



Onondaga County Planning Board

March 23, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Danielle Salisbury
Robin Coon

GUESTS PRESENT

David Plante
Rita Kozak
Max Albertson
Carlie Hanson

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 23, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from March 2, 2022 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

Z-22-45	CSyrPB	No Position	Z-22-47	TClaTB	No Position With Comment
Z-22-48	VMinVB	No Position With Comment	Z-22-49	VMinVB	No Position With Comment
Z-22-50	TLafTB	No Position With Comment	Z-22-51	TManTB	No Position
Z-22-52	TManPB	Modification	Z-22-53	VEsyVB	No Position
Z-22-54	TClaPB	Disapproval	Z-22-55	TClaPB	Disapproval
Z-22-56	TClaPB	No Position	Z-22-57	TSalTB	No Position With Comment
Z-22-58	TCicPB	Modification	Z-22-59	TCicPB	No Position
Z-22-60	TSkaPB	Modification	Z-22-61	TSkaZBA	Modification
Z-22-63	TSkaPB	No Position With Comment	Z-22-66	TSkaPB	Admin Rev -App
Z-22-69	TCamTB	No Action	Z-22-70	TManTB	No Position With Comment
Z-22-71	TCicPB	No Position	Z-22-73	TDewPB	Modification
Z-22-74	TDewZBA	No Position With Comment	Z-22-75	TDewZBA	Admin Rev -App

V. ADMINISTRATIVE REVIEWS

Syracuse-Onondaga County Planning Agency (SOCPA) staff reported on administrative reviews processed since the last reporting to the Board.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of SBA Communications for the property located at 3017-3069 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Meadowbrook, a county drainage channel; and
- WHEREAS, the applicant is proposing to install a tower-mounted antenna array in a Residential, Class C zoning district; and
- WHEREAS, in 2013, the Board previously offered no position with comment for a special permit to expand parking areas on the parcel; and
- WHEREAS, the site is located in the City of Syracuse's Eastside neighborhood with surrounding uses including schools, commercial uses, and residential uses; and
- WHEREAS, per aerial imagery dated May 2021 and referral materials, the parcel contains a building that houses Jowonio School and Upstate NY Synod, a religious institution, and accessory parking, a playground, a paved driving area, and a small developed area in the rear of the site that is leased to the applicant; the site has two driveways onto East Genesee Street, a City street; and
- WHEREAS, per the Site Survey dated February 9, 2022, the project is proposed within the leased area of the parcel; there is an existing access/utility easement on the parent parcel from Genesee Street to the lease area; a portion of the leased area is enclosed by an 8' tall chain-link fence with a 12' wide gate and includes an existing building with a raised metal platform, and ice bridges from the building to existing telecommunications equipment on a concrete pad; and
- WHEREAS, the Overall and Enlarged Site Plan and Construction Documents dated February 17, 2022 show that three antennas are to be installed within the existing canister (tower) with no change to the size of the tower; in addition to the three antennas, a new 7'x5' equipment platform with equipment is proposed immediately adjacent to the tower along with a new ice bridge connecting to the tower; a fiber handhole is proposed near the entry outside of the area enclosed by the chain-link fence and according to the site survey appears as though would be located within the access/utility easement; and
- WHEREAS, per the referral notice, the site is served by public drinking water and public sewers; the submitted project is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Meadowbrook,

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E-mail Address: countyplanning@ongov.net

which is maintained by the Department of Water Environment Protection in this area; and

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

WHEREAS, the site contains the Jowonio School which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-47

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Bradley & Sarah Morien for the property located at Mirage Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Caughdenoy Road (Route 49) and Maple Road (Route 197), both county highways; and
- WHEREAS, the applicant is proposing a zone change on a 0.84-acre strip of a parcel from Government District (GOV) to One-Family Residential (R-15) to facilitate construction of a single-family residence; and
- WHEREAS, the site is located in a suburban area just north of Route 481; surrounding land use is primarily residential including many nearby housing developments; and
- WHEREAS, per aerial imagery dated May 2021, the parcel has frontage on Caughdenoy Road and contains the Clay Fire Department building and parking lot; behind the building and parking lot is approximately 2.5 acres of forested land; the parcel has two accesses onto Caughdenoy Road to serve the Clay Fire Department; and
- WHEREAS, the applicant is proposing a zone change for a 332' x 110' wide strip of land (0.84 acres) in the rear of the parcel from Government District (GOV) to One-Family Residential (R-15) to be conveyed to and combined with a parcel the applicant owns adjacent to the subject parcel, also zoned One-Family Residential (R-15); once conveyed and combined with the applicants' current parcel, the proposed expanded lot would have access from Mirage Lane, a local road; no plans for the proposed expanded lot were submitted with the referral materials; and
- WHEREAS, surrounding areas are zoned for varying levels of residential (R-10, R-15, RA 100, R-40, R-7.5) and the zoning district immediately surrounding the subject parcel is One-Family Residential (R-15); One-Family Residential District (R-15) allows for moderate-density, single-family and supportive nonresidential development; with a special permit, allowed uses in this zoning district include a school, day-care center, religious institution, library, community center, home occupation, emergency vehicle station, and outdoor recreation-participant; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water; per the Environmental Assessment Form (EAF) dated February 8, 2022, a new connection to public drinking water is proposed to serve the conveyed and combined parcel;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA

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easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers; the submitted project is located within the Oak Orchard Wastewater Treatment Plant service area; per the EAF, a new connection to public sewers is proposed to serve the conveyed and combined parcel;

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

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 the proposed project, the Board suggests that the applicant consider donating or selling the remaining thin strip of land along Mirage Lane that is not necessary for the proposed single-family lot to the Clay Volunteer Fire Department or the Town, combine those land with the fire department parcel and maintain Government District zoning on this land.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Minoa Village Board at the request of RPNY Solar 4, LLC for the property located at 5986 Clemons Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the Town of Manlius and the Village of Minoa, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change on a 41.9-acre parcel from Residential A-1 (R-A1) to Planned Development District (PDD) in order to install a solar array on a 13.8-acre portion of the parcel; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-49) as part of the project; and
- WHEREAS, the site is located on the southern border of the Village of Minoa, just north of the Manlius Highway Department and west of Minoa Lakes; surrounding land uses include residential uses, undeveloped forested area, and agricultural uses; per the Proposed PPD Outline dated December 30, 2021, and aerial imagery date May 2021, the property is currently vacant land consisting of cut and filled meadow, successional overgrown field, and forested habitat; per the Proposed PPD Outline, the parcel was historically used for agriculture but is not currently; the site has frontage on Baird Street and Clemons road both local roads, and appears to have an asphalt drive with access on Clemons Road; the property abuts Limestone Creek; and
- WHEREAS, per the Proposed PDD Outline, the proposed project includes a 3 MW alternating current solar generating facility encompassing approximately 14.2 acres of a 41.9 acre parcel; the remaining 27.7 acres of land are designated as an Open space, Wetland and Floodplain Protection Area and will remain undeveloped; the solar project will include a series of ground mounted tracker photovoltaic panels with an overall height of no more than 15' enclosed by a 7' perimeter fence with a proposed limited-use gravel access road on Clemons Road; a 20' wide self-locking gate is proposed where the fence crosses the access road; a landscaping buffer of 81 evergreen trees is proposed along Baird Street and Clemons Road frontages, including buffering for an adjacent residential dwelling; to facilitate connection of the project to the grid, there are several utility poles proposed along the access road as well as an underground wire and an overhead wire; a concrete equipment pad is proposed next to a grass filter strip to support the weather station and transformer; and
- WHEREAS, per the referral materials, the parcel is currently zoned Residential A-1, which is intended for single-family dwellings, places of worship, and accessory uses; zoning directly adjacent to the parcel includes residential districts (R-A and R-

B) and Open Land (OL) in the Village of Minoa and residential districts (3, 4, and 5) and Industrial in the Town of Manlius; the requested zone change would change the parcel to Planned Development District to allow for the solar array use; the applicant is proposing the “Clemons Solar Planned Development District” which will include two subareas, the “Solar Development Area” and the “Open Space, Wetland and Floodplain Protection Area”; the “Solar Development Area” encompasses 14.2 acres in the western portion of the parcel and will be limited to the solar project described in the referral materials; the “Open Space, Wetland and Floodplain Protection Area” will encompass the remaining 27.7 acres of land and development in this subarea will be prohibited; per the local application, the zone change and project contribute to the Village of Minoa's sustainability goals outline in the Village's Climate Action Plan; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 66% of the site is located within the 100-year floodplain, and a small portion of the parcel is encumbered by a FEMA designated floodway which may require avoidance or elevation of structures and other mitigation; the entire floodplain and floodway are encompassed within the subarea “Open Space, Wetland and Floodplain Protection Area” and no development is proposed nor will be allowed; and

WHEREAS, GIS mapping shows approximately 13.5 acres of the site may contain state and federal wetlands; the DEC's EAF Mapping Tool indicates that there is a state wetland (MAN-7) on the parcel; per the Existing Conditions Plan dated December 30, 2021, wetlands on the property were delineated by Bergmann and show a 100' buffer; the wetlands are entirely encompassed within the subarea “Open Space, Wetland and Floodplain Protection Area” and no development is proposed or will be allowed; a portion of the wetland buffer is not within the protected subarea and per the Proposed PDD Outline, the project is expected to permanently impact 1.3 acres of the regulated 100' buffer;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated December 22, 2021, 13.8 acres of the site will be disturbed by the proposed project; the EAF states that stormwater runoff will be directed to on-site surface water; no Stormwater Management Pollution Prevention Plan (SWPPP) or drainage plan was submitted;

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

WHEREAS, the site contains Limestone Creek (DEC 899-222) lower and minor tributaries which is listed as a water-quality impaired waterbody with a standard C classification (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (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

WHEREAS, per the referral notice, there is no existing drinking water service and no existing wastewater service to the site; per the Onondaga County Department of Finance Office of Real Property Services, the site has access to public sewer; no new connections are proposed; and

WHEREAS, the site is enrolled in NYS Agricultural District 3 and does not appear to contain active farmland; an Agriculture Data Statement dated March 1, 2022 was submitted with the referral materials; the EAF indicates that there are 11.9 acres of highly productive soils on the project site; per the Prime Farmland Soils in Onondaga County map with data from the USDA Natural Resources Conservation Service, some highly productive soils, or prime farmland, fall within the solar array project zone; and

WHEREAS, the site may contain the Northern Long-eared Bat and 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 the EAF states that 2 acres of trees will be removed as part of the proposed project;

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

WHEREAS, 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 offers no comment related to the zone change, but offers these comments as part of the full project review:

1.The applicant is advised to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction. Also see SOCPA solar guidance for more information <http://www.ongov.net/planning/solar101.html>

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. Given the proposed development on the State wetland buffer and close proximity to important habitats and natural flood storage systems, 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.

4. Given the wetland areas on site and proximity of the development to a watercourse, the applicant is encouraged to retain as much as existing tree cover as possible and utilize green infrastructure wherever possible to reduce stormwater and protect stormwater quality.

5. Given that the site may contain the federally and state endangered Indiana Bat or its associated habitat, the applicant is encouraged to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-49

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Minoa Village Board at the request of RPNY Solar 4, LLC for the property located at 5986 Clemons 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 the municipal boundary between the Town of Manlius and the Village of Minoa, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a ground-mounted solar array on a 13.8-acre portion of a 41.9-acre parcel in a proposed Planned Development District (PDD); and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-22-48) to change the parcel from Residential A-1 (R-A1) to Planned Development District (PDD) as part of the project; and
- WHEREAS, the site is located on the southern border of the Village of Minoa, just north of the Manlius Highway Department and west of Minoa Lakes; surrounding land uses include residential uses, undeveloped forested area, and agricultural uses; per the Proposed PPD Outline dated December 30, 2021, and aerial imagery date May 2021, the property is currently vacant land consisting of cut and filled meadow, successional overgrown field, and forested habitat; per the Proposed PPD Outline, the parcel was historically used for agriculture but is not currently; the site has frontage on Baird Street and Clemons road both local roads, and appears to have an asphalt drive with access on Clemons Road; the property abuts Limestone Creek; and
- WHEREAS, per the Proposed PDD Outline, the proposed project includes a 3 MW alternating current solar generating facility encompassing approximately 14.2 acres of a 41.9 acre parcel; the solar project will include a series of ground mounted tracker photovoltaic panels with an overall height of no more than 15' enclosed by a 7' perimeter fence with a proposed limited-use gravel access road on Clemons Road; a 20' wide self-locking gate is proposed where the fence crosses the access road; a landscaping buffer of 81 evergreen trees is proposed along Baird Street and Clemons Road frontages, including buffering for an adjacent residential dwelling; to facilitate connection of the project to the grid, there are several utility poles proposed along the access road as well as an underground wire and an overhead wire; a concrete equipment pad is proposed next to a grass filter strip to support the weather station and transformer; and
- WHEREAS, per the referral materials, the parcel is currently zoned Residential A-1, which is intended for single-family dwellings, places of worship, and accessory uses; zoning directly adjacent to the parcel includes residential districts (R-A and R-B) and Open Land (OL) in the Village of Minoa and residential districts (3, 4,

and 5) and Industrial in the Town of Manlius; the requested zone change would change the parcel to Planned Development District to allow for the solar array use; the applicant is proposing the “Clemons Solar Planned Development District” which will include two subareas, the “Solar Development Area” and the “Open Space, Wetland and Floodplain Protection Area”; the “Solar Development Area” encompasses 14.2 acres in the western portion of the parcel and will be limited to the solar project described in the referral materials; the “Open Space, Wetland and Floodplain Protection Area” will encompass the remaining 27.7 acres of land and development in this subarea will be prohibited; per the local application, the zone change and project contribute to the Village of Minoa's sustainability goals outline in the Village's Climate Action Plan; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 66% of the site is located within the 100-year floodplain, and a small portion of the parcel is encumbered by a FEMA designated floodway which may require avoidance or elevation of structures and other mitigation; the entire floodplain and floodway are encompassed within the subarea “Open Space, Wetland and Floodplain Protection Area” and no development is proposed nor will be allowed; and

WHEREAS, GIS mapping shows approximately 13.5 acres of the site may contain state and federal wetlands; the DEC's EAF Mapping Tool indicates that there is a state wetland (MAN-7) on the parcel; per the Existing Conditions Plan dated December 30, 2021, wetlands on the property were delineated by Bergmann and show a 100' buffer; the wetlands are entirely encompassed within the subarea “Open Space, Wetland and Floodplain Protection Area” and no development is proposed or will be allowed; a portion of the wetland buffer is not within the protected subarea and per the Proposed PDD Outline, the project is expected to permanently impact 1.3 acres of the regulated 100' buffer;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated December 22, 2021, 13.8 acres of the site will be disturbed by the proposed project; the EAF states that stormwater runoff will be directed to on-site surface water; no Stormwater Management Pollution Prevention Plan (SWPPP) or drainage plan was submitted;

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

WHEREAS, the site contains Limestone Creek (DEC 899-222) lower and minor tributaries which is listed as a water-quality impaired waterbody with a standard C classification (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (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

WHEREAS, per the referral notice, there is no existing drinking water service and no existing wastewater service to the site; per the Onondaga County Department of Finance Office of Real Property Services, the site has access to public sewer; no new connections are proposed; and

WHEREAS, the site is enrolled in NYS Agricultural District 3 and does not appear to contain active farmland; an Agriculture Data Statement dated March 1, 2022 was submitted with the referral materials; the EAF indicates that there are 11.9 acres of highly productive soils on the project site; per the Prime Farmland Soils in Onondaga County map with data from the USDA Natural Resources Conservation Service, some highly productive soils, or prime farmland, fall within the solar array project zone; and

WHEREAS, the site may contain the Northern Long-eared Bat and 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 the EAF states that 2 acres of trees will be removed as part of the proposed project;

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

WHEREAS, 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 offers no comment related to the zone change, but offers these comments as part of the full project review:

1. The applicant is advised to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction. Also see SOCPA solar guidance for more information: <http://www.ongov.net/planning/solar101.html>

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. Given the proposed development on the State wetland buffer and close proximity to important habitats and natural flood storage systems, 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.

4. Given the wetland areas on site and proximity of the development to a watercourse, the applicant is encouraged to retain as much as existing tree cover as possible and utilize green infrastructure wherever possible to reduce stormwater and protect stormwater quality.

5. Given that the site may contain the federally and state endangered Indiana Bat or its associated habitat, the applicant is encourage to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of 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 amend Chapter 290, Section 290-32 (H) (Solar Farms) of the Zoning Code of the Town of LaFayette; and
- WHEREAS, in 2018 the Board offered no position with comment for Local Law referral (Z-18-95) to amend the 1970 Zoning Ordinance of the Town of LaFayette and add a new article regarding solar energy systems in the Town; and
- WHEREAS, per the current Legislative Purpose and Intent section of the proposed law, the solar law is intended “to permit and regulate the construction of solar energy systems in the Town of LaFayette in a manner that preserves the health, safety and welfare of the Town while also facilitating the production of renewable energy”; and
- WHEREAS, per proposed Section 3 “Lot area and yard regulations”, larger setbacks have been added to reduce potential visual, safety, health, and welfare impacts on adjacent properties; minimum street frontage was increased from 60’ to 100’, minimum front yard setback was increased from 50’ to 250’, minimum rear yard setback was increased from 30’ to 250’, and the minimum side yard setback was increased from 15’ to 250’; and
- WHEREAS, under Section 5.a.1 “Scenic Viewsheds”, a reference has been added to protect the Significant Views identified within the updated 2021 Comprehensive Plan; Section 5.a.2 “Areas of potential environmental sensitivity” was added to protect areas identified in the Open Space Map & Potential Conservation Lands found in the Town’s 2021 Comprehensive Plan appendix as well as “water quality, fish, wildlife, animal or plant species or their critical habitats, or other significant habitats identified by the town, federal or state regulatory agencies”; and
- WHEREAS, Section 5.a.3 “Prime farmland” was added to prohibit the installation of solar farms on locations containing prime farmland or farmland of statewide importance, as identified in the Agricultural Soils map in the Town’s 2021 Comprehensive Plan; excepting steeply sloped and wooded hillsides, the majority of land within the Town of LaFayette is classified with prime or statewide important soil types; and
- WHEREAS, per Section 5.a.4 “Emergency Shutdown/safety”, applicants must now provide the Town Code Enforcement Officer and local first responders with training on emergency shutdown of the facility; and
- WHEREAS, per Section 6 “Site plan approval”, a subsection was added to require

documentation of utility company notification and approval to show that the utility has been informed of the construction of the solar farm and has agreed to an interconnection; a sentence was added to this section prohibiting topsoil stripping and removal from the site to align with the current zoning law; the section requiring a stormwater pollution prevention plan (SWPPP) was strengthened to include requirements that the SWPPP be certified by professional engineers and demonstrate that storm water runoff will infiltrate into the ground beneath at a rate equal to or less than that of the prior infiltration rate; a Lightning Protection Plan was added as a required item for site plan approval; a requirement that all photovoltaic modules used in the solar farm shall be coated with anti-reflection materials to prevent solar panel glare was added; and

WHEREAS, per Section 6 “Site plan approval”, a subsection was added to require a visual impact assessment for each project and details what is to be included in the assessment; and

WHEREAS, a subsection to Section 6 about saturation was added which encourages the Planning Board to consider a proposed solar project’s proximity to an existing solar project and prohibits a proposed solar project from being placed within one mile of an existing solar project; and

WHEREAS, Section 10 “USA made content” was added to ensure that materials used in the solar farm be manufactured in the United States substantially all from articles, materials, or supplies mined, produced, or manufactured in the United States; and

WHEREAS, per Section 16 “Decommissioning and removal of solar farm facilities”, a requirement to create a decommissioning plan no less than 60 days prior to decommissioning commencement was added; the subsection about bonds and security was updated to give more authority to the Town in approving the bond amount and the site restoration; 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. With the exception of steeply sloped and wooded hillsides which are naturally inhospitable to commercial solar development, the majority of land within the Town of LaFayette is classified with prime or statewide important soil types.

While highly sympathetic to the potential negative impacts of solar installations on important farmland in Onondaga County, the Board advises that the proposed restrictions on locations containing any lands classified with prime or statewide important soils, and combined with saturation limits, may effectively preclude the feasibility of any new commercial solar installations in the Town. The Town is encouraged to consider renewable energy intentions as set forth in the Purpose and Intent section of the solar code, as well as landowner input, including farm operators, in considering such a potentially restrictive action.

2. Per the New York State and Onondaga County Departments of Transportation, the Town is encouraged to note within its site plan review regulations that large-scale commercial solar farms on state or county roads

must meet respective commercial driveway standards.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-51

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Local Law 2022 - (2) to repeal Section 155-27.2 of the Town Code regulating the placement of solar photovoltaic energy systems in the Town; and
- WHEREAS, per Section A. "Intent and purpose" of the proposed updated law, the law is intended "to promote the safe, effective and efficient use of solar photovoltaic energy systems that reduce on-site and off-site consumption of energy generated from fossil fuels while protecting the health, safety and welfare of adjacent and surrounding land uses and properties"; the update has added that another intention is "to recognize the importance of New York State policy to encourage the placement of solar array systems on closed landfills.."; it also notes "The Town of Manlius similarly has a strong policy belief that encouraging renewable energy is vital to the fight against global warming and the Town should take the necessary steps to site solar energy arrays systems in the Town.; and
- WHEREAS, the proposed local law will also amend Section B. "Definitions" to include or update definitions for glare, native vegetation, small solar photovoltaic energy systems, and solar photovoltaic energy system; and
- WHEREAS, per Section C. "Applicability", language pertaining to the applicability of building mounted photovoltaic systems mounted on any vertical side of a structure will be removed;
- WHEREAS, also in Section C "Permitted locations", an exemption is proposed to exclude solar projects on Town property from being subject to special use and site plan review; per the amended local law, "If the property is owned by the Town, neither a special permit nor site plan approval from the Planning Board is required, instead, the following requirements will be necessary: a lease between the Town Board and the developer of the solar system, an exhibit to the lease that outlines the boundaries of the solar system on the Town's property and the lay-out of the solar system, a stormwater pollution and prevention plan acceptable to the engineer for the Town, a decommission plan and reclamation plan acceptable to the engineer for the Town, and a building permit"; and
- WHEREAS, the proposed local law adds several subsections under Section C. "Applicability"; per the local law, medium and large solar photovoltaic energy systems (MSES and LSES) shall not exceed 50% of the entire lot in areas that consist of prime farmland or farmland of statewide importance; general

regulations about the surface area percentage of a parcel taken up by solar arrays and other buildings were added; other sections added include regulations for tree removal minimization and mitigation, transmission lines being placed underground, anti-reflective coatings on panels, developing and maintaining native vegetation on the property, stipulations if a change in ownership occurs, and expirations on approval of special permits and site plans; and

WHEREAS, per Section C. "Applicability", the following changes were made for MSES and LSES: a glare analysis will now be required, access roads are now required to be gravel or other permeable surface and flush with the ground, and setback requirements were removed; and

WHEREAS, in the event the site is abandoned, the owner/ operator has 365 days to carry out the decommissioning plan; if the decommissioning plan is not complied with once the solar array is abandoned, the Town may use the restoration bond for the removal of the array and restoration of the site; a site restoration plan shall be included as part of any decommissioning plan; 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 Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Fayetteville Veterinary Hospital for the property located at 8122 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to demolish an existing building and construct a new Veterinary Hospital facility with associated amenities on a 2.89-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the site is located to the southeast of Green Lakes State Park in a mostly wooded rural area with frontage on East Genesee Street; surrounding land uses include agricultural uses and residential uses, with sporadic commercial uses along East Genesee Street; and
- WHEREAS, per the Site Preparation Plan dated March 3, 2022, the site contains an existing two-story building that serves as the current Fayetteville Veterinary Hospital, a freestanding sign in front of the building, several stone walls and a retaining wall behind the building, and a concrete sidewalk to a small parking lot, all to be demolished; the remainder of the parcel contains a steep undeveloped hillside that slopes down to Route 5, and approximately half of an acre of farmland in the western corner of the parcel along Route 5; and
- WHEREAS, per the Site Layout plan dated March 3, 2022, the applicant proposes to remove all structures and construct a new 4,767 sf building to serve as the new animal hospital, with a new parking area, driveway and associated retaining walls in a new location at the front of the site; and
- WHEREAS, per the Site Layout plan, a new asphalt parking area for approximately 25 spaces is proposed where the existing building is located, connected with a new sidewalk; a new 20' wide driveway is proposed onto NYS Route 5 (E Genesee Street); per aerial photography, an informal field drive, presumed to remain, appears to the west on the parcel accessing the remainder of the parcel;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Genesee Street must meet Department requirements and any proposed work within the state right-of-way is subject to a work permit; and
- WHEREAS, the applicant proposes to remove topsoil in strategic locations to level out the site; there is an existing segmental retaining wall to the southwest of the building that will remain; the applicant proposes to remove the vegetation in front of the wall; and

WHEREAS, per the Planting Plan dated March 3, 2022, trees will be planted on the front and back sides of the parking lot and shrubs will be planted in front of part of the segmental retaining wall and as landscaping on the front and side of the building; a sign is proposed in between the parking lot and the State right-of-way;

ADVISORY NOTE: Per the NYS Department of Transportation, any existing or proposed signage must not obstruct sight distance and signage is not permitted in the state right-of-way; and

WHEREAS, per the referral notice, the site is served by an individual well and septic system; per the Environmental Assessment Form dated March 2, 2022 no new connections are proposed; per the Site Layout plan dated March 3, 2022, a new sanitary disposal field is proposed for the western corner of the property; the current septic field is not shown on any referral materials; and

WHEREAS, per the EAF, 2.89 acres of the site will be disturbed by the proposed project; the EAF states that stormwater will be conveyed to an existing swale located within the NYS Route 5 right-of-way; the Grading, Drainage and Utility Plan shows a trench drain and storm inlet to be installed in the entrance of the parking lot and an 18" culvert to be extended under the proposed driveway within the State right-of-way; the Site Erosion Control Plan dated March 3, 2022, shows silt fences, siltation socks, and slope protection will be used for erosion control;

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

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

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland;

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

WHEREAS, the site may contain the following natural communities: Maple-Basswood Rich Mesic Forest (per EAF Mapper);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

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

1. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to

determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed animal hospital and parking lot. The Department must also formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

The Board also offers the following comment:

The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands to further reduce stormwater runoff and improve stormwater quality and avoid drainage into the Route 5 right-of-way.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of East Syracuse Village Board at the request of Village of East Syracuse for the property located all West Terrace Street parcels; 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 zone change on 28 parcels on West Terrace Street from Main Street zoning to General Commercial zoning district; and
- WHEREAS, the site is located in downtown East Syracuse in a corridor of commercial uses including restaurants, bars, small shops, auto body shops and service centers, a medical supply store among others; the CSX railroad yard borders the site to the south; and
- WHEREAS, per aerial imagery dated May 2021, the 28 parcels along Terrace Street on which the zone change will occur currently contain parking lots, undeveloped land, a few residential dwellings, an auto body shop, a video arcade, an automotive repair shop, and railroads; zoning districts immediately adjacent to the site include Main Street, General Commercial, and Industrial; West Manlius Street, a state highway and the Village's "Main Street", runs parallel to Terrace Street one block to the north; and
- WHEREAS, the site is currently zoned as Main Street and, per the Village's zoning code, has a purpose "to maintain the concentrated central business district necessary to ensure the Village's continued viability as a distinct community"; allowable uses in the Main Street Zone include clubs, parking, cultural institutions, public parks, day care, public services, food shops, restaurants, funeral homes, theaters, gymnasiums, vacant land, offices, and water storage; conditional uses include amusement centers, apartment houses, communications transmitters, home occupations, pet care, residences, retail, bed-and-breakfasts, churches, continuing care, private parks, schools, service providers, and light manufacturing; uses allowed with a special permit include in-law apartments, bars, fuel stations, hospitals, hotels, vehicle shops, zoos; and
- WHEREAS, per the referral notice, the requested zone change would change the 28 parcels to General Commercial "due to multiple commercial buildings and businesses on this street, and due to the other side of the street being the CSX Railroad yard, which is in the Industrial Zone"; and
- WHEREAS, per the Village's zoning code, the purpose of the General Commercial zone is to "reserve areas for a wide range of commercial uses, but not necessarily all uses in all areas, to give the Village a diversity of economic development"; allowable uses include the same as Main Street zoning, with the addition of churches, continuing care, hospitals, hotels, light manufacturing, pet care,

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private parks, retail, service providers, vehicle shops, warehouses, and wholesalers; conditional uses and special permit uses are the same as in the Main Street zoning, with the addition of contractor's yards, truck terminals, agriculture, biological sanctuaries, cemeteries, adult entertainment, bars, biological treatment, and in-law apartments; and

WHEREAS, the 28 parcels are located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, per the referral notice, the 28 parcels have access to municipal drinking water and sewer; the site is located within the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no new connections are proposed; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Chick-fil-A, Inc. for the property located at 3920 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 208) and East Taft Road (Route 19), both county highways, South Main Street (Brewerton Road / Route 11), a state highway, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing construction of a drive-thru restaurant with walk up window (Chick-fil-A) on four parcels totaling 1.311 acres in Limited Use Restaurant (LuC-2) and Limited Use District for Restaurants (proposed) zoning districts in the Town of Clay and Village of North Syracuse; and
- WHEREAS, the Board is concurrently reviewing a special permit (Z-22-55) to allow for a drive thru service as part of the proposed project; referral materials also mentioned required front yard variances and resubdivision of parcels as needed for the project, not part of the current site plan and special permit submissions; and
- WHEREAS, the Board recently offered no position with comment on a zone change (Z-22-38) to change a 0.25 acre parcel from Residential zoning to Limited Use District for Restaurants to facilitate construction of a new restaurant (Chick-fil-A); in 2015, the Board previously offered no position with comment on a site plan (Z-15-119) to add a patio with outdoor seating to the existing Basil Leaf Ristorante; and
- WHEREAS, the site currently contains two houses and the Basil Leaf Ristorante (6,350 sf); the site would be cleared in its entirety for the proposed project; per aerial imagery dated May 2021, the site is located in a commercial corridor surrounded by primarily restaurant and retail uses, as well as a NYSDOT North Syracuse Maintenance Facility and a nearby junior high school campus; the project also occurs within two jurisdictions, the Town of Clay and Village of North Syracuse (this review is intended to satisfy submission requirements from both jurisdictions); and
- WHEREAS, the Site Layout Plan dated February 8, 2022 shows the applicant is proposing to construct a 2,800 sf Chick-fil-A restaurant along the Route 11 frontage, with a dual drive-thru, walk up window and outdoor patio area with 16 seats (no indoor seating proposed); the dual drive-thru lanes are noted to accommodate stacking of 26 vehicles and would include a detached 1,450 sf meal ordering canopy; minimal sidewalks are shown surrounding the building only; a bicycle rack is indicated as part of the outdoor patio on submitted

elevation renderings but is not reflected on the site plan; and

WHEREAS, 48 parking spaces are proposed on the parcel (42 required), fronting on East Taft and South Bay Roads minimal setback or screening; interconnection of parking lots and shared use with adjacent parcels will terminate with the proposed plan; plans also show portions of parking spaces for an adjacent parcel continuing to occur on the proposed site plan, noting "Allowed parking lot encroachment"; it is unclear whether formal easements are on file for the encroachment; and

WHEREAS, per the Site Layout Plan, two driveways are proposed where existing driveways are currently located, both on County highways; the New York State Department of Transportation controls two nearby signalized intersections and therefore also has jurisdiction over proposed access in this location; a proposed driveway onto East Taft Road limits left-turn egress; a proposed driveway onto South Bay Road is proposed as full access; no access onto NYS Route 11 is proposed nor shall it be approved; and
ADVISORY NOTE: The applicant must coordinate East Taft Road and South Bay Road access plans with the Onondaga County and New York State Departments of Transportation, and obtain appropriate permits for any work within the public rights-of-way. The applicant must submit a full Traffic Impact Study (TIS) to the Departments for review; and

WHEREAS, the site is currently served by public drinking water and sewers; the site is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Environmental Assessment Form, dated February 6, 2022 states that the anticipated drinking water demand and wastewater generation are 1,000 gallons per day; an approximately 30' wide Town sewer easement is shown on the Location Plan along all the South Bay frontage, however notes indicate all sewer infrastructure is fully located within the public rights-of-way surrounding the site;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; any and all demolition of buildings also requires a WEP permit for sewer disconnects;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Environmental Assessment Form (EAF) dated February 6, 2022, 1.31 acres of the site will be disturbed by the proposed project; per the EAF, the stormwater will be collected in a network of catch basins and discharged to the County right-of-way as it does today; no stormwater management plans or drainage plans were submitted with the referral;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
ADVISORY NOTE: The New York State and Onondaga County Departments of

Transportation will require submission of a SWPPP or drainage plan to ensure no additional runoff into the respective public drainage systems;

ADVISORY NOTE: The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioretention, permeable pavement and planting islands, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, per the EAF, parking lot lighting will be added with down lit dark sky compliant area light fixtures; and

ADVISORY NOTE: The New York State and Onondaga County Departments of Transportation will require submission of a lighting plan to ensure no unsafe glare or spillover into the respective rights-of-way; 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 that said application be DISAPPROVED for the following REASON(S):

The Site Plan as currently presented does not reflect adequate accommodations for anticipated vehicular traffic, particularly given the limited size of the site, lack of interconnectedness with adjacent parcels, and proximity to major signalized intersections. Specific issues noted by the New York State and Onondaga County Departments of Transportation include:

- the full entry access at the proposed Taft Road driveway will likely not be permitted due to significant safety concerns; the Departments must review feasibility of all driveway ingress and egress upon receipt of a full traffic study;
- inadequate storage length for drive-thru vehicles, which is significantly less than queue lengths provided at other Chick-fil-A locations in the area;
- likely conflicts between queueing drive-thru vehicles and vehicles seeking to utilize the parking lot;
- additional information is required regarding anticipated parking usage, and the ability to accommodate parking needs without legal or physical access to overflow parking areas; and
- lack of information regarding stormwater management on site, and how stormwater into the State and County rights-of-way will be minimized.

Additionally, the building notes a walk-up window, and the site is in a highly visible location, and in proximity to transit and a density of complementary land uses which could generate pedestrian activity on site. As such, the Board notes the lack of inclusion of pedestrian infrastructure around the perimeter of the parcel and within the site, and minimal accommodations for landscaping and screening of the prominent parking lots along frontages.

The Board encourages the applicant to provide required information noted herein, and coordinate revised plans with the Town and Village, relevant agencies and adjacent landowners as necessary, prior to resubmission.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Chick-fil-A, Inc. for the property located at 3920 Brewerton 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 South Bay Road (Route 208) and East Taft Road (Route 19), both county highways, South Main Street (Brewerton Road / Route 11), a state highway, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting a special permit to construct a drive-thru restaurant with walk up window (Chick-fil-A) on four parcels totaling 1.311 acres in Limited Use Restaurant (LuC-2) and Limited Use District for Restaurants (proposed) zoning districts in the Town of Clay and Village of North Syracuse; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-54) for the proposed project; referral materials also mentioned required front yard variances and resubdivision of parcels as needed for the project, not part of the current site plan and special permit submissions; and
- WHEREAS, the Board recently offered no position with comment on a zone change (Z-22-38) to change a 0.25 acre parcel from Residential zoning to Limited Use District for Restaurants to facilitate construction of a new restaurant (Chick-fil-A); in 2015, the Board previously offered no position with comment on a site plan (Z-15-119) to add a patio with outdoor seating to the existing Basil Leaf Ristorante; and
- WHEREAS, the site currently contains two houses and the Basil Leaf Ristorante (6,350 sf); the site would be cleared in its entirety for the proposed project; per aerial imagery dated May 2021, the site is located in a commercial corridor surrounded by primarily restaurant and retail uses, as well as a NYSDOT North Syracuse Maintenance Facility and a nearby junior high school campus; the project also occurs within two jurisdictions, the Town of Clay and Village of North Syracuse (this review is intended to satisfy submission requirements from both jurisdictions); and
- WHEREAS, the Site Layout Plan dated February 8, 2022 shows the applicant is proposing to construct a 2,800 sf Chick-fil-A restaurant along the Route 11 frontage, with a dual drive-thru, walk up window and outdoor patio area with 16 seats (no indoor seating proposed); the dual drive-thru lanes are noted to accommodate stacking of 26 vehicles and would include a detached 1,450 sf meal ordering canopy; minimal sidewalks are shown surrounding the building only; a bicycle rack is indicated as part of the outdoor patio on submitted

elevation renderings but is not reflected on the site plan; and

WHEREAS, 48 parking spaces are proposed on the parcel (42 required), fronting on East Taft and South Bay Roads minimal setback or screening; interconnection of parking lots and shared use with adjacent parcels will terminate with the proposed plan; plans also show portions of parking spaces for an adjacent parcel continuing to occur on the proposed site plan, noting "Allowed parking lot encroachment"; it is unclear whether formal easements are on file for the encroachment; and

WHEREAS, per the Site Layout Plan, two driveways are proposed where existing driveways are currently located, both on County highways; the New York State Department of Transportation controls two nearby signalized intersections and therefore also has jurisdiction over proposed access in this location; a proposed driveway onto East Taft Road limits left-turn egress; a proposed driveway onto South Bay Road is proposed as full access; no access onto NYS Route 11 is proposed nor shall it be approved; and
ADVISORY NOTE: The applicant must coordinate East Taft Road and South Bay Road access plans with the Onondaga County and New York State Departments of Transportation, and obtain appropriate permits for any work within the public rights-of-way. The applicant must submit a full Traffic Impact Study (TIS) to the Departments for review; and

WHEREAS, the site is currently served by public drinking water and sewers; the site is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Environmental Assessment Form, dated February 6, 2022 states that the anticipated drinking water demand and wastewater generation are 1,000 gallons per day; an approximately 30' wide Town sewer easement is shown on the Location Plan along all the South Bay frontage, however notes indicate all sewer infrastructure is fully located within the public rights-of-way surrounding the site;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; any and all demolition of buildings also requires a WEP permit for sewer disconnects;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Environmental Assessment Form (EAF) dated February 6, 2022, 1.31 acres of the site will be disturbed by the proposed project; per the EAF, the stormwater will be collected in a network of catch basins and discharged to the County right-of-way as it does today; no stormwater management plans or drainage plans were submitted with the referral;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
ADVISORY NOTE: The New York State and Onondaga County Departments of

Transportation will require submission of a SWPPP or drainage plan to ensure no additional runoff into the respective public drainage systems;

ADVISORY NOTE: The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioretention, permeable pavement and planting islands, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, per the EAF, parking lot lighting will be added with down lit dark sky compliant area light fixtures; and

ADVISORY NOTE: The New York State and Onondaga County Departments of Transportation will require submission of a lighting plan to ensure no unsafe glare or spillover into the respective rights-of-way; 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 that said application be DISAPPROVED for the following REASON(S):

The Site Plan as currently presented does not reflect adequate accommodations for anticipated vehicular traffic, particularly given the limited size of the site, lack of interconnectedness with adjacent parcels, and proximity to major signalized intersections. Specific issues noted by the New York State and Onondaga County Departments of Transportation include:

- the full entry access at the proposed Taft Road driveway will likely not be permitted due to significant safety concerns; the Departments must review feasibility of all driveway ingress and egress upon receipt of a full traffic study;
- inadequate storage length for drive-thru vehicles, which is significantly less than queue lengths provided at other Chick-fil-A locations in the area;
- likely conflicts between queueing drive-thru vehicles and vehicles seeking to utilize the parking lot;
- additional information is required regarding anticipated parking usage, and the ability to accommodate parking needs without legal or physical access to overflow parking areas; and
- lack of information regarding stormwater management on site, and how stormwater into the State and County rights-of-way will be minimized.

Additionally, the building notes a walk-up window, and the site is in a highly visible location, and in proximity to transit and a density of complementary land uses which could generate pedestrian activity on site. As such, the Board notes the lack of inclusion of pedestrian infrastructure around the perimeter of the parcel and within the site, and minimal accommodations for landscaping and screening of the prominent parking lots along frontages.

The Board encourages the applicant to provide required information noted herein, and coordinate revised plans with the Town and Village, relevant agencies and adjacent landowners as necessary, prior to resubmission.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of COR Route 31 Company, Inc. for the property located at 3853 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing fit-outs for two new tenants in an existing shopping plaza, to include façade renovations and a 403 sf addition on a 9.724-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is in a highly developed area off of Route 31, a state highway, in the Town of Clay; surrounding land use is primarily commercial with retailers, stores, and restaurants such as Home Depot, Target, Walmart, Price Chopper, Panera, and McDonald's; the site abuts Rivers Pointe Apartments to the north; and
- WHEREAS, per the Location Survey dated February 14, 2022, the site contains an existing 59,874 sf building with three stores including Spectrum, T.J. Maxx, and Sola Salons, and two vacant spaces, an approximate 3.5 acre parking lot and drive, and behind the building is almost 1 acre of paved area including a road connecting to adjacent parcels, a stormwater detention pond and its accompanying easement, and a section of mowed lawn; behind the building there is also a Niagra Mohawk Power Corp. and Verizon easement with a 10' wide access from the road along the backside of the building; two 30' wide OCWA water easements run through the property, one behind the building and one through the parking lot; two 20' storm sewer detention easements cross the parking lot; and
- WHEREAS, per the referral notice, the applicant is proposing to fill the vacant spaces in the existing building with new tenants; per the letter provided by the engineering firm dated March 2, 2022, proposed Tenant 1 is a national clothing retailer who will occupy 12,504 sf, including a 403 sf addition to the rear of the building for a Manager's office; proposed Tenant 2 is a beauty retailer who also provides salon services; the letter indicates that the expected volume of business and traffic will be similar to the previous uses of Bed Bath and Beyond and Catherine's; and
- WHEREAS, both tenants require façade renovations for their store fronts, including signage; per the Environmental Assessment Form dated March 2, 2022, lighting will be provided on the building consistent with the existing plaza; and
- WHEREAS, the site has access on Route 31, a state highway, in the form of two long drives, one for ingress only and one for egress only; these drives are the primary entry and exit for the entire plaza; and

WHEREAS, per the referral notice, the site is served by public drinking water; no changes to the existing infrastructure are proposed, however a change in use will occur with the new salon services;

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

WHEREAS, per the referral notice, the site is served by public sewer; the submitted project is located within the Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station service area;

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

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-57

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina 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 repeal Chapter 44 ("Planning Board"), and amend Chapters 210 ("Subdivision") and 235 ("Zoning") of the Code of the Town of Salina; and

WHEREAS, the proposed local law repeals Chapter 44 "Planning Board" of the Town code and abolishes the Planning Board; and

WHEREAS, Chapter 235 "Zoning" is proposed to be amended "to supersede the provisions of Town Law 267(3) that limits the size of the Board of Appeals to three (3) or five (5) members so as to increase the size of the Board of Appeals to seven (7) members"; and

WHEREAS, through the Municipal Home Rule Law, the proposed local law increases the authority of the Board of Appeals to hear all planning and subdivision applications; the proposed local law states, "it is the intention and purpose of the Town Board through this section to transfer and delegate all responsibility of the former Planning Board to the Board of Appeals"; and

WHEREAS, proposed section D. "Effect" states that "nothing contained herein shall diminish, overturn or put in question the decisions that have been previously made by the Planning Board before this abolition and merger is effectuated"; and

WHEREAS, proposed amendments to Chapter 210 "Subdivision" include changing the definition of "Planning Board" to "Pursuant to Local Law 2022- which abolished the Planning Board, any reference to the Planning Board in this Chapter shall mean the Salina Zoning Board of Appeals."; additional amendments include changing the phrase "Planning Board" with "Zoning Board of Appeals" throughout the chapter; 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 does not offer a recommendation relative to the proposed local change Planning Board administration, as it is a matter of local discretion. However, the Board does want to highlight the important role that Planning Boards play in shaping communities, particularly for those such as Salina

with significant population, mix of land uses, and in a strategic location in the community. The Town is encouraged to incorporate and designate functions such as preparation of strategic plans for the town and its corridors and districts, agency coordination and review and improvement of local codes and other regulations as necessary into the new town planning framework.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Coppertop Tavern, LLC for the property located at 7777 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (North Main Street / Route 11), a state highway, Bear Road (Route 191), a county highway west of Route 11 and a state highway east of Route 11, and the municipal boundaries between the Town of Cicero, the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to expand the existing parking lot and construct a cooler and freezer addition on an existing restaurant (Coppertop Tavern) on four parcels totaling 2.60 acres in a General Commercial (GC) zoning district; and
- WHEREAS, in 2009, the Board offered no position with comment on a zone change (Z-09-205) to change the zoning from Agricultural to General Commercial; and
- WHEREAS, the site is located on a highly developed strip in Cicero at the boundary of the Village of North Syracuse along Route 11, a state highway; commercial land uses surround the site along Route 11 including restaurants, medical centers, and retail stores; residential houses abut the site to the west; and
- WHEREAS, per the undated Project Narrative, the site is the location of an existing building, the Coppertop Tavern, a 6,635 sf restaurant that seats 257 people; the Existing Site Plan dated January 27, 2022 shows that the site has frontage on state Route 11, and Bear Road, a county road, and Oak Drive, a local road; the area surrounding the restaurant and the part of the parcel leading to Bear Road is paved and provides 162 parking spaces; per aerial imagery dated May 2021 and the Existing Site Plan, the three parcels along Bear Road are vacant land with houses recently removed consisting of mowed lots with three existing concrete pads and two existing driveways on to Bear Road; the main parcel with the restaurant has two driveways on to state Route 11 and one driveway on to Bear Road; and
- WHEREAS, per Project Narrative, the applicant is proposing two projects; one project is to add a new exterior freezer, 100 sf, and beer cooler, 182 sf, at the rear west end of its building, requiring some minor reconfiguration of its dumpster fencing and roof cover; per the Proposed Site Plan dated February 7, 2022, surrounding the addition outside will be new concrete and a wood fence that will match the existing fence with two new gates leading out to the parking lot; the dumpster and existing transformer will remain in the same location; and
- WHEREAS, the second project is to expand the parking capacity to 221 spaces by constructing an expansion employee parking area on the three parcels boarding Bear Road and Oak Drive; per the Proposed Site Plan, the applicant

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intends to pave the majority of two of the three parcels and almost half of the third parcel with asphalt; per the Parking Lot Expansion Plan dated October 5, 2021, there are four small raised planting islands proposed throughout the parking lot and a minimal tree buffer proposed surrounding the parking lot; two light fixtures will be added to the proposed parking lot and the applicant has submitted a Site Lighting and Photometric Plan; and

WHEREAS, per the Proposed Site Plan, the existing accesses on to State Route 11 and Bear road, a county road, will remain unchanged;
ADVISORY NOTE: Per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways on state Route 11 and Bear Road must meet Department requirements; and

WHEREAS, per the referral notice, the site is served by public drinking water and public sewers; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the referral notice, no changes to the existing infrastructure are proposed; and

WHEREAS, per the Environmental Assessment Form (EAF) dated February 9, 2022, 0.92 additional acres of the highly paved restaurant site will be disturbed by the proposed project; the EAF notes that stormwater runoff will be directed to a proposed on-site detention basin along the Oak Drive frontage and discharge will be directed to a roadside swale along Oak Drive; a Drainage Report for Coppertop Tavern dated October 2021 was provided with the referral materials;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

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

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 Route 11 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given recent investments in sidewalk infrastructure in the area and proximity to Village core, apartments and housing, a school, and the Route 11 commercial corridor, the Board strongly encourages the Town to require extension of sidewalks along the Bear Street frontage as part of this project.

2. Per the Onondaga County Department of Transportation, the applicant and Town are encouraged to consider and coordinate with OCDOT the potential relocation of the Bear Street driveway further from the congested Bear St/Route 11 intersection, potentially to Oak Drive, to improve ease of turning movements in and out of the site.

4. Given the expanse of the proposed parking lot, its location along a prominent road frontage, and encroachment into residential sites, the applicant and town are encouraged to incorporate enhanced screening and buffering of the proposed lot to minimize negative impacts. Incorporation of green infrastructure, such as bioswales and permeable pavement, to further reduce stormwater runoff and improve stormwater quality is also encouraged.

5. The Board continues to encourage the Town and landowners in this block of Route 11 to explore options for shared access, parking and circulation, to best serve the multiple structures and facilitate safe access along the congested Route 11 corridor.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-59

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Marzco, LLC (Dave Marzullo) for the property located at 6420 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, South Bay Road (Route 208), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 40' X 40' addition on an existing converted residential structure to house a building automations company and a custom canvas business on a 2.086-acre parcel in a Neighborhood Commercial zoning district; and
- WHEREAS, in 2005, the Board previously offered a modification on a site plan referral (Z-05-311) to convert an existing single-family structure to a floral shop; and
- WHEREAS, the site is located along state Route 31 among a mix of land uses; a residential subdivision surrounds the site to the east and south, commercial land uses including a credit union and a convenience store border the site to the west, and rural housing and farm land exist to the north; and
- WHEREAS, per the Site Plan- Existing Features dated August 29, 2005, the site contains a house with a paved drive with access on Route 31, a state highway, and a gravel area surrounding the west side of the house; a grass area with a concrete apron exists in the back yard along with a metal barn; there are remnants of a gravel drive in the back of the house that lead to Boyko Farm Road within the residential subdivision; the remainder of the land is undeveloped; there is an existing New York Telephone Company Easement along the front of the property; and
- WHEREAS, per the Site Plan- Proposed Features dated February 2, 2022, a 1,600 sf addition is proposed to be attached to the back of the house; the plan also indicates the installation of a proposed 6' stockade fence dumpster enclosure area next to a proposed gravel area in between the barn and the house; an asphalt drive stemming from the existing driveway is proposed to be installed along the western side of the house, leading to a proposed parking area behind the house and proposed addition; the plan indicates some asphalt from the existing driveway will be removed as well as an existing sign frame near the front of the property; and
- WHEREAS, the existing access on Route 31 will remain and be widened slightly within the state right-of-way;
- ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements and any work within the state right-of-way is subject to a work permit; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and public sewer system; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and partially in the Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow, and The Pastures Pump Station service area; per the referral notice, no changes to existing infrastructure are proposed; and

WHEREAS, per the site plan, a culvert will be removed on the western side of the property between the proposed addition and the barn; no additional stormwater measures were submitted with the referral; and

WHEREAS, nearby lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland;

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

WHEREAS, the site may be adjoined by wetlands or other waterbodies regulated by federal, state, or local agencies (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 Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Kelly Scalzo for the property located at 2803 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 garage, construct a new detached garage closer to residence, replace a seawall, and relocate a previously approved bioswale on a 0.66-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-22-61) to construct a detached garage 10' from the property line where 18.6' is required as part of the proposed project; and
- WHEREAS, in 2020 the Board offered no position with comment on a site plan referral (Z-20-289) and a special permit to allow alterations to the existing dwelling and cabana; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; lands east of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated March 31, 2020 shows the site has frontage on East Lake Road, a state road, and 93.9' of shoreline on Skaneateles Lake; the site contains an existing three-bedroom, one-story house, a detached garage (24.5' x 24.7'), and a shed (10.1' x 8.4'); shoreline structures include a "guest house" building with boat storage, a seawall, and steps; there is an existing driveway onto East Lake Road with a paved parking area within the State right-of-way; and
- WHEREAS, the submitted Site Plan: Revised dated February 16, 2022, shows a proposed seawall along the shoreline of the property to replace the existing seawall; the existing stone steps leading to the shore will be replaced; a permeable walk is proposed to replace the walk from the driveway to the house; the existing garage and associated drive will be removed and a new two car detached garage (24' X 24') is proposed to be built closer to the house; the driveway is proposed to be modified to accommodate the new garage; a new permeable walk and steps are proposed to connect the garage to the house; and
- WHEREAS, the applicant had two bioswales previously approved to prevent erosion and to treat stormwater before it enters the lake, located at the front and rear of the house; these bioswales are not yet constructed; the applicant is proposing to move the approved bioswale in front of the house and north of the sidewalk to

relocate it to the south side of the sidewalk so as not to interfere with the new garage placement; and

WHEREAS, per the referral materials, drinking water is drawn directly from the lake and the site is served by an individual septic system; in the referral notice and the Environmental Assessment Form dated February 18, 2022, the applicant notes that there will be no changes to the waste disposal system; per the site plan, a new individual septic system is proposed in a different location than previously approved and will now occur between the proposed garage and the road; 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 (ISC) is currently 29.5% where 10% is allowed; prior approved plans from 2020 allowed a 20.8% ISC, and the current revised proposal maintains the 20.8% ISC; calculations also note that the site as proposed will not meet 80% permeable surface coverage requirements (76% proposed) and exceed lake front structure limits (883sf where 400sf allowed), and exceed building footprint limits (12.3% where 6% allowed) and living area (14% where 10% allowed); local approvals from 2020 reference payment into the Town of Skaneateles Land and Development Rights Acquisition Fund, presumably in lieu of meeting these requirements; all revised totals maintain approved allowances or improve upon conditions as approved in 2020; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated February 25, 2022, included with the referral materials, indicates that the office has no objection to the proposed garage replacement and bioswale installation; and

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

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

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

1. Per the New York State Department of Transportation, the paved parking area within the State right-of-way must be removed.

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

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garage. The Department must also 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 and variance request.

The Board also offers the following comment:

The Board commends the applicant on taking measures to mitigate and reduce impermeable surface coverage on this site, in an effort to better meet the Town's requirements. The Town is encouraged to work with the applicant to identify any additional opportunities to further reduce coverage.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Kelly Scalzo for the property located at 2803 East Lake 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 East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to construct a detached garage 10' from the property line where 18.6' is required on a 0.66-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-60) as part of the proposed project; and
- WHEREAS, in 2020 the Board offered no position with comment on a site plan referral (Z-20-289) and a special permit to allow alterations to the existing dwelling and cabana; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; lands east of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated March 31, 2020 shows the site has frontage on East Lake Road, a state road, and 93.9' of shoreline on Skaneateles Lake; the site contains an existing three-bedroom, one-story house, a detached garage (24.5' x 24.7'), and a shed (10.1' x 8.4'); shoreline structures include a "guest house" building with boat storage, a seawall, and steps; there is an existing driveway onto East Lake Road Road with a paved parking area within the State right-of-way; and
- WHEREAS, the submitted Site Plan: Revised dated February 16, 2022, shows a proposed seawall along the shoreline of the property to replace the existing seawall; the existing stone steps leading to the shore will be replaced; a permeable walk is proposed to replace the walk from the driveway to the house; the existing garage and associated drive will be removed and a new two car detached garage (24' X 24') is proposed to be built closer to the house; the driveway is proposed to be modified to accommodate the new garage; a new permeable walk and steps are proposed to connect the garage to the house; and
- WHEREAS, the applicant had two bioswales previously approved to prevent erosion and to treat stormwater before it enters the lake, located at the front and rear of the house; these bioswales are not yet constructed; the applicant is proposing to move the approved bioswale in front of the house and north of the sidewalk to relocate it to the south side of the sidewalk so as not to interfere with the new garage placement; and

WHEREAS, per the referral materials, drinking water is drawn directly from the lake and the site is served by an individual septic system; in the referral notice and the Environmental Assessment Form dated February 18, 2022, the applicant notes that there will be no changes to the waste disposal system; per the site plan, a new individual septic system is proposed in a different location than previously approved and will now occur between the proposed garage and the road; 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 (ISC) is currently 29.5% where 10% is allowed; prior approved plans from 2020 allowed a 20.8% ISC, and the current revised proposal maintains the 20.8% ISC; calculations also note that the site as proposed will not meet 80% permeable surface coverage requirements (76% proposed) and exceed lake front structure limits (883sf where 400sf allowed), and exceed building footprint limits (12.3% where 6% allowed) and living area (14% where 10% allowed); local approvals from 2020 reference payment into the Town of Skaneateles Land and Development Rights Acquisition Fund, presumably in lieu of meeting these requirements; all revised totals maintain approved allowances or improve upon conditions as approved in 2020; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated February 25, 2022, included with the referral materials, indicates that the office has no objection to the proposed garage replacement and bioswale installation; and

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

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

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

1. Per the New York State Department of Transportation, the paved parking area within the State right-of-way must be removed.

2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed garage. The Department must also 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 and variance request.

The Board also offers the following comment:

The Board commends the applicant on taking measures to mitigate and reduce impermeable surface coverage on this site, in an effort to better meet the Town's requirements. The Town is encouraged to work with the applicant to identify any additional opportunities to further reduce coverage.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-69

- 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 LOCAL LAW from the Town of Camillus Town Board at the request of Town of Camillus 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 No. A of 2022 to repeal Chapter 34 ("Fences") and to amend Chapter 30 ("Zoning") of the Town of Camillus Town Code; and
- WHEREAS, per the Town of Camillus Local Law No. A of 2022, the purpose of the local law is "to regulate the installation and construction of fences on real property within the Town of Camillus"; and
- WHEREAS, per the proposed local law, Chapter 34 "Fences" will be repealed in its entirety except that the "Exceptions" set forth in §34.7 which were previously granted shall remain in effect until such time that fence modifications are made to such exceptions which trigger review/approvals under the proposed fence provisions of Chapter 30; and
- WHEREAS, Chapter 30 "Zoning" will be amended to add a new Article XVI regulating fences; this will result in deviations or exceptions from the regulations to be reviewed by the Zoning Board of Appeals rather than by the Town Board; the amended "Article XVI- Fences" will include the same components as the repealed Chapter 34 "Fences" except for the sections titled "Residential zones" and "Exceptions", and will include additional sections including Variances, Penalties and Enforcement, Severability, and Effective Date; and

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

did not take action due to a lack of quorum. Consequently, the action may be solely acted on by the referring board.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: marty Voss - yes; Mike LaFlair - abstain; Marty Masterpole - yes; Jim Stelter - yes. No action taken due to a lack of quorum.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of A&E SNY Center for the property located at Medical Center Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing a zone change from Restricted Agricultural (RA) to Neighborhood Shopping (NS) on a 4.083-acre parcel within the Northeast Medical Center subdivision to facilitate the future development of a medical / personal services center (A&E SNY Center); and
- WHEREAS, the Board previously recommended No Position With Comment on a subdivision referral (S-18-31) of the parcel to allow for construction of the Towne Center Retirement Community on adjacent lands; and
- WHEREAS, the subject parcel is located along Medical Center Drive in the Town of Manlius, which contains Medical Center East, the Towne Center Retirement Community, the Starview Homes townhouse development, and other commercial uses; the site is also adjacent to the Fayetteville Towne Center retail development; and
- WHEREAS, according to a letter submitted with zone change application materials, the proposed project will include construction of two buildings on the currently vacant site - in Phase 1, a 14,242 sf one-story commercial building with walk-out basement, and another 11,332 sf commercial building in Phase 2, for medical offices with complementary personal services; and
- WHEREAS, per a separate letter by the applicant, a zone change proposal for Commercial A zoning was originally proposed, but modified to Neighborhood Shopping (NS) zoning at the request of Town officials, allowing more control over potential future uses of the site; and
- WHEREAS, the preliminary site plan shows the two proposed buildings situated along Medical Center Drive, with entrances facing a parking lot for approximately 108 vehicles behind the buildings, and stormwater detention at the edges of the site; referral materials note that the site plan details will continue to evolve for site plan review; and
- WHEREAS, driveway access is shown to occur onto Avriel Drive, a private drive or local road; access to the development comes from North Burdick Street, a county road;
- WHEREAS, a preliminary Stormwater Pollution Protection Plan was submitted with referral materials, dated January 14, 2022;

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

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

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

WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; and
ADVISORY NOTE: capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system;

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; 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 offers the following for the next stage of development:

The Town and applicant are advised to contact the Onondaga County Department of Transportation to discuss any required traffic and drainage data prior to future development of the property.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-71

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of AT&T Mobility for the property located at 8236 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (US Route 11) and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is proposing to raise an existing cell tower by 20 feet on a 2.6-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2019, the Board previously offered no position with comment on a preliminary and final subdivision (S-19-7) to subdivide a 6.26 acre parcel into two new lots; per GIS mapping, it appears the subdivision was finalized; and
- WHEREAS, the site is located along Brewerton Road (US Route 11) in the Town of Cicero with I-81 to the east; surrounding land uses are a mix of residential and commercial; and
- WHEREAS, aerial imagery dated May 2021, shows the site, a Town-owned parcel, contains two existing buildings, and the parcel line cuts through a third building, all of which provide offices or storage for the Town of Cicero; on the northeast corner of the parcel there is an existing cell tower site surrounded by a fence with an AT&T access easement to Brewerton Road; the remainder of the site is almost entirely asphalt, some of which serves as a parking area; and
- WHEREAS, the site has an existing driveway onto Route 11;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, per the Overall Site Plan dated January 25, 2022, the proposed project will take place within the existing cell tower site; the Compound Plan dated January 25, 2022, shows three proposed connected ice bridges with a total length of 28' 4" leading from the existing cell tower to the proposed AT&T walk in equipment cabinet and 20 kW Diesel generator to be mounted on a proposed steel platform within a 12'-6" X 20' lease area; per the Elevation View and Orientation Plan dated January 25, 2022, the applicant also proposes extending the height of the tower by 20'; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and
- WHEREAS, at the request of the Town of Cicero, the Syracuse Metropolitan Transportation Council (SMTC) has prepared a future land use and transportation needs

study along this stretch of Route 11, with the purpose of the study being to guide future development of this corridor and identify opportunities to alleviate congestion on Route 11 via adjacent roadways and local networks off Route 11 that would serve new and existing development; 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 Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-73

- 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 DeWitt Planning Board at the request of Ray Trotta - The Holland Trotta Project for the property located at 100 Dewey Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5) and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is proposing to redevelop the former Ethan Allen retail building to house new commercial tenants on three parcels totaling 2.58 acres in Residential 2 and Business Transitional zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance (Z-22-74) to reduce the number of parking spaces required from 130 to 82 as part of the proposed project; referral materials note an anticipated resubdivision of lands to incorporate additional purchased parcels to the property; and
- WHEREAS, in 2015 the Board offered no position with comment on a site plan referral (Z-15-64) and special permit referral (Z-15-112) to convert an existing furniture store (Ethan Allen) and three residential parcels into a retail shopping center, cautioning against potential impacts to the difficult intersection between Dewey Avenue, Maple Road, and New York State Route 5/92, and encouraging a parking solution which would minimize impacts to neighbors and Butternut Creek; and
- WHEREAS, the site is located east of Interstate Route 481 and south of Route 5, both state highways; surrounding land uses are primarily commercial with nearby retail stores, banks, and grocery stores along Route 5 and residential land use to the south; Butternut Creek runs to the west of the site; and
- WHEREAS, aerial imagery date May 2021 shows the subject parcel contains an existing commercial building previous owned by Ethan Allen, with a paved parking area on the southwest and southeast sides of the building and a small wooded area in the southwest corner; the subject parcel has access to Dewey Road through the northeast corner; per the Site Plan, dated January 21, 2022, two adjacent parcels to the east that contain existing houses, accessory structures (to be demolished), and driveways on Dewey Road will be included in the project; and
- WHEREAS, the Site Plan shows split zoning on the subject parcel, including through the existing building, that continues into the parcel behind it located along Butternut Creek, and the parcel in front of it that contains an existing house; the northeastern half of the subject parcel along East Genesee Street, the northeastern two-thirds of the parcel with a house in front of the subject parcel, and the northernmost adjacent parcel to the east containing a house on Dewey Avenue are zoned Special Business Transitional (SBT); the southwestern side of the subject parcel and remaining third of the residential

parcel along Dewey Avenue are zoned Residential (R-2); per the Town's zoning code, the proposed use is not permitted in the R-2 zoning district; previous special permit approvals included specific limitations on the types of retail uses allowed and restricted parking on site; and

WHEREAS, multiple tenant and parking configurations were submitted with the referral materials; plans from 2022 include configurations for the 24,151 sf building ranging from 2-4 tenant spaces and from 64-84 parking spaces; submitted preliminary floor plans dated November 2021 indicate three separate tenants including United Auto Supply, Crossfit Ambition, and Rochester Hydroponics; and

WHEREAS, the Site Plan dated January 21, 2022 shows an existing parking lot (32 spaces) within the R-2 zone and an expansion of the parking area in front of the building up to the Dewey Avenue frontage (50 spaces); per the local application, the applicant proposes that only 82 parking spaces will be needed instead of the required 130 spaces because the use of the space will not warrant 130 cars at a time; per the Site Plan, there is an existing driveway on Dewey Avenue, a town road which connects with Maple Drive, also a town road, right at its point of intersection with East Genesee Street, a state highway; the plan further shows an "Ingress & Egress Easement to and from Miles Avenue" which connects to the existing parking on site; and

WHEREAS, per the Site Plan, existing vegetation on the southwest corner of the subject parcel will remain and landscaping will occur in between the site and the residential properties to the south and southeast; additional landscaping is proposed between the expanded parking area and Dewey Road; an existing sign is located on the northern border of the property and will be updated with the information from the new tenants; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and public sewers; the submitted project is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; preliminary floor plans indicate there will likely be a change in use and new drinking water and sewer connections to support the new tenants;

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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated February 28, 2022, 2 acres of the site will be disturbed by the proposed project; the Site Plan shows a stormwater detention basin to be designed in the southeast corner of an adjacent residential lot; no stormwater management plan was included with the referral materials;

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

ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; 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 Site Plan it appears that a small portion of trees on the residential properties will be removed as part of the proposed project;

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

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

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

Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study. To further meet Department requirements, the applicant must 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.

The Board also offers the following comments:

1. Given the site's proximity to a residential neighborhood and unique access to the site from Route 5/92, the Board encourages the Town and applicant to minimize impacts to the surrounding neighborhood, Butternut Creek, and to the Dewey Avenue/Maple Avenue and Maple Avenue/Route 5/92 intersections, including continuing exploration of alternate neighborhood circulation options, such as opening access through the south side of the current Talbot's building.

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

3. The Board encourages the Town to rezone the entire site to a single zoning district to reduce complexity in administration and reflect current conditions.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 23, 2022

OCPB Case # Z-22-74

- 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 AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Ray Trotta - The Holland Trotta Project for the property located at 100 Dewey Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 5) and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces required from 130 to 82 for a proposed redevelopment of the former Ethan Allen retail building on three parcels totaling 2.58 acres in Residential 2 and Business Transitional zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan (Z-22-73) as part of the proposed project; referral materials note an anticipated resubdivision of lands to incorporate additional purchased parcels to the property; and
- WHEREAS, in 2015 the Board offered no position with comment on a site plan referral (Z-15-64) and special permit referral (Z-15-112) to convert an existing furniture store (Ethan Allen) and three residential parcels into a retail shopping center, cautioning against potential impacts to the difficult intersection between Dewey Avenue, Maple Road, and New York State Route 5/92, and encouraging a parking solution which would minimize impacts to neighbors and Butternut Creek; and
- WHEREAS, the site is located east of Interstate Route 481 and south of Route 5, both state highways; surrounding land uses are primarily commercial with nearby retail stores, banks, and grocery stores along Route 5 and residential land use to the south; Butternut Creek runs to the west of the site; and
- WHEREAS, aerial imagery date May 2021 shows the subject parcel contains an existing commercial building previous owned by Ethan Allen, with a paved parking area on the southwest and southeast sides of the building and a small wooded area in the southwest corner; the subject parcel has access to Dewey Road through the northeast corner; per the Site Plan, dated January 21, 2022, two adjacent parcels to the east that contain existing houses, accessory structures (to be demolished), and driveways on Dewey Road will be included in the project; and
- WHEREAS, the Site Plan shows split zoning on the subject parcel, including through the existing building, that continues into the parcel behind it located along Butternut Creek, and the parcel in front of it that contains an existing house; the northeastern half of the subject parcel along East Genesee Street, the northeastern two-thirds of the parcel with a house in front of the subject parcel, and the northernmost adjacent parcel to the east containing a house

on Dewey Avenue are zoned Special Business Transitional (SBT); the southwestern side of the subject parcel and remaining third of the residential parcel along Dewey Avenue are zoned Residential (R-2); per the Town's zoning code, the proposed use is not permitted in the R-2 zoning district; previous special permit approvals included specific limitations on the types of retail uses allowed and restricted parking on site; and

WHEREAS, multiple tenant and parking configurations were submitted with the referral materials; plans from 2022 include configurations for the 24,151 sf building ranging from 2-4 tenant spaces and from 64-84 parking spaces; submitted preliminary floor plans dated November 2021 indicate three separate tenants including United Auto Supply, Crossfit Ambition, and Rochester Hydroponics; and

WHEREAS, the Site Plan dated January 21, 2022 shows an existing parking lot (32 spaces) within the R-2 zone and an expansion of the parking area in front of the building up to the Dewey Avenue frontage (50 spaces); per the local application, the applicant proposes that only 82 parking spaces will be needed instead of the required 130 spaces because the use of the space will not warrant 130 cars at a time; per the Site Plan, there is an existing driveway on Dewey Avenue, a town road which connects with Maple Drive, also a town road, right at its point of intersection with East Genesee Street, a state highway; the plan further shows an "Ingress & Egress Easement to and from Miles Avenue" which connects to the existing parking on site; and

WHEREAS, per the Site Plan, existing vegetation on the southwest corner of the subject parcel will remain and landscaping will occur in between the site and the residential properties to the south and southeast; additional landscaping is proposed between the expanded parking area and Dewey Road; an existing sign is located on the northern border of the property and will be updated with the information from the new tenants; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and public sewers; the submitted project is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; preliminary floor plans indicate there will likely be a change in use and new drinking water and sewer connections to support the new tenants;

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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated February 28, 2022, 2 acres of the site will be disturbed by the proposed project; the Site Plan shows a stormwater detention basin to be designed in the southeast corner of an

adjacent residential lot; no stormwater management plan was included with the referral materials;

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

ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; 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 Site Plan it appears that a small portion of trees on the residential properties will be removed as part of the proposed project;

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

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

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

The Board has no position regarding the requested reduction in parking, however offers the following in relation to the overall redevelopment of the site:

1. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study. To further meet Department requirements, the applicant must 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. The Board encourages the Town to continue working with the applicant and nearby residents on parking and access plans which will minimize impacts to the surrounding neighborhood, Butternut Creek, and to the Dewey Avenue/Maple Avenue and Maple Avenue/Route 5/92 intersections, including continuing exploration of alternate neighborhood circulation options, such as opening access through the south side of the current Talbot's building.

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

4. The Board encourages the Town to rezone the entire site to a single zoning district to reduce complexity in administration and reflect current conditions.

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Lysander Planning Board

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

DATE: 3/7/2022

RE: Administrative Review – Buyck Final Subdivision

RECOMMENDATION: NO POSITION WITH COMMENT

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: S-22-14

DATE RECEIVED: 3/3/2022

30-DAY DEADLINE: 4/2/2022

REFERRING BOARD: TLysPB

TYPE OF ACTION: FINAL SUBDIVISION

APPLICANT: Corey Buyck

LOCATION: 8896 Smokey Hollow Road

WITHIN 500' OF: Smokey Hollow Road (County Route 229) and Three Rivers State Wildlife Management Area

TAX ID(s): 023.-01-08.0

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 10.266 –acre parcel into two new lots, New Lot A (2.528 acres) and New Lot B (7.738 acres), to create a new residential lot in an Agriculture zoning district.

The site is located in a rural area near a few residential dwellings and otherwise surrounded by Three Rivers Wildlife Management Area managed by the NYS DEC. The parcel currently contains a two-story house, a pavilion, a garage, and a barn with two accesses onto Smokey Hollow Road, a county road. One access is a dirt driveway from the house and the other is a gravel access from the barn.

Per the Buyck Subdivision Preliminary Plan dated January 21, 2022, the house, pavilion, garage, barn, and dirt driveway would be included in New Lot A. New Lot B would contain the gravel driveway that leads to the barn as well as a regulated NYS wetland and buffer area on approximately half of the new parcel. Per the referral notice, the site is served by an individual well and an individual septic system. Per the Environmental Assessment Form dated February 28, 2022, a new individual well and septic system are proposed for New Lot B. A Percolation Test was conducted and the location of the test is marked on the preliminary plan.

Advisory Note(s):

1. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Smokey Hollow Road must meet Department requirements.
2. Any proposed development in, placement of fill in, or drainage of a state wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation.

OCPB Recommendation: NO POSITION WITH COMMENT

The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

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

DATE: 3/16/2022

RE: Administrative Review – Callahan Site Plan

RECOMMENDATION: NO POSITION

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-22-62

DATE RECEIVED: 3/11/2022

30-DAY DEADLINE: 4/10/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Sean Callahan

LOCATION: 4742 Amerman Road

WITHIN 500' OF: Municipal boundary between the Town of Skaneateles and Cayuga County, and a farm operation located in a NYS Agricultural District

TAX ID(s): 062.-01-38.2

RELATED CASES:

Project Summary:

The applicant is proposing to construct new shoreline stairs and a stair tower on a vacant 2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts.

The site is located on the west side of Skaneateles Lake with surrounding lakefront residential properties. The submitted survey map dated October 5, 2020 and the Narrative dated March 1, 2022, indicate the site is located on a vacant lot that is accessible through a 30' right-of-way easement which runs from Amerman Road to the shoreline, giving the applicant access to 340' of shoreline. Per the Narrative, the applicant proposes to install a 16' x 32' permanent dock on steel piles that will have an 8' x 16' stair tower adjacent to the cliff that will connect to the existing access location. The dock will be at the 867.0 ft elevation (100 year flood level), the stair tower will be approximately 17.5 ft tall, and the total shore line structures will be 712 SF. The existing walkway at the top of the cliff will be rebuilt as timber steps for safer access to the stair tower.

The site is located in the Skaneateles Lake watershed and requires strict adherence to water quality protections on land in the watershed. Impermeable surface coverage is proposed at 0.2%, where 10% is permitted by the

Town. A letter from the City to the Town of Skaneateles CEO dated March 8, 2022, included with the referral materials, indicates that the office has no objection to the project.

OCPB Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

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

DATE: 3/11/2022

RE: Administrative Review – Dursch & Upfold Lot Line Adjustment

RECOMMENDATION: NO POSITION WITH COMMENT

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER:	Z-22-63
DATE RECEIVED:	3/11/2022
30-DAY DEADLINE:	4/10/2022
REFERRING BOARD:	TSkaPB
TYPE OF ACTION:	OTHER AUTHORIZATION
APPLICANT:	George Dursch & William Upfold
LOCATION:	1622 & 1624 Coon Hill Road
WITHIN 500' OF:	County Route 27 and a farm located in Agricultural District 2
TAX ID(s):	035.-04-10.0, 035.-04-11.0
RELATED CASES:	

Project Summary:

The applicant is proposing a lot line adjustment to convey 38,436 sf from TM# 035.-04-10.0, "Lot 10" (10.3 acres), to TM# 035.-04-11.0, "Lot 11" (0.83 acres), in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts.

The site is located east of Skaneateles Lake among residential and agricultural uses. Per the Sketch Plan dated March 1, 2022, the two parcels each have a residential dwelling and accessory structures with separate driveways on to Coon Hill Road, a county road. Additionally, Lot 10 has forested land behind the house with an unnamed watercourse running through it. Lot 11 has recently started construction on an 840 sf storage building in the rear yard, which will create a non-conformance with impermeable surface coverage limits for the Skaneateles watershed. The lot line adjustment proposes to convey land south and east of current Lot 11 containing forest and steep slopes along the north side of the watercourse, which would allow for Lot 11 to meet impermeable surface cover (ISC) limits with a proposed 9.7% ISC. Per the Narrative dated March 1, 2022, there are no plans for altering or developing the land that is being conveyed.

Since the project is within the Skaneateles Watershed, as part of the referral materials, the applicant submitted a letter from the City to the Town of Skaneateles CEO dated March 4, 2022 with no comments about the project.

Advisory Note(s):

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

OCPB Recommendation: NO POSITION WITH COMMENT

The applicant should contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed storage building.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

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

DATE: 3/11/2022

RE: Administrative Review – Feeney Site Plan

RECOMMENDATION: NO POSITION WITH COMMENT

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-22-64

DATE RECEIVED: 3/11/2022

30-DAY DEADLINE: 4/10/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Jennifer Buchanan Feeney

LOCATION: 2707 East Lake Road

WITHIN 500' OF: State Route 41

TAX ID(s): 037.-01-01.0

RELATED CASES: Z-22-65

Project Summary:

The applicant is proposing to replace an existing dock and deck on a 0.35-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts.

The site is located on the eastern shore of Skaneateles Lake with surrounding lakefront residential properties. Per the survey dated July 20, 2013, there is an existing house with a porch and a deck and a driveway with access to East Lake Road, a state road and a sidewalk to a deck with a sea wall along the shoreline behind the house. Per the Site Plan dated March 1, 2022, the applicant proposes to remove 400 sf of the existing lake deck and add landscaping. A new lake deck (832 sf) is proposed in the same location as the previous deck, along with a proposed dock (400 sf), both of which will be above the height of the 100 year flood level.

Since the project is within the Skaneateles Watershed, as part of the referral materials, the applicant submitted a letter from the City to the Town of Skaneateles CEO dated March 4, 2022 with no comments about the project.

Advisory Note(s):

Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements.

OCPB Recommendation: NO POSITION WITH COMMENT

The New York State Department of Transportation would like to put the property owner on notice that the stone wall and fixtures within the State right-of-way are a roadside hazard and should be removed from State property. For additional information or permitting of the work the owner should contact the Onondaga West Resident Engineer.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

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

DATE: 3/11/2022

RE: Administrative Review – Feeney Special Permit

RECOMMENDATION: NO POSITION WITH COMMENT

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-22-65

DATE RECEIVED: 3/11/2022

30-DAY DEADLINE: 4/10/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Jennifer Buchanan Feeney

LOCATION: 2707 East Lake Road

WITHIN 500' OF: State Route 41

TAX ID(s): 037.-01-01.0

RELATED CASES: Z-22-64

Project Summary:

The applicant is requesting a special permit to replace an existing dock and deck and raise the shoreline grade above the 100 year flood level on a 0.35-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts.

The site is located on the eastern shore of Skaneateles Lake with surrounding lakefront residential properties. Per the survey dated July 20, 2013, there is an existing house with a porch and a deck and a driveway with access to East Lake Road, a state road and a sidewalk to a deck with a sea wall along the shoreline behind the house. Per the Site Plan dated March 1, 2022, the applicant proposes to remove 400 sf of the existing lake deck and add landscaping. A new lake deck (832 sf) is proposed in the same location as the previous deck, along with a proposed dock (400 sf), both of which will be above the height of the 100 year flood level.

Since the project is within the Skaneateles Watershed, as part of the referral materials, the applicant submitted a letter from the City to the Town of Skaneateles CEO dated March 4, 2022 with no comments about the project.

Advisory Note(s):

Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements.

OCPB Recommendation: NO POSITION WITH COMMENT

The New York State Department of Transportation would like to put the property owner on notice that the stone wall and fixtures within the State right-of-way are a roadside hazard and should be removed from State property. For additional information or permitting of the work the owner should contact the Onondaga West Resident Engineer.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

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

DATE: 3/16/2022

RE: Administrative Review – Reeves Site Plan

RECOMMENDATION: APPROVAL

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-22-66

DATE RECEIVED: 3/11/2022

30-DAY DEADLINE: 4/10/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Nicolas and Hilary Reeves

LOCATION: 4388 State Street Road

WITHIN 500' OF: State Route 321 and a farm operation located in a NYS Agricultural District

TAX ID(s): 022.-02-28.3

RELATED CASES:

Project Summary:

The applicant is proposing to install a 24.96 kW ground-mounted solar array for residential use on an 8.1-acre parcel in a Rural Residential (RR) zoning district.

The site is located along State Street, a state highway, with agriculture being the predominant surrounding land use. Per aerial imagery dated May 2021, the site contains a single-family house with an attached garage, a separate residential accessory structure, and pool, with a long asphalt driveway with access to State Street. Per the Plot Plan dated December 30, 2021, the applicant proposes to install two 45.5' X 13.5' ground mount fix-tilt solar arrays consisting of 52 panels and three inverters on the north east corner of the property. The plan includes 250' of underground wiring to attach the arrays to the house while avoid running through the leach field. Per the Site Plan Review Insert, the solar array will be 275' from State Street, a state highway, behind two rows of tree lines and surrounded by trees, fields, and applicant's lawn and therefore not be visible to the public or neighbors.

Advisory Note(s):

Per the NYS Department of Transportation, all existing or proposed driveways on State Street must meet Department requirements.

OCPB Recommendation: APPROVAL



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

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

DATE: 3/16/2022

RE: Administrative Review – Scholl Site Plan

RECOMMENDATION: NO POSITION WITH COMMENT

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER:	Z-22-67
DATE RECEIVED:	3/11/2022
30-DAY DEADLINE:	4/10/2022
REFERRING BOARD:	TSKaPB
TYPE OF ACTION:	SITE PLAN
APPLICANT:	Anne Scholl
LOCATION:	2713 East Lake Road
WITHIN 500' OF:	State Route 41
TAX ID(s):	038.-01-36.0
RELATED CASES:	Z-22-68

Project Summary:

The applicant is proposing to replace a retaining wall parallel to the Skaneateles lakeshore line, raise an existing deck, and replace and remove shoreline steps on a 0.27-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts.

The Board is concurrently reviewing a special permit referral (Z-22-68) for a shoreline grade change as part of the proposed project.

The site is located on the eastern shore of Skaneateles Lake with surrounding lakefront residential properties. Per the submitted Narrative dated March 1, 2022, the property has a single-family dwelling, attached garage, patio, two sets of stairs from the yard to the shore, shoreline deck, retaining walls, 74.7' of lake frontage, and an existing driveway on East Lake Road, a state highway. The applicant is proposing to replace the timber retaining wall in kind, the north set of stairs will be eliminated, and the center steps replace with permeable timber steps. Additionally, the lake deck and lawn area will be brought up to 867.0 elevation, the 100 year flood level, or about one foot of height, and the deck will be rebuilt to the same size. The plantings on the steep slopes will be re-established as required after the wall is completed.

The site is located in the Skaneateles Lake watershed and requires strict adherence to water quality protections on land in the watershed. Impermeable surface coverage (ISC) will be reduced to 14.6% where prior approved plans from 2002 allowed a 15.2% ISC; the total surface coverage (TSC) is 21.1% and will be reduced to 20.6% where 20% is required; total shoreline structures are 495 sf and will be reduced to 444 sf, where 400 sf is allowed. A letter from the City to the Town of Skaneateles CEO dated March 8, 2022, included with the referral materials, indicates that the office has no comments regarding the project.

Advisory Note(s):

Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements.

OCPB Recommendation: NO POSITION WITH COMMENT

The Board commends the applicant on taking measures to mitigate and reduce impermeable surface coverage on this site, in an effort to better meet the Town's requirements. The Town is encouraged to work with the applicant to identify any additional opportunities to further reduce coverage.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

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

DATE: 3/16/2022

RE: Administrative Review – Scholl Special Permit

RECOMMENDATION: NO POSITION WITH COMMENT

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-22-68

DATE RECEIVED: 3/11/2022

30-DAY DEADLINE: 4/10/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Anne Scholl

LOCATION: 2713 East Lake Road

WITHIN 500' OF: State Route 41

TAX ID(s): 038.-01-36.0

RELATED CASES: Z-22-67

Project Summary:

The applicant is asking for a special permit to replace a retaining wall parallel to the Skaneateles lakeshore line, raise an existing deck, and replace and remove shoreline steps on a 0.27-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts.

The Board is concurrently reviewing a site plan referral (Z-22-67) as part of the proposed project.

The site is located on the eastern shore of Skaneateles Lake with surrounding lakefront residential properties. Per the submitted Narrative dated March 1, 2022, the property has a single-family dwelling, attached garage, patio, two sets of stairs from the yard to the shore, shoreline deck, retaining walls, 74.7' of lake frontage, and an existing driveway on East Lake Road, a state highway. The applicant is proposing to replace the timber retaining wall in kind, the north set of stairs will be eliminated, and the center steps replace with permeable timber steps. Additionally, the lake deck and lawn area will be brought up to 867.0 elevation, the 100 year flood level, or about one foot of height, and the deck will be rebuilt to the same size. The plantings on the steep slopes will be re-established as required after the wall is completed.

The site is located in the Skaneateles Lake watershed and requires strict adherence to water quality protections on land in the watershed. Impermeable surface coverage (ISC) will be reduced to 14.6% where prior approved plans from 2002 allowed a 15.2% ISC; the total surface coverage (TSC) is 21.1% and will be reduced to 20.6% where 20% is required; total shoreline structures are 495 sf and will be reduced to 444 sf, where 400 sf is allowed. A letter from the City to the Town of Skaneateles CEO dated March 8, 2022, included with the referral materials, indicates that the office has no comments regarding the project.

Advisory Note(s):

Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements.

OCPB Recommendation: NO POSITION WITH COMMENT

The Board commends the applicant on taking measures to mitigate and reduce impermeable surface coverage on this site, in an effort to better meet the Town's requirements. The Town is encouraged to work with the applicant to identify any additional opportunities to further reduce coverage.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Zoning Board of Appeals

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

DATE: 3/16/2022

RE: Administrative Review – White Area Variance

RECOMMENDATION: NO POSITION

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-22-72

DATE RECEIVED: 3/11/2022

30-DAY DEADLINE: 4/10/2022

REFERRING BOARD: TClazBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Michael White

LOCATION: 8866 Henry Clay Boulevard

WITHIN 500' OF: County Route 265

TAX ID(s): 043.-01-29.0

RELATED CASES:

Project Summary:

The applicant is requesting an area variance to allow construction of an attached garage on an existing house on a 0.45 acre parcel in a Residential/Agricultural (RA-100) zoning district.

The site is located in a transitional area with a mix of land uses including residential, open wooded lands, a solar farm and the county-owned Oak Orchard Wastewater Treatment Plant. Per aerial photography, the parcel contains an existing single-story house, with fenced back yard and shed. The site has a u-shaped driveway onto Henry Clay Boulevard, a county road, which extends to the south side of the house.

A submitted undated survey shows the house to be set back approximately 108 feet from the right-of-way and approximately 25 feet from each side lot line. An addition to the southeast portion of the house, without dimensions, was drawn onto the survey, extending closer to the road and within 10'11" from the southern lot line. Per the referral materials, an area variance is being sought to place the attached garage 10.5' from the side parcel boundary, where 25' is required. The site is served by municipal drinking water and an individual septic system, with no changes proposed.

Advisory Note(s):

1. Unauthorized alteration of a stamped survey document is illegal per New York State law.
2. Per the Onondaga County Departments of Transportation, all existing or proposed driveways must meet Department requirements.

OCPB Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Dewitt Zoning Board of Appeals

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

DATE: 3/14/2022

RE: Administrative Review – Shust/ Sleep Number Area Variance

RECOMMENDATION: APPROVAL

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-22-75

DATE RECEIVED: 3/14/2022

30-DAY DEADLINE: 4/13/2022

REFERRING BOARD: TDewZBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Scott Shust/ Sleep Number

LOCATION: 3485 Erie Boulevard East

WITHIN 500' OF: State Route 5

TAX ID(s): 050.-01-09.1

RELATED CASES:

Project Summary:

The applicant is requesting an area variance to reduce the required number of parking spaces from 20 to 17 for a Sleep Number Mattress store on a 0.56-acre parcel in a Business zoning district.

In 2021, the Board recommended a modification of a site plan referral (Z-21-349) to construct a 3,000 sf retail store (Sleep Number) with associated site modifications.

The site is located along Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and big box retail establishments. The site currently contains an existing one-story building, to be demolished, with front and rear parking and a drive aisle on the side of the building with an existing driveway onto Erie Boulevard East. Per the Site Plan dated January 6, 2022, the proposed project will include construction of a 3,000 sf building (Sleep Number) with a sidewalk wrapped around the building and connecting to the parking lot, as well as a sidewalk in the front of the parcel along Erie Boulevard East connecting to the sidewalk on adjacent parcels. The front row of parking was removed from the original plan and will become landscaped lawn, leaving 3 parking spaces in front of the building and 14 spaces in the back, for a total of 17 spaces. Per the local application dated January 25, 2022, the use of the space will not warrant 20 cars at any given time.

Advisory Note(s):

1. Per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard must meet Department requirements.
2. Any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation.
3. Per the NYS Department of Transportation, the proposed sidewalk along the Boulevard must be removed as the Department already has plans to place sidewalks in that corridor. The sidewalk leading to the right-of-way should remain.

OCPB Recommendation: APPROVAL

The Board commends the applicant for including sidewalks from the right-of-way to the building and for including more green space in the front of the parcel.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Dewitt Planning Board

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

DATE: 3/14/2022

RE: Administrative Review – LeMoyne College Site Plan

RECOMMENDATION: NO POSITION

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-22-76

DATE RECEIVED: 3/14/2022

30-DAY DEADLINE: 4/12/2022

REFERRING BOARD: TDewPB

TYPE OF ACTION: SITE PLAN

APPLICANT: LeMoyne College

LOCATION: 5575 Thompson Road

WITHIN 500' OF: State Route 5

TAX ID(s): 061.-13-01.1

RELATED CASES:

Project Summary:

The applicant is proposing to establish an education facility in an existing building on a 0.87-acre parcel in a Residential 2 zoning district.

In 2021 and 2005 the Board previously offered no position on use variances (Z-21-282 and Z-05-424) to allow a non-charitable office use in the building and a disapproval of a site plan referral (Z-06-2) to renovate the existing office building that did not meet Town requirements and reduced greenspace in a residentially zoned area.

The site is located at the edge of a residential neighborhood just west of Erie Boulevard with frontage on Thompson Road, a local road and rear frontage on Winston Way and Alwyn Road, both local roads. Per aerial imagery dated May 2021, the site contains a vacant building, formerly the New York Conference of the United Church of Christ, with a small parking area and existing driveway onto Thompson Road.

In 1982, the DeWitt Board of Appeals granted a special permit to construct, use and maintain an office building on the subject parcel for charitable purposes only. The requested site plan is intended to allow the office building to be used for a non-charitable use, an education facility, however no development plans are indicated. 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.

OCPB Recommendation: NO POSITION