, per the Town zoning code, a commercial garage requires a special permit in the Industrial zoning district; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 4, 2020 indicates 0.92 acres of the site will be disturbed by the proposed project and existing and proposed drainage patterns will remain the same, utilizing existing catch basins and with sheet flow moving in the same direction as it currently does; the EAF notes that the places where the building additions will be constructed are currently concrete, hard packed gravel and/or asphalt; 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 Town drinking water and public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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, 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 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, GIS mapping shows the rear half of the site may contain state wetlands, including the proposed rear addition; there is also an area of potential federal wetlands at the northeast corner of the site; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant amount of the site is located in the 100-year floodplain, including the existing building and proposed rear addition, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site 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 aerial imagery shows there are no wooded areas on the site; and

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

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

The New York State Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, the applicant should submit a lighting plan for any new lighting on the site. 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:

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-82

- 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 DeWitt Zoning Board of Appeals at the request of Hospitality Syracuse, Inc. for the property located at 6463 Thompson 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 Thompson Road (Route 635), a state highway; and
- WHEREAS, the applicant is requesting area variances to reduce front and side yard setback requirements to allow construction of a 2,650 sf drive-thru restaurant (Taco Bell) on a 1.39-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2019, the Board recommended modification of the site plan referral (Z-19-328) as part of the proposed project; the Board cited coordination with the New York State Department of Transportation regarding stormwater, traffic and lighting requirements and coordination with the Onondaga County Department of Water Environment Protection on stormwater requirements; in 2013, the Board offered no position with comment for a final subdivision referral (S-13-55) that created an easement for a Town right-of-way next to the subject parcel; and
- WHEREAS, the site is south of Carrier Circle and has frontage on Thompson Road, a state road; the site is across Thompson Road from the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the submitted survey map dated September 16, 2019 shows the site contains a portion of an existing parking lot which is contiguous with parking on a parcel, owned by the Carrier Corporation, to the west and south; the site abuts a local right-of-way, Greenspeed Way that bisects the parking lot and intersects Thompson Road at an existing traffic signal; there is a Town of DeWitt sanitary easement along the north lot line of the site; and
- WHEREAS, the submitted Site Plan dated February 17, 2020 shows the proposed one-story building (2,665 sf), a Taco Bell restaurant, will be constructed at the northeast corner of the site; a proposed 38-space asphalt parking lot is shown on the south side of the building and a single lane drive-thru is shown at the rear of the building; there is an existing sidewalk along Thompson Road, to remain, with a proposed concrete sidewalk connection to the building entrances;
- ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, per the Site Plan, the site will have access to Greenspeed Way at the rear of the site; the plan and exterior elevation drawings show proposed signage

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includes directional signage and pavement markings throughout the parking lot, a freestanding sign along the Thompson Road frontage, and three wall-mounted signs, one each on the front, rear, and right side elevations; and

WHEREAS, the Zoning Analysis Table on the Site Plan indicates that a waiver/variance is required to reduce the front yard setback along Greenspeed Way from 50' to 25.8' and reduce the side yard setback from 12' to 10'; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 20, 2020, stormwater runoff will be collected and treated on-site; no additional information regarding stormwater management is included; per the Site Plan, lot coverage will be reduced by 35% with the proposed project;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; new connections to the existing drinking water and sewer infrastructure 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; 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 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 Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including the subject parcel; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road and restrictions on direct driveway access to Thompson Road; the Greenspeed Way right-of-way was created as part of this effort to facilitate future road construction; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

While the Board offers no position with regard to the requested area variances, the following comments are reiterated from the previous site plan review:

1. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. To further meet Department requirements, the applicant must also submit traffic data and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-83

- 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 LOCAL LAW from the Town of Elbridge Town Board at the request of Town of Elbridge for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Chapter 30 of the Town Code (Zoning); and
- WHEREAS, the submitted local law filing indicates the Town is seeking to adopt an amended version of Chapter 30 Zoning of the Town Code; the current version of the zoning code, which is available on the Town's website, is dated September 2016; and
- WHEREAS, the proposed local law will remove § 30.33 Residential 'R-2' District and § 30.34 Residential 'R-3' District, effectively eliminating the R-2 and R-3 zoning districts of the Town; the submitted summary of changes document notes that R-2 and R-3 will be replaced by R-1, presumably rezoning all existing R-2 and R-3 parcels to the Residential (R-1) zoning district; from the Town Zoning Map it appears that there are minimal parcels currently zoned R-2 or R-3; and
- WHEREAS, per the current zoning code, single-family dwellings are permitted in the R-1 zoning district; the following uses are also permitted in the R-1 District, subject to a special use permit: two-family dwellings, adult housing facilities, public service and utilities, religious institutions, crop farming on 5 acres or more, bed and breakfasts on 2 or more acres, and home occupations; and
- WHEREAS, per the current zoning code, detached and attached single-family dwellings and adult housing facilities are permitted uses in the R-2 zoning district; single-family dwelling uses are not specified as attached or detached in any zoning districts other than R-2, nor are they defined in the zoning code; single-family, two-family and multiple-family dwellings, as well as adult housing facilities, are permitted in the Town's Service District; and
- WHEREAS, per the current zoning code, single-family dwellings are permitted in the R-3 zoning district; the following uses are also permitted in the R-3 District, subject to a special use permit: home occupations, bed and breakfasts on 2 or more acres, religious institutions, public service and utilities, and outdoor wood boilers located at least 200' from property lines; and
- WHEREAS, the regulations for the R-1 and R-3 zoning districts appear to be very similar, with the R-1 District having the less restrictive requirements; lots in the R-2 district do not have minimum lot size or lot coverage regulations, and the front, rear, and side yard setbacks are determined by the Planning Board; building heights in R-2 shall not exceed 40' in height, which is the same in the R-1 and R-3 zoning districts; and

WHEREAS, the proposed local law will amend § 30.26 Prohibited Buildings, Structures and Uses by adding a provision to prohibit the storing of boats and campers in the front yard of any parcel zoned Residential (R-1); and

WHEREAS, the proposed local law will amend § 30.30 Agricultural Zoning District; edits include: reducing side yard (75' to 20') and rear yard (75' to 40') setback requirements; eliminating a regulation that previously prohibited accessory structures from occurring nearer the front property line than the rear of the principal building; and adding a 75' front yard setback requirement for accessory buildings; and

WHEREAS, the proposed local law will amend § 30.31 Rural Residential Zoning District; edits include: eliminating a regulation that previously prohibited accessory structures from occurring nearer the front property line than the rear of the principal building; and adding a 75' front yard setback requirement for accessory buildings; and

WHEREAS, the proposed local law will add § 30.63 Driveway, which will require all driveways to be approved by the Town of Elbridge Highway Superintendent before construction and require issuance of a driveway permit prior to issuance of a building permit; 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. Any new driveway on a state or county road will require highway access and work permits from the New York State or Onondaga County Departments of Transportation, respectively, and must meet the requirements of the respective department. The Town is advised to ensure coordination with the appropriate department occurs prior to local approval of new driveways.
2. The Town is advised to ensure any non-conforming lots, structures, and uses created as a result of eliminating the R-2 and R-3 zoning districts are appropriately accommodated in the zoning code to allow property owners to maintain, redevelop and reinvest in their property as necessary.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-86

- 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 SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Taft Solar, LLC for the property located at East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Taft Road (Route 18), a county highway, and the municipal boundaries between the Towns of Manlius, Cicero and DeWitt; and
- WHEREAS, the applicant is proposing construction of a 3.45 MW-AC solar farm on 17.3 acres of a 37.682-acre parcel in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, the site is located in a rural area east of I-481 with surrounding residential land uses and large tracts of agricultural lands and wooded areas; aerial imagery shows the site has frontage on East Taft Road, a county road that also marks the boundary between the Towns of Manlius, DeWitt, and Cicero in this location, and contains vacant, undeveloped land; per aerial imagery, there are existing transmission towers and overhead utility lines along the western lot line, which are served by an existing gravel access road onto East Taft Road; per the local application, the site will be purchased by the applicant subject to approvals for the project; and
- WHEREAS, the submitted application and plan indicate the solar farm will include installation of 263 solar tables with a total of 13,522 solar panels, each standing 9' in height, with portions of the solar arrays occurring on either side of a drainage channel on the southern half of the site; the solar arrays will be enclosed by a 6' high chain link fence with 3 strands of barbed wire affixed to the top; there will be two new equipment pads within the fence enclosure, each containing an inverter and batter storage; the plan shows a row of new landscaping at the front of the site to screen the view from East Taft Road; and
- WHEREAS, per the plan, the solar farm will be served by a new 12' wide gravel access roadway onto East Taft Road; the proposed road requires two new SICPP culverts, one 18" at the front of the site and one 24" to cross the drainage channel;
- ADVISORY NOTES: the proposed driveway onto East Taft Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways on a County road must meet Department requirements; and
- WHEREAS, the project is intended for Community Solar purposes and the plan shows proposed utility poles and overhead electrical wiring at the front of the site to connect the solar farm to the existing utility grid; the submitted Letter of Intent dated February 6, 2020 indicates the application for interconnection to

the utility grid will be submitted with formal plans; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 6, 2020, the applicant is seeking a PILOT agreement with the Onondaga County Industrial Development Agency (OCIDA) for the project; and

WHEREAS, per the EAF, 0.8 acres of the site will be disturbed by the proposed project; the EAF notes that maximum depth of ground disturbance will not exceed 4 feet and the helix screws (or H-piles) of the solar tables will be installed at a depth of approximately 8-10 feet;

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

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

WHEREAS, the Letter of Intent indicates a wetland delineation was completed in July 2019 and is subject to final determination by the US Army Corps of Engineers (USACOE); a wetland report will be produced under separate submittal once a final determination is made by the USACOE; the delineated wetland boundaries is not shown on the project plans; however, the letter notes that a wetland permit will be required from the NYS Department of Environmental Conservation and obtained for installation of the solar array within the 100' wetland buffer, and a USACOE permit will be required and obtained for the culvert installation within the existing drainage ditch; and

WHEREAS, the EAF notes that NYSDEC Spill #0702926 is identified in the area under the power lines located on the northern portion of the site; the NYSDEC Spill listing identifies this as a hydraulic oil spill to the soil, which occurred in 2007 and has since been closed; 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); the referral materials includes a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP), dated February 5, 2020, that indicates the office reviewed the project and determined that no properties, including archaeological and/or historic resources, will be impacted by the 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on East Taft Road, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the right-of-way and aligning the driveway with the existing driveway on the north side of East Taft Road. To further meet Department requirements, the applicant must contact the Department to discuss any required drainage data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Additional landscape screening is encouraged to buffer the solar farm from the adjacent VFW property.
2. The applicant and Town are encouraged to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible. Best practices to consider related to wetland and habitat protection may include avoiding soil compaction during construction, avoiding drilled foundations, restoring or improving adjacent wetlands, buffering stream channels, planting of beneficial and diverse native species and pollinators and removing invasive species, and allowing small openings in fencing to allow for small wildlife movement.
3. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.
4. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-87

- 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 SITE PLAN from the Village of Liverpool Planning Board at the request of AJPD Associates, LLC for the property located at 326 First 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 Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to create two new parking spaces in a shared ROW easement in the Village Center Business District (B-2); and
- WHEREAS, the site is located in a highly walkable part of the Village center with commercial land uses in the surrounding area; the submitted survey map dated November 1, 2019 shows the site has frontage on First Street, a local road, and contains an existing building that is part of a row of attached one- to three-story buildings; aerial imagery shows existing on-street parking and concrete sidewalks along First Street; and
- WHEREAS, per the local application, there is currently a fenced area at the rear of the building, which has poor lawn coverage; this area will be paved for two on-site parking spaces and a new 4' x 6' deep drywell will be installed in the paved area, to allow for treatment of runoff; the submitted Site Plan dated February 18, 2020 shows access to the parking spaces comes from an existing right-of-way on an adjacent parcel, which has an existing paved driveway and curb cut onto Tulip Street, a local road, west of the site; some of the new asphalt paving appears to occur on the adjacent parcel; and
- WHEREAS, the Site Plan shows additional site improvements to include a new landscaped area at the rear of the building, under an existing overhang, and two new concrete pads, one on the side of the building for an outside door and a relocated HVAC unit and the other at the rear of the building for another outside door; 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 over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); 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 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-88

- 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 LaFayette Planning Board at the request of DG New York CS, LLC for the property located Apulia 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 Apulia Road (Route 1), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 2.36 MW solar photovoltaic facility with a 5 MW energy storage facility on a portion of a 151.30-acre parcel in an Agricultural Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-89) as part of the proposed project; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding residential land uses and large tracts of undeveloped, forested land and active farmland; the site and some adjacent parcels are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Apulia Road, a county road, and Weller Road, a local road, and contains active farmland, large wooded areas, and several vacant/remnant barn structures; Butternut Creek crosses the front half of the site, occurring between crop land and the rear wooded areas; and
- WHEREAS, per the local application, the proposed solar farm will occur on 13.5 acres at the northwest corner of the 151.3-acre parcel; the subject property will be leased for the proposed project; the submitted Site Plan dated November 1, 2019 and local application show the solar farm will occur within two areas, one on either side of a right-of-way for an existing overhead utility line; each area will be enclosed by a 7' tall perimeter fence; a gravel compound with concrete pads is shown within the western enclosure, to contain associated equipment and battery storage units; 4.6 acres will be cleared for the proposed project; the solar farm will connect to the existing overhead utility line via five new utility poles; and
- WHEREAS, per the Site Plan, the solar farm will be served by a proposed 20' wide gravel access road onto Weller Road; and
- WHEREAS, per the local application, the solar farm will consist of 10,000 solar panels of fixed tilt system design, mounted using driven post foundations or similar; solar panels will be a maximum of approximately 10 to 12 feet in height; the local application notes that the solar facility will be decommissioned, dismantled, and removed after the approximately 25-year operational life ends; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 1, 2019 indicates 15 acres of the site will be disturbed by the proposed project; temporary runoff from construction will be discharged on-site and controlled by stormwater and sediment/erosion control best management practices; sheet flow from solar panels will infiltrate the ground surface or be directed to the existing wetland, drainage and/or swale areas; the local application notes that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared consistent with local requirements;

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 does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

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

WHEREAS, GIS mapping shows potential state and federal wetland areas in close proximity to Butternut Creek; the Site Plan shows some delineated wetlands in the project area; the plan notes that "delineated wetlands data was obtained by Dudek on September 20, 2019"; per the local application, the applicant will coordinate with the US Army Corps of Engineers and NYS Department of Environmental Conservation regarding appropriate requirements for disturbing wetlands and waterbodies;

ADVISORY NOTE: all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

WHEREAS, per the local application, a New York Natural Heritage Program (NHP) request was submitted and a reply was received on October 16, 2019, indicating they have no records of known occurrences of rare or state-listed animals and plants, significant natural communities, or other significant habitats at the project site; and

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

1. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and

production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

2. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.

3. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-89

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of LaFayette Planning Board at the request of DG New York CS, LLC for the property located Apulia Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Apulia Road (Route 1), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to allow construction of a 2.36 MW solar photovoltaic facility with a 5 MW energy storage facility on a portion of a 151.30-acre parcel in an Agricultural Residential zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-88) as part of the proposed project; and

WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding residential land uses and large tracts of undeveloped, forested land and active farmland; the site and some adjacent parcels are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and

WHEREAS, aerial imagery shows the site has frontage on Apulia Road, a county road, and Weller Road, a local road, and contains active farmland, large wooded areas, and several vacant/remnant barn structures; Butternut Creek crosses the front half of the site, occurring between crop land and the rear wooded areas; and

WHEREAS, per the local application, the proposed solar farm will occur on 13.5 acres at the northwest corner of the 151.3-acre parcel; the subject property will be leased for the proposed project; the submitted Site Plan dated November 1, 2019 and local application show the solar farm will occur within two areas, one on either side of a right-of-way for an existing overhead utility line; each area will be enclosed by a 7' tall perimeter fence; a gravel compound with concrete pads is shown within the western enclosure, to contain associated equipment and battery storage units; 4.6 acres will be cleared for the proposed project; the solar farm will connect to the existing overhead utility line via five new utility poles; and

WHEREAS, per the Site Plan, the solar farm will be served by a proposed 20' wide gravel access road onto Weller Road; and

WHEREAS, per the local application, the solar farm will consist of 10,000 solar panels of fixed tilt system design, mounted using driven post foundations or similar; solar panels will be a maximum of approximately 10 to 12 feet in height; the local application notes that the solar facility will be decommissioned, dismantled, and removed after the approximately 25-year operational life ends; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 1, 2019 indicates 15 acres of the site will be disturbed by the proposed project; temporary runoff from construction will be discharged on-site and controlled by stormwater and sediment/erosion control best management practices; sheet flow from solar panels will infiltrate the ground surface or be directed to the existing wetland, drainage and/or swale areas; the local application notes that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared consistent with local requirements;

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 does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

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

WHEREAS, GIS mapping shows potential state and federal wetland areas in close proximity to Butternut Creek; the Site Plan shows some delineated wetlands in the project area; the plan notes that "delineated wetlands data was obtained by Dudek on September 20, 2019"; per the local application, the applicant will coordinate with the US Army Corps of Engineers and NYS Department of Environmental Conservation regarding appropriate requirements for disturbing wetlands and waterbodies;

ADVISORY NOTE: all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

WHEREAS, per the local application, a New York Natural Heritage Program (NHP) request was submitted and a reply was received on October 16, 2019, indicating they have no records of known occurrences of rare or state-listed animals and plants, significant natural communities, or other significant habitats at the project site; and

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

1. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and

production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

2. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.

3. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-90

- 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 SPECIAL PERMIT from the Town of Tully Town Board at the request of Sky High Solar, LLC for the property located at 1315 Sky High Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Street (Route 111) and Sky High Road (Route 79), both county highways, the municipal boundary with the Town of Fabius, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a 20 MW solar farm on 121.5 acres of a 654.94-acre site in an Agricultural (A-2) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Tully with surrounding residential land uses and large tracts of undeveloped, forested land and active farmland; the site abuts parcels to the south and is west across Sky High Road, a county road, from parcels that are enrolled in NYS Agricultural District 4, some of which appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Sky High Road and North Road, another county road, and contains active farmland, large wooded areas, and a tree nursery area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 23, 2019, the proposed solar farm will be a ground-mounted system, occupying a 263.7-acre leased area with a 121.5-acre disturbance area; the submitted Preliminary Site Plan dated December 20, 2019 shows the solar farm will include 886 racks with 69,664 solar panels and a perimeter security fence; there is an existing gravel driveway onto Sky High Road, which will be used to serve the solar farm;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Sky High Road must meet Department requirements; and
- WHEREAS, the Preliminary Site Plan shows 8 proposed equipment pads within the fenced enclosure; the point of interconnection is shown on an adjacent parcel that is owned by National Grid and containing utility lines; and
- WHEREAS, aerial imagery shows that some existing tree cover will remain to screen the solar farm; and
- WHEREAS, a letter from the applicant to the Town Board, dated March 5, 2020, indicates that a Decommissioning Plan and an Operations and Maintenance Plan will be provided as part of the application; and
- WHEREAS, per the EAF, a wetland and stream delineation was completed in May 2018, and a total of 19 wetlands and 7 waterbodies were identified within the project area; the EAF notes that a permit application will be submitted to the US Army

Corps of Engineers in accordance with applicable regulations;
ADVISORY NOTE: any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the Town should ensure all necessary permits from the Corps are obtained for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site prior to, or as a condition of, municipal approval; and

WHEREAS, per the EAF, 35.7 acres of the site will be disturbed by the proposed project; the Preliminary Site Plan shows multiple potential stormwater management areas, which are long and narrow and generally occur around the perimeter of the solar farm;

ADVISORY NOTE: 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 does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

WHEREAS, the site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (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:

Per the Onondaga County Department of Transportation, the existing driveway on Sky High Road does not appear to meet the Department's minimum location requirements and is built of substandard materials. The applicant must contact the Onondaga County Department of Transportation to obtain the necessary highway access and/or work permits and coordinate requirements for the existing driveway, in order to satisfy commercial driveway standards, which may require paving the portion of the driveway in the county right-of-way. The location of the driveway will be determined by the availability of sight distance. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant and Town are encouraged to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these

important and sensitive environmental areas to the extent possible. Best practices to consider related to wetland and habitat protection may include avoiding soil compaction during construction, avoiding drilled foundations, restoring or improving adjacent wetlands, buffering stream channels, planting of beneficial and diverse native species and pollinators and removing invasive species, and allowing small openings in fencing to allow for small wildlife movement.

2. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.

3. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-91

- 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 SPECIAL PERMIT from the Town of Tully Town Board at the request of Tetra Tech (Drumm Solar Project) for the property located at 340 Route 11 South; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 11 (State Street), a state highway, Meetinghouse Road (Route 134), a county highway, the municipal boundary between the Town of Tully and the Village of Tully, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 7.5 MW ground-mounted solar facility on 35 acres of a 59.95-acre parcel in an Agricultural (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-92) for a proposed 7.5 MW ground-mounted solar facility on the adjacent parcel to the south; and
- WHEREAS, the site is located in a rural area just south of the Village; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; aerial imagery shows the site is also covered by several wooded areas; the site is landlocked, but abuts an existing rail line (NY Susquehanna & Western Railway) to the northwest; the submitted survey map dated February 1, 2020 shows a 150' Niagara Mohawk Power Corp. easement with transmission towers and overhead utility lines crossing the site and the south side of the parcel; and
- WHEREAS, the submitted Layout, Lighting and Landscape Plan dated February 27, 2020 shows the solar panels will occur in four general areas, each enclosed by a 7' high chain link fence; two proposed transformer pads (60' x 80' each) are shown in the project area; there is a proposed 20' wide gravel road with access to US Route 11 to the west through an adjacent parcel to the south; the gravel road will cross the utility easement in two places, including a portion that connects to the proposed solar facility to the south; per the plan, the solar facility will be connected to an existing utility pole west across Route 11 via 8 new utility poles and overhead electric lines;
ADVISORY NOTE: the proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; any utility work in the state right-of-way will also be subject to a work permit from the Department; and
- WHEREAS, the local application includes a Solar Maintenance and Operations Plan and a Decommissioning Plan and Bond Estimate; a Preliminary Screening Analysis dated August 20, 2019 was also included in the application and indicates that National Grid has determined the local area is not suitable for the

interconnection of the generator system as proposed and further evaluation is required; the submitted Viewshed Analysis dated February 2020 shows a majority of the existing trees around the perimeter of the solar facility will remain and help to screen the solar panels; and

WHEREAS, per the local application, the solar farm will be within the 100' side yard setback on the side that abuts the proposed solar facility to the south; the application notes that a waiver is requested and may be granted by the Town Board, and does not require a variance from the Town Zoning Board of Appeals; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 27, 2020 indicates 35 acres of the site will be disturbed by the proposed project; stormwater will be directed to on-site natural drainage courses; the Layout, Lighting and Landscape Plan shows two proposed infiltration basins; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

WHEREAS, per the EAF, the fence and solar panels will encroach on an approximately 1-acre portion of a wet meadow potentially subject to federal jurisdiction; GIS mapping shows an area of potential federal wetlands on the site and several drainage channels; 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the front portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the proposed solar facility appears to be entirely outside of the floodplain area; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers, and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); the project is within 2,000 feet of a site (ID: B00202) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern Harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or

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

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

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

The New York State Department of Transportation notes that a second driveway is proposed for the solar project north of the site. The applicant must contact the New York State Department of Transportation to coordinate requirements for both of the proposed driveways on Route 11, in order to satisfy commercial driveway standards, which will require consolidating the driveways and paving the portion of the driveway in the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

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

2. Any necessary permissions for work within the Niagara Mohawk Power Corporation easement should be obtained prior to, or as a condition of, municipal approval.

3. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to

coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.

4. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

5. The Board advises the applicant that any proposed work that will result in crossing the rail line will require permissions from the operator.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-92

- 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 Town of Tully Town Board at the request of Tetra Tech (Potter South Solar Project) for the property located at 254 Route 11 South; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 11 (State Street), a state highway, the municipal boundary between the Town of Tully and Cortland County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 7.5 MW ground-mounted solar facility on 35 acres of a 212-acre parcel in an Agricultural (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-91) for a proposed 7.5 MW ground-mounted solar facility on the adjacent parcel to the north; and
- WHEREAS, the site is located in a rural area south of the Village; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; aerial imagery shows the site has frontage on US Route 11 and has several wooded areas; the site also abuts an existing rail line (NY Susquehanna & Western Railway) to the northwest; and
- WHEREAS, the submitted Layout, Lighting and Landscape Plan dated February 27, 2020 shows the solar panels will occur in four general areas, all enclosed by 7' high cedar and chain link fencing; two proposed transformer pads (60' x 80' each) are shown in the project area; there is a proposed 20' wide gravel road with access to US Route 11 and a second proposed Route 11 driveway, which will serve the proposed solar project to the north; per the plan, the solar facility will be connected to an existing utility pole along Route 11 via 13 new utility poles and overhead electric lines;
ADVISORY NOTE: the proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; any utility work in the state right-of-way will also be subject to a work permit from the Department; and
- WHEREAS, the local application includes a Solar Maintenance and Operations Plan, a Decommissioning Plan and Bond Estimate, and a Viewshed Analysis; a Preliminary Screening Analysis dated July 29, 2019 was also included in the application and indicates that National Grid has determined the local area is not suitable for the interconnection of the generator system as proposed and further evaluation is required; and
- WHEREAS, per the local application, the solar farm will be within the 100' side yard setback on the side that abuts the northern solar facility; the application notes

that a waiver is requested and may be granted by the Town Board, and does not require a variance from the Town Zoning Board of Appeals; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 27, 2020 indicates 32 acres of the site will be disturbed by the proposed project; stormwater will be directed to on-site natural drainage courses; the Layout, Lighting and Landscape Plan shows a proposed infiltration basin and a dry swale;

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 does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

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

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers, and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and

WHEREAS, the site may contain the Northern Harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); ADVISORY NOTES: 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; the applicant and/or municipality is also advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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

The New York State Department of Transportation notes that a second driveway is proposed for the solar project south of the site. The applicant must contact the New York State Department of Transportation to coordinate requirements for both of the proposed driveways on Route 11, in order to satisfy commercial driveway standards, which will require consolidating the driveways and paving the portion of the driveway in the state right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
2. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.
3. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-93

- 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 SPECIAL PERMIT from the Town of Tully Town Board at the request of Tetra Tech (Potter North Solar Project) for the property located at 705 North Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Road (Route 111), a county highway, the municipal boundary between the Town of Tully and the Village of Tully, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 7.5 MW ground-mounted solar facility on 33 acres of a 117-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the site is located in a rural area just north of the Village; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; aerial imagery shows the site has frontage on North Road, a county road, and has several wooded areas; and
- WHEREAS, the submitted Layout, Lighting and Landscape Plan dated February 27, 2020 shows the solar panels will occur in two general areas, all enclosed by 7' high cedar and chain link fencing; two proposed transformer pads (60' x 80' each) are shown in the project area; there is a proposed 20' wide gravel access road onto North Road;
ADVISORY NOTE: the proposed driveway onto North Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways on North Road must meet Department requirements; and
- WHEREAS, per the Layout, Lighting and Landscape Plan, the solar facility will be connected to an existing utility pole along North Road via 7 new utility poles and overhead electric lines; and
- WHEREAS, the local application includes a Solar Maintenance and Operations Plan, a Decommissioning Plan and Bond Estimate, and a Viewshed Analysis; a Preliminary Screening Analysis dated July 29, 2019 was also included in the application and indicates that National Grid has determined the local area is not suitable for the interconnection of the generator system as proposed and further evaluation is required; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 27, 2020 indicates 32 acres of the site will be disturbed by the proposed project; stormwater will be directed to on-site natural drainage courses; the Layout, Lighting and Landscape Plan shows a proposed infiltration basin and a pocket pond;

ADVISORY NOTE: 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 does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

WHEREAS, per the EAF, the fence and solar panels will encroach on an approximately 2-acre portion of a wet meadow potentially subject to federal jurisdiction; 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 is located over, or immediately adjoining, primary and principal aquifers, and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and

WHEREAS, the site may contain the Northern Harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); ADVISORY NOTES: 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; the applicant and/or municipality is also advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on North Road, in order to satisfy commercial driveway standards, which may require

paving the portion of the driveway in the county right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
2. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.
3. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-94

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Todd Zigrassi for the property located at 638 West Genesee 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing new signage for a heavy duty motor vehicle repair shop (Gerber Collision & Glass) on a 1.303-acre parcel in a Commercial Class A (CA) zoning district; and
- WHEREAS, in 2017, the Board offered no position for a special permit referral (Z-17-257) to allow a heavy duty motor vehicle repair shop (Orso's Nu-Look Collision Center) on the subject site; the Board recommended no position with comment for a previous special permit referral (Z-15-346) to replace the face of an existing monument sign on the site; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding commercial and professional service land uses along the West Genesee Street corridor; and
- WHEREAS, aerial imagery and the submitted survey map show that the site contains a large existing one-story building, now Gerber Collision & Glass, and a small two-story building; per the survey map, the remainder of the site is entirely paved, with areas for parking at the front of the large building, along the eastern property line, and at the rear of the site; there an existing sidewalk and two existing curb cuts on West Genesee Street; and
- WHEREAS, aerial imagery shows that the site has rear frontage on West Belden Avenue, a city street, where there is an existing chain link fence along the property line and an existing driveway with gated access; and
- WHEREAS, per the local application and signage plans, new signage will include an LED internally-illuminated, cabinet sign (14'-8" x 2'-2") to be mounted on the west side elevation of the building; one existing sign (16'-0" x 24") on the east side elevation will be relocated to the front of the building, to include a new LED internally-illuminated sign face; an existing wall-mounted sign (4' x 8') at the rear of the building, size and location to remain, will receive a new LED internally-illuminated sign face; and
- WHEREAS, per the sign plans, existing vinyl signs on the east side of the building will be replaced with new 2'-7 5/16" x 2'-1/2" and 14" x 18" vinyl signs to display hours of operation and specify a key drop off location; plans also indicate interior signage to include a 12 sf single-face brushed aluminum laminate wall sign; and

WHEREAS, per the local application, hours of operation will be Monday, Wednesday, Friday 8am to 5pm, Tuesday, Thursday 8am to 5:30pm, and Saturday 8:30am to 12pm; and

WHEREAS, the existing building is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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 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 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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-95

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of WV Properties One, LLC for the property located at Old Seneca Turnpike;
- 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 Old Seneca Turnpike (Route 133) and Mottville Road (Route 154), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 24' x 30' pole barn for storage on a 0.24-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated February 21, 2020 shows the site has frontage on Old Seneca Turnpike, a county road, and contains an existing masonry building, an old utility building, to be demolished; the plan shows the proposed storage building (720 sf) will be constructed near the center of the property with stone drainage strips along both sides of the building; and
- WHEREAS, per the Site Plan, there is a proposed driveway (675 sf) with access to Old Seneca Turnpike;
ADVISORY NOTE: the proposed driveway onto Old Seneca Turnpike requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the Site Plan shows a 16.5' wide utility easement along the western lot line; all of the proposed development will be outside of the easement; and
- WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

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

The applicant is required to coordinate Old Seneca Turnpike access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-96

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of James Tracy for the property located at 2833 Shamrock 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 Shamrock Road (Route 235), a county road, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 10,500 sf pole barn for construction equipment storage on a 15.8-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-20-97) and area variance (Z-20-98) referrals as part of the proposed project, and a lot line adjustment (Z-20-68) to convey 3 acres from an adjacent parcel to the subject parcel; in 2018, the Board offered no position with comment for an area variance referral (Z-18-107) to reduce side and rear yard setbacks to construct a garage addition on the subject parcel; in 2010, the Board recommended modification of concurrent site plan (Z-10-79) and special permit (Z-10-88) referrals proposing to establish a construction services business and install a pond on the subject parcel; Board recommendations for Z-10-79 and Z-10-88 included driveway and wetland requirements; and
- WHEREAS, the site is located in a rural area of the Town of Skaneateles and along Shamrock Road, a county road bordering the adjacent Town of Marcellus; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the Site Plan dated February 19, 2020 shows the site contains an existing two-story house with an attached garage, a shed and planting beds, a donkey barn with a wood fence enclosure, and an existing gravel driveway onto Shamrock Road; additional development appears to contribute to the construction business on the site, and includes an equipment barn/office building with rear storage racks, a small storage building, concrete storage bins, a topsoil and mulch pile area, and a concrete loading dock, all of which are shown to be surrounded by gravel; the construction business uses the gravel driveway that also serves the house; aerial imagery shows the remainder of the site includes wooded areas and an open agricultural field; there is also a 30' access easement to the adjacent parcel to the west along the northern boundary of the site; and
- WHEREAS, the Site Plan shows the 3 acres of land, to be conveyed, include the woods at the southern end of the adjacent parcel to the west; the proposed pole barn (10,500 sf) will be constructed at the front of the construction business; there

will be bio-swailes on either side of the building, and a 100' long proposed gravel driveway onto Shamrock Road is shown to serve the pole barn; the driveway appears to occur at the location of an existing driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Shamrock Road must meet Department requirements; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 27, 2020, proposed lighting includes dark sky compliant wall packs on the east and west sides of the pole barn mounted at a height of 20'; and

WHEREAS, per the Case Review Worksheet, the maximum allowable cumulative footprint of all non-residential buildings permitted in the RF zoning district is 6,000 sf where 15,077 sf will be the resultant footprint with construction of the pole barn; the new barn appears to meet all other requirements; and

WHEREAS, the local application notes that in order to better meet the Town's zoning requirements, the applicant could subdivide the property into three lots and construct (2) 5,000 sf buildings, one on each of the new vacant lots; however, this option is less desirable as it would consume the agricultural land on the site; additionally, allowing the new storage building minimizes instances of outdoor parking and storage of construction equipment; and

WHEREAS, the site is served by an individual well and septic system; the existing leach field is shown in front of the house; no changes to the existing infrastructure are proposed and no drinking water or wastewater services are proposed for the pole barn; and

WHEREAS, the US Fish and Wildlife Service (FWS) National Wetland Inventory Maps show possible federal wetland areas occurring in an undeveloped area near the southeast corner of the site;
ADVISORY NOTE: per the US Army Corps of Engineers, the FWS National Wetland Inventory Maps indicate the potential presence of federal wetlands and should not be used to confirm the presence/absence of federal wetlands; and

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

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

1. The applicant is required to coordinate Shamrock Road access plans with the Onondaga County Department of Transportation. The existing driveway serving both the house and business must meet the Department's commercial driveway standards, which may require widening the driveway and paving the portion of the driveway in the county right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must contact the Onondaga County Health Department's

Bureau of Public Health Engineering to ensure any septic system on the property will not be impacted by the construction and/or location of the proposed pole barn.

3. The applicant must 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 prior to, or as a condition of, the municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-97

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of James Tracy for the property located at 2833 Shamrock Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Shamrock Road (Route 235), a county road, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 10,500 sf pole barn for construction equipment storage on a 15.8-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-20-96) and area variance (Z-20-98) referrals as part of the proposed project, and a lot line adjustment (Z-20-68) to convey 3 acres from an adjacent parcel to the subject parcel; in 2018, the Board offered no position with comment for an area variance referral (Z-18-107) to reduce side and rear yard setbacks to construct a garage addition on the subject parcel; in 2010, the Board recommended modification of concurrent site plan (Z-10-79) and special permit (Z-10-88) referrals proposing to establish a construction services business and install a pond on the subject parcel; Board recommendations for Z-10-79 and Z-10-88 included driveway and wetland requirements; and
- WHEREAS, the site is located in a rural area of the Town of Skaneateles and along Shamrock Road, a county road bordering the adjacent Town of Marcellus; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the Site Plan dated February 19, 2020 shows the site contains an existing two-story house with an attached garage, a shed and planting beds, a donkey barn with a wood fence enclosure, and an existing gravel driveway onto Shamrock Road; additional development appears to contribute to the construction business on the site, and includes an equipment barn/office building with rear storage racks, a small storage building, concrete storage bins, a topsoil and mulch pile area, and a concrete loading dock, all of which are shown to be surrounded by gravel; the construction business uses the gravel driveway that also serves the house; aerial imagery shows the remainder of the site includes wooded areas and an open agricultural field; there is also a 30' access easement to the adjacent parcel to the west along the northern boundary of the site; and
- WHEREAS, the Site Plan shows the 3 acres of land, to be conveyed, include the woods at the southern end of the adjacent parcel to the west; the proposed pole barn (10,500 sf) will be constructed at the front of the construction business; there

will be bio-swales on either side of the building, and a 100' long proposed gravel driveway onto Shamrock Road is shown to serve the pole barn; the driveway appears to occur at the location of an existing driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Shamrock Road must meet Department requirements; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 27, 2020, proposed lighting includes dark sky compliant wall packs on the east and west sides of the pole barn mounted at a height of 20'; and

WHEREAS, per the Case Review Worksheet, the maximum allowable cumulative footprint of all non-residential buildings permitted in the RF zoning district is 6,000 sf where 15,077 sf will be the resultant footprint with construction of the pole barn; the new barn appears to meet all other requirements; and

WHEREAS, the local application notes that in order to better meet the Town's zoning requirements, the applicant could subdivide the property into three lots and construct (2) 5,000 sf buildings, one on each of the new vacant lots; however, this option is less desirable as it would consume the agricultural land on the site; additionally, allowing the new storage building minimizes instances of outdoor parking and storage of construction equipment; and

WHEREAS, the site is served by an individual well and septic system; the existing leach field is shown in front of the house; no changes to the existing infrastructure are proposed and no drinking water or wastewater services are proposed for the pole barn; and

WHEREAS, the US Fish and Wildlife Service (FWS) National Wetland Inventory Maps show possible federal wetland areas occurring in an undeveloped area near the southeast corner of the site;
ADVISORY NOTE: per the US Army Corps of Engineers, the FWS National Wetland Inventory Maps indicate the potential presence of federal wetlands and should not be used to confirm the presence/absence of federal wetlands; and

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

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

1. The applicant is required to coordinate Shamrock Road access plans with the Onondaga County Department of Transportation. The existing driveway serving both the house and business must meet the Department's commercial driveway standards, which may require widening the driveway and paving the portion of the driveway in the county right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must contact the Onondaga County Health Department's

Bureau of Public Health Engineering to ensure any septic system on the property will not be impacted by the construction and/or location of the proposed pole barn.

3. The applicant must 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 prior to, or as a condition of, the municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-98

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of James Tracy for the property located at 2833 Shamrock 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 Shamrock Road (Route 235), a county road, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to increase the maximum allowable cumulative footprint of all non-residential buildings from 6,000 sf to 15,077 sf to allow construction of a 10,500 sf pole barn for construction equipment storage on a 15.8-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-20-96) and special permit (Z-20-97) referrals as part of the proposed project, and a lot line adjustment (Z-20-68) to convey 3 acres from an adjacent parcel to the subject parcel; in 2018, the Board offered no position with comment for an area variance referral (Z-18-107) to reduce side and rear yard setbacks to construct a garage addition on the subject parcel; in 2010, the Board recommended modification of concurrent site plan (Z-10-79) and special permit (Z-10-88) referrals proposing to establish a construction services business and install a pond on the subject parcel; Board recommendations for Z-10-79 and Z-10-88 included driveway and wetland requirements; and
- WHEREAS, the site is located in a rural area of the Town of Skaneateles and along Shamrock Road, a county road bordering the adjacent Town of Marcellus; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the Site Plan dated February 19, 2020 shows the site contains an existing two-story house with an attached garage, a shed and planting beds, a donkey barn with a wood fence enclosure, and an existing gravel driveway onto Shamrock Road; additional development appears to contribute to the construction business on the site, and includes an equipment barn/office building with rear storage racks, a small storage building, concrete storage bins, a topsoil and mulch pile area, and a concrete loading dock, all of which are shown to be surrounded by gravel; the construction business uses the gravel driveway that also serves the house; aerial imagery shows the remainder of the site includes wooded areas and an open agricultural field; there is also a 30' access easement to the adjacent parcel to the west along the northern boundary of the site; and
- WHEREAS, the Site Plan shows the 3 acres of land, to be conveyed, include the woods at

the southern end of the adjacent parcel to the west; the proposed pole barn (10,500 sf) will be constructed at the front of the construction business; there will be bio-swales on either side of the building, and a 100' long proposed gravel driveway onto Shamrock Road is shown to serve the pole barn; the driveway appears to occur at the location of an existing driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Shamrock Road must meet Department requirements; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 27, 2020, proposed lighting includes dark sky compliant wall packs on the east and west sides of the pole barn mounted at a height of 20'; and

WHEREAS, per the Case Review Worksheet, the maximum allowable cumulative footprint of all non-residential buildings permitted in the RF zoning district is 6,000 sf where 15,077 sf will be the resultant footprint with construction of the pole barn; the new barn appears to meet all other requirements; and

WHEREAS, the local application notes that in order to better meet the Town's zoning requirements, the applicant could subdivide the property into three lots and construct (2) 5,000 sf buildings, one on each of the new vacant lots; however, this option is less desirable as it would consume the agricultural land on the site; additionally, allowing the new storage building minimizes instances of outdoor parking and storage of construction equipment; and

WHEREAS, the site is served by an individual well and septic system; the existing leach field is shown in front of the house; no changes to the existing infrastructure are proposed and no drinking water or wastewater services are proposed for the pole barn; and

WHEREAS, the US Fish and Wildlife Service (FWS) National Wetland Inventory Maps show possible federal wetland areas occurring in an undeveloped area near the southeast corner of the site;
ADVISORY NOTE: per the US Army Corps of Engineers, the FWS National Wetland Inventory Maps indicate the potential presence of federal wetlands and should not be used to confirm the presence/absence of federal wetlands; 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 area variance, the following comments are offered for the project as a whole:

1. The applicant is required to coordinate Shamrock Road access plans with the Onondaga County Department of Transportation. The existing driveway serving both the house and business must meet the Department's commercial driveway standards, which may require widening the driveway and paving the portion of the driveway in the county right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to ensure any septic system on the

property will not be impacted by the construction and/or location of the proposed pole barn.

3. The applicant must 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 prior to, or as a condition of, the municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 18, 2020

OCPB Case # Z-20-99

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Bruce & Patricia Texiera for the property located at 2141 Terrace Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Lake Road (Route 41A), a state highway; and
- WHEREAS, the applicant is proposing construction of a deck with stairs, permeable walkways and an 80 sf shed on a 0.37-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-100) as part of the proposed project; and
- WHEREAS, the site is located between West Lake Road, a state road, and the western shore of Skaneateles Lake with surrounding residential land uses; the submitted survey map dated January 7, 2020 shows the site has frontage on Terrace Lane on two sides and contains an existing one-story house with a walkout basement; the site has an existing driveway onto Terrace Lane, which is a fire lane that intersects with West Lake Road to the west and serves a number of residential lots; and
- WHEREAS, the submitted Site Plan dated February 4, 2020 shows the proposed deck area (12.7' x 22.3') including a proposed hot tub, will be constructed on the east side of the house, replacing a portion of an existing paver sidewalk; new permeable pavers will replace the remainder of the sidewalk and be realigned to meet the deck's new stairs; the plan also shows an existing impermeable sidewalk on the other side of the house will be removed and replaced with a permeable paver sidewalk; and
- WHEREAS, the Site Plan shows the proposed storage shed (8' x 10') will be constructed at the northwest corner of the lot; and
- WHEREAS, per the submitted Case Review Worksheet, the building footprint and building floor space are pre-existing non-conforming and the existing house does not meet the side yard setback requirements of the RF zoning district; the lot also exceeds impermeable surface coverage allowances; area variances are sought to reduce lot area from 2 acres to 0.37 acres, reduce front yard setback from 60 feet to 10 feet, and reduce open space from 80% to 76.15%; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 21.82%, where 10% is the maximum permitted, and will decrease to 20.98% following the proposed project; and

WHEREAS, the submitted Project Narrative dated February 10, 2020 notes that the site has limited options for reducing impermeable surface coverage on-site and is already planning to remove and replace the impermeable sidewalks with permeable pavers; options for minimizing impacts off-site include protecting land elsewhere in the Skaneateles Lake watershed; the Project Narrative indicates the applicant would be required to protect 17,919 sf elsewhere, which would equate to a \$19,531.71 fee for the applicant; and

WHEREAS, the site is served by an individual septic system and draws drinking water directly from Skaneateles Lake; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. 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.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the construction and/or location of the proposed deck.

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