



Onondaga County Planning Board

March 27, 2024

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
335 MONTGOMERY STREET, 1st Floor
SYRACUSE, NEW YORK

J.Ryan McMahon, II
COUNTY EXECUTIVE

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

Arnold Poltenson

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 27, 2024.

III. MINUTES & OTHER BUSINESS

Minutes from March 6, 2024 were submitted for approval. Marty Masterpole made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-24-10	TVanPB	<i>Modification</i>	S-24-11	CSyrPB	<i>No Position</i>
S-24-6	TClaPB	<i>Modification</i>	S-24-8	TClaPB	<i>No Position With Comment</i>
S-24-9	TSalPB	<i>No Position With Comment</i>	Z-24-61	TClaPB	<i>Modification</i>
Z-24-62	TCamTB	<i>No Position With Comment</i>	Z-24-63	CSyrPB	<i>No Position</i>
Z-24-65	TSalZBA	<i>Modification</i>	Z-24-66	TSalTB	<i>No Position With Comment</i>
Z-24-67	TDewPB	<i>Modification</i>	Z-24-68	CSyrPB	<i>No Position With Comment</i>
Z-24-71	VManPB	<i>Modification</i>	Z-24-72	VManVB	<i>Modification</i>
Z-24-73	TVanPB	<i>Modification</i>	Z-24-74	TVanPB	<i>Modification</i>
Z-24-75	TManPB	<i>Modification</i>	Z-24-76	TManPB	<i>Modification</i>
Z-24-77	TManTB	<i>No Position</i>	Z-24-78	TManPB	<i>Modification</i>
Z-24-79	TManTB	<i>Modification</i>	Z-24-80	TClaTB	<i>Informal Review</i>
Z-24-81	CSyrPB	<i>No Position</i>	Z-24-82	CSyrPB	<i>No Position</i>
Z-24-83	CSyrPB	<i>No Position</i>			

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # S-24-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Joseph M. Cavender for the property located at 7431-7439 Canton Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Canton Street (Route 31), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to combine two lots to create a 57.7-acre parcel in a Residential (R-40) zoning district as part of a project to construct an indoor pickleball building, renovate an existing parking lot, and construct a new parking lot; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-73) and special permit referral (Z-24-74) to construct this indoor pickleball building and parking lot; and
- WHEREAS, the site is in a rural area between NYS Route 31 and NYS Route 690, surrounded by large lots containing active agriculture and wooded areas; and
- WHEREAS, the site is an existing golf course, a clubhouse/restaurant building, and apartments in a converted single family house; the site has a driveway to Canton Street located between buildings and a gravel parking lot with unrestricted access to Canton Street; the remainder of the site is a golf course; ADVISORY NOTE: The proposed driveways onto Canton Street require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the applicant is proposing to combine the 55.827-acre lot containing the golf course with the adjacent 1.63-acre lot to allow construction of the proposed pickleball facility and 36-space parking lot, creating a new 57.457-acre lot; per the Layout Plan dated 3/8/24 the proposed facility will be built across the shared parcel boundary; a subdivision map was not included in the current referral; and
- WHEREAS, the applicant is proposing to add a 132' x 65' pole barn to be an indoor pickleball facility at the rear of the existing apartment-house, formalize the parking between the two buildings and the main lot, and construct a 36-space parking lot on the adjacent vacant site to the northeast; per the Layout Plan dated 3/8/24, the proposal includes narrowing the unrestricted access to the existing parking lot to two 22'-wide asphalt driveways from Canton Street; the new parking lot will be in the northeast corner of the site and will have 24'-wide asphalt driveway from Canton Street and will be connected to the complex by a concrete walkway; and

WHEREAS, GIS mapping shows a NYS wetland occurring along the western parcel boundary; the NYS wetland (BAL-27 per EAF) appears to coincide with the western boundary of the golf course; multiple small federal wetlands occur on the golf course along with a larger wetland occurring near the proposed parking lot; all wetlands shown on plans are labeled “NWI Wetland”, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/8/24, 1.6 acres of the site will be disturbed by the proposed project; per the EAF “stormwater is directed to infiltration trenches, drywell, and/or infiltration trench” noting “stormwater will overflow to the existing federal wetland as does currently”; per the Grading & Storm System Plan dated 3/8/24, a stormwater basin is proposed for south of the new parking lot and swale will be constructed along the existing parking lot’s road frontage with a 15” HDPE pipe to be installed under the proposed entrances;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and the additional facility may result in an increase in use;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; the proposed pickleball facility may result in an increase in flow; and

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3; adjacent lands to the west 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 is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

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

The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.

The Board offers the following comments regarding requirements for the development of the site:

1. The applicant is required to coordinate Canton Street access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan and special permit request.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # S-24-11

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the City of Syracuse Planning Commission at the request of Helio Health for the property located at Cortland Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Centro Bus Garage, a state-owned authority; and
- WHEREAS, the applicant is proposing to subdivide 11 parcels to create two new lots, Lot A (25,232 sf) and Lot B (19,349 sf), in High Density Residential (R5) and Urban Neighborhood (MX-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing multiple referrals for this project: a site plan referral (Z-24-81), a zone change referral (Z-24-82), and an area variance referral (Z-24-83); and
- WHEREAS, the site is on the south side of the City of Syracuse, at the transition between residential and the commercial businesses near South Salina Street; nearby businesses include a Byrne Dairy plant, the Centro depot, and the vacant Sears Roebuck building; and
- WHEREAS, the site is comprised of two areas on the same triangular block of Cortland Avenue, surrounded by Alexander Avenue and Martin Luther King West; the referral refers to these areas as A and B; the site is primarily vacant except one house in Area B that will be demolished; and
- WHEREAS, per the Helio Health Subdivision Map dated 3/19/24, proposed Lot A is 0.58 acres in the middle of the block, consisting of 6 parcels to be combined and has 226' of frontage on Cortland Avenue; proposed lot B is 0.44 acres on the corner of Cortland and Alexander Avenues, consists of 5 parcels to be combined, and has 293' of frontage; and
- WHEREAS, the applicant is proposing the construction of two new multifamily buildings of 67 total affordable and supportive housing units with adjacent parking lots; building A will be a 3-story building along the Cortland Avenue frontage, containing 30 dwelling units; a driveway from Cortland Avenue leads to a 15-space parking lot at the rear of the building; building B will be a 3-story building at the corner of Cortland and Alexander Avenues containing 37 dwelling units; the southern portion of building B will be constructed over an 8 parking space ground level parking lot with a driveway to Alexander Avenue; and
- WHEREAS, per the Environmental Assessment Forms (EAF) dated 3/5/24, 0.57 acres for area A and 0.44 acres for area B, totaling 1.01 acres of the site will be disturbed by the proposed project; note, 1.01 acres is the total area of both sites; per the EAFs, "stormwater will be directed to existing storm sewer and regulated per NYDEC and City of Syracuse regulations";

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

WHEREAS, per the referral notice, the site has access to public drinking water with new connections proposed for the two buildings; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area with new connections proposed to serve the buildings;

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that all of area B and a large portion of area A is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Cortland Avenue and nearby Midland Avenue and South Salina Street have public transit service and bus stops are located within 300' of the site; the Site Plan shows new sidewalks will be constructed in front of the buildings; sidewalks are present on all streets in the immediate area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00024, C734144A, C734161, C734140, 734141) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Sears, Roebuck and Company Store and the MLK Apartments which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # S-24-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Justin's Canine Campus for the property located at Oswego Road, west of Clay Commons; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57) and Soule Road (Route 96), both county highways, and the municipal boundary between the Town of Clay and the Town of Lysander; and
- WHEREAS, the applicant is proposing to subdivide a 141.1-acre parcel into two new lots, Lot No. 1 (2.250 acres) and Lot No. 2 (138.85 acres), in a Regional Commercial (RC-1) zoning district for construction of a doggy daycare facility; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-61) to construct a 8,102 sf doggy daycare on proposed Lot 1; the Board previously recommended Modification of a special permit referral (Z-24-48) to construct this doggy daycare, advising the applicant to coordinate with the municipal engineer regarding the FEMA floodplain and floodway on site, coordinate regarding a sanitary sewer connection to the site and ensure sewer extension plans are depicted on the project plans, have all necessary easements on project plans, and ensure the applicant has appropriate pet waste disposal plans; and
- WHEREAS, the site is a large parcel between the Seneca River and Clay Commons Plaza on Oswego Road; the subject area is on 2.25 acres of the parcel, directly behind the plaza; Casual Estate mobile home park is to the northwest and the Seneca Mall is adjacent to the southeast; the site is a wooded parcel with no visible structures; the rear private access road for Clay Commons Plaza is adjacent to the eastern boundary of the site; the parcel has connection to Oswego Road at the intersection with Soule Road; per the Existing Survey dated 11/9/23, part of the southeastern boundary abuts the rearmost plaza building currently containing Justin's Canine Campus; and
- WHEREAS, per the Preliminary Plan Clay Commons dated 11/27/24, the applicant is proposing to divide the 141.1 acre parcel into two lots: Lot No. 1 (2.250 acres) and Lot No. 2 (138.85 acres); proposed landlocked Lot No. 1 is the subject area for the companion site plan referral (Z-24-61), located adjacent to the rear road of Clay Commons plaza; proposed Lot No. 2 is comprised of the remaining lands between the Seneca River and the shopping plaza; proposed Lot No. 2 has one point of direct frontage onto Oswego Road; and
- WHEREAS, per the Site Plan – Proposed Features dated 11/9/23, the applicant is proposing to construct a 8,102 sf building with a 12-space parking lot and driveway to the plaza's rear access road, a private road; the parking lot will

extend between the proposed building to the lot boundary, abutting the existing plaza building; an 89'x35' area at the rear of the proposed building is noted as "Proposed Asphalt Play Area"; the Site Plan – Proposed Features (Max Parking Building Out) dated 11/9/23 depicts the asphalt area as an additional 12-space parking lot with connection to the side parking lot; the Site Plan notes 24 parking spaces are required by the Town Code; a chain link fence will mark the perimeter of the project area; per the Environmental Assessment Form (EAF) (undated), on-site lighting will be dark sky compliant, at 15' height, and aimed down; and

WHEREAS, per the Site Plan – Site Access dated 11/9/23 a u-shaped ingress and egress easement occurs on the Clay Commons Plaza driveway, providing the proposed Lot No. 1 with access to Oswego Road in two places; and

WHEREAS, GIS mapping shows almost the entire 141-acre parcel may contain state and federal wetlands associated with the Seneca River including NYS wetland BRE-19; the Site Plan shows the wetlands and the 100' buffer with the buffer abutting the fenced in project area; the Site Plan notes wetland boundaries were "delineated by Delta EAS on August 24, 2023 and located by Ianuzi & Romans Land Surveying, P.C. on August 31, 2023";

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the majority of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; a large portion of the site is also in the floodway, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged; it appears the project area is outside of the floodway;

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

WHEREAS, per the Environmental Assessment Form (EAF) (undated), 0.25 acres of the site will be disturbed by the proposed project; the referral materials do not include details regarding the mitigation of on-site stormwater runoff; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed for new Lot No. 1; per the Site Plan – Site Access dated 11/9/23, water easements belonging to the Town abut the southeastern boundary and extend into the site from the area behind the abutting plaza building; per the EAF, the proposed doggy daycare is anticipated to require 320 gallons per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;

ADVISORY NOTE: The Onondaga County Water Authority recommends that for any new public water service, each existing or proposed lot must tie directly into OCWA water line infrastructure; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the proposed Lot No. 1 and per the EAF, is anticipated to produce 320 gallons per day of liquid waste; the plans for extending sewer service to the site were unclear from the referral materials; the submitted project is located within the Wetzel Road Wastewater Treatment Plant service area; the plans for disposal of dog waste is unclear;

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health;

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

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

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

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project;

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

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

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

Town must ensure adequate easements are in place for any infrastructure crossing private lands, and for any site access utilizing private roads.

The Board offers the following comments regarding the development of proposed Lot No. 1:

1. The site contains significant areas of FEMA floodplain, as well as the more sensitive floodway. The applicant must coordinate with the municipal

engineer to ensure adherence to local flood ordinance requirements for lands within the floodway and floodplain. Floodway and floodplain boundaries must be shown on submitted plans, and the site plan must reflect any required mitigation prior to local approval. Development of any kind, including stormwater management facilities, within a floodway is generally discouraged by the Onondaga County Planning Board.

2. The plans to extend public sanitary sewer service to the site are unclear from the referred materials. The applicant must contact and coordinate with the Town regarding the extension of sewer service to the site in consultation with the Onondaga County Department of Water Environment Protection and the Onondaga County Department of Health.. Extensions of sewer infrastructure and any necessary easements must be depicted on the plans prior to, or as a condition of, municipal approval.

3. The Town must ensure proper permitted disposal of pet waste by applicant.

4. Given the wetland and floodplain areas on site and proximity of the development to a watercourse, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # S-24-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Buckley Warehouse Subdivision for the property located at 4583 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Buckley Road (Route 45/Route 46), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 16.76-acre parcel into two new lots, Lot 1 (6.32 acres) and Lot 2 (10.44 acres), in an Industrial (I-1) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-24-11) to construct a warehouse facility, parking lots, and outdoor storage area, requiring the applicant to coordinate Buckley Road access plans with Onondaga County Department of Transportation and provide a Stormwater Pollution Prevention Plan (SWPPP), traffic information, and lighting plan; the site plan referral and the current subdivision referral are part of the same project; and
- WHEREAS, the site is located along Buckley Road, a county highway, in a commercial area; neighboring businesses include Herc Rentals, Kamco Supply, and a Rite Aid warehouse; railroad tracks belonging to NY Central Lines abut the site to the north and parcels belonging to National Grid abut to the east; and
- WHEREAS, the site contains an existing warehouse on the eastern side of the property, a parking lot at the center of the lot with an internal drive to Buckley Road, and exterior storage at the rear; wooded and lawn areas cover the western and northern sides of the lots; and
- WHEREAS, the applicant is proposing to divide the site into two new lots; proposed Lot 1 will be 6.32 acres and contains the existing building and parking lot; proposed Lot 2 will be 10.44 acres and is the proposed location of the warehouse proposed in site plan referral Z-24-11; proposed Lot 2 will also contain the site's shared Buckley Road access; and
- WHEREAS, per the site plan referral Z-24-11, the applicant is proposing to construct a warehouse facility on the western side of the lot with a 34-space parking lot between the building and Buckley Road; per the Overall Plan dated 12/20/23, the proposed parking lot will connect to the existing parking lot and to the internal driveway to Buckley Road, a county route; internal roads will wrap the building, providing access to 7 loading docks at the rear of the building and 9 additional parking spaces; the current outdoor storage area will be expanded to span the rear of the proposed warehouse; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 12/14/23, 9.15 acres of

the site will be disturbed by the proposed project; per the Grading, Drainage, and Utilities plan dated 12/20/23 provided with referral Z-24-11, stormwater will drain to a bioretention and wet pond stormwater basin proposed for the northeastern corner of the site; per the EAF “stormwater will use best management practices”;

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

WHEREAS, per the Topographic survey dated 3/23/17, a sanitary sewer easement exists along the site’s frontage on Buckley Road and along the site’s eastern boundary; an easement belonging to Niagara Mohawk Power Company traverses the site from the northwest to southeast; a New York Transit Company easement containing a 10” high pressure buckeye pipeline and a petroleum gas line crosses the rear of the site, per the Overall Plan provided with referral Z-24-11, all Phase I sitework will occur outside of this easement; and

WHEREAS, per the referral notice, the site is served by public drinking water with a new connection proposed for the warehouse;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas; a new connection is proposed for the warehouse;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, 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 aerial imagery dated May 2021, it appears that some trees will be removed as part of the proposed project;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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 proposed subdivision, but offers the following comment regarding requirements for the overall development of the site:

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # S-24-9

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Salina Zoning Board of Appeals at the request of Emmi & Sons, Inc. for the property located at 241 Elwood Davis 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 Seventh North Street (Route 45), a county highway, and the NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant is proposing to combine five parcels totalling 4.5 acres into two new lots, Lot 1 (2.79 acres) and Lot 2 (1.71 acres), in an Office and Light Industrial Park (O-2) zoning district; and

WHEREAS, the Board is concurrently reviewing a zone change referral (Z-24-66) to change proposed Lot 1 to a Planned Commercial (C-3) zoning designation to allow for the construction of a hotel; and

WHEREAS, the site is in a commercial area south of the NYS Thruway, northwest of the intersection of Interstates 90 and 81; the site is located between Elwood Davis Road and Seventh North Street; single-family residential and an elementary and middle school campus extend to the west across Seventh North Street; neighboring commercial businesses include hotels, and OCM Boces; and

WHEREAS, the site is comprised of five, mostly vacant parcels with frontage along Elwood Davis Road and Seventh North Street; and

WHEREAS, per the Zone Change map dated 3/7/24, the applicant is proposing to combine five parcels into two new lots; proposed Lot 1 will be 2.79 acres and will have frontage on Elwood Park Drive; proposed Lot 2 will be 1.71 acres and will contain the Seventh North Street frontage; the only existing structure will be demolished to make way for future development; and

WHEREAS, the applicant is also proposing a zone change from Office and Light District Industrial Park District (O-2) to Planned Commercial District (C-3) on proposed Lot 1 to allow the construction of a 110-room Home2 Suites by Hilton hotel; proposed Lot 2 will remain O-2; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed for the proposed hotel;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed for

the proposed hotel; the submitted project 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;

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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/8/24, zero acres of the site will be disturbed by the zone change and subdivision; the proposed hotel is not covered by the current referral; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), both Seventh North Street and Elwood Davis Road have public transit service and bus stops are located within 500 hundred feet of the site; and

WHEREAS, the site is located near the following natural communities: Inland Salt Pond (per EAF Mapper); and

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

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

The Board has No Position regarding the proposed subdivision, but offers the following comments regarding requirements for the future development of the site:

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

2. The Board encourages bus stop accommodations on Elwood Davis Road and Seventh North Street with pedestrian connections from the site.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Justin's Canine Campus for the property located at Oswego Road, west of Clay Commons; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57) and Soule Road (Route 96), both county highways, and the municipal boundary between the Town of Clay and the Town of Lysander; and
- WHEREAS, the applicant is proposing construction of an 8,102 sf doggie daycare facility on a proposed 2.25-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-6) to divide the subject area from the 141-acre parcel; the Board previously recommended Modification of a special permit referral (Z-24-48) to construct this doggy daycare, advising the applicant to coordinate with the municipal engineer regarding the FEMA floodplain and floodway on site, coordinate regarding a sanitary sewer connection to the site and ensure sewer extension plans are depicted on the project plans, have all necessary easements on project plans, and ensure the applicant has appropriate pet waste disposal plans; and
- WHEREAS, the site is a proposed 2.250-acre lot abutting the rear of Clay Commons Plaza on Oswego Road; Casual Estate mobile home park is to the northwest and the Seneca Mall is adjacent to the southeast; and
- WHEREAS, the site is a vacant, partially wooded lot with no visible structures; the rear private access road for Clay Commons Plaza is adjacent to the eastern boundary of the site; the site shares an approximately 250' long boundary with the rear driveway of Clay Commons Plaza behind Pep Boys and per the Existing Survey dated 11/9/23, part of the southeastern boundary abuts the rearmost plaza building currently containing Justin's Canine Campus; and
- WHEREAS, per the Site Plan – Proposed Features dated 11/9/23, the applicant is proposing to construct a 8,102 sf building with a 12-space parking lot and driveway to the plaza's rear access road, a private road; the parking lot will extend between the proposed building to the lot boundary, abutting the existing plaza building; an 89'x35' area at the rear of the proposed building is noted as "Proposed Asphalt Play Area"; the Site Plan – Proposed Features (Max Parking Building Out) dated 11/9/23 depicts the asphalt area as an additional 12-space parking lot with connection to the side parking lot; the Site Plan notes 24 parking spaces are required by the Town Code; a chain link fence will mark the perimeter of the project area; per the Environmental Assessment Form (EAF) (undated), on-site lighting will be dark sky compliant, at 15' height, and aimed down; and

- WHEREAS, per the Site Plan – Site Access dated 11/9/23 a u-shaped ingress and egress easement occurs on the Clay Commons Plaza driveway, providing the site with access to Oswego Road in two places; and
- WHEREAS, GIS mapping shows the southwestern half of the proposed lot may contain state and federal wetlands associated with the Seneca River including NYS wetland BRE-19; the Site Plan shows the wetlands and the 100’ buffer with the buffer abutting the fenced-in project area; the Site Plan notes wetland boundaries were “delineated by Delta EAS on August 24, 2023 and located by Ianuzi & Romans Land Surveying, P.C. on August 31, 2023”;
ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the majority of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, per the Environmental Assessment Form (EAF) (undated), 0.25 acres of the site will be disturbed by the proposed project; the referral materials do not include details regarding the mitigation of on-site stormwater runoff; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed for the site; per the Site Plan – Site Access dated 11/9/23, water easements belonging to the Town abut the southeastern boundary and extend into the site from the area behind the abutting plaza building; per the EAF, the proposed doggy daycare is anticipated to require 320 gallons per day;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;
ADVISORY NOTE: The Onondaga County Water Authority recommends that for any new public water service, each existing or proposed lot must tie directly into OCWA water line infrastructure; and
- WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the site; per the EAF, the proposed facility is anticipated to produce 320 gallons per day of liquid waste; the plans for extending sewer service to the site were unclear from the referral materials; the submitted project is located within the Wetzel Road Wastewater Treatment Plant service area; the plans for disposal of dog waste is unclear;
ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County

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

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

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

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project;

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

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

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

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

1. The site contains significant areas of FEMA floodplain, as well as the more sensitive floodway. The applicant must coordinate with the municipal engineer to ensure adherence to local flood ordinance requirements for lands within the floodway and floodplain. Floodway and floodplain boundaries must be shown on submitted plans, and the site plan must reflect any required mitigation prior to local approval. Development of any kind, including stormwater management facilities, within a floodway is generally discouraged by the Onondaga County Planning Board.

2. The plans to extend public sanitary sewer service to the site are unclear from the referred materials. The applicant must contact and coordinate with the Town regarding the extension of sewer service to the site in consultation with the Onondaga County Department of Water Environment Protection and the Onondaga County Department of Health.. Extensions of sewer infrastructure and any necessary easements must be depicted on the plans prior to, or as a condition of, municipal approval.

3. The Town must ensure proper permitted disposal of pet waste by applicant.

4. Town must ensure adequate easements are in place for any infrastructure crossing private lands, and for any site access utilizing private roads.

The Board offers the following comment:

Given the wetland and floodplain areas on site and proximity of the development to a watercourse, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-62

- 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 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 the site is located within 500 feet of West Genesee Turnpike (Route 5), a state highway, Bennetts Corners Road (Route 321), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing Local Law No. F of 2024, amending the zoning map of the Town of Camillus to change the zoning designation of certain property zoned Commercial (C-2) and Residential-1 (R-1) to Commercial (C-5); and
- WHEREAS, the site is in a rural area, primarily surrounded by agriculture; the site consists of two parcels flanking an existing gas station at the intersection of Bennetts Corners Road (a county road) and NYS Route 5; and
- WHEREAS, the applicant is proposing to change the zoning designation of two parcels adjacent to an existing gas station to Commercial 5 (C-5) to allow the reconstruction of the gas station utilizing the adjacent parcels; per the Concept Plan dated 12/21/23, the gas station will be reconstructed to have a 4,650 sf convenience store at the center of the three lots with a drive-thru circulating around the rear of the building, a fueling island in front of the store, parking along the western, northern, and eastern sides of the building, and a diesel fuel island and truck parking, separated by a planting island, will be located on the eastern side of the site; there will be a 30'-wide access to NYS Route 5 and two driveways to Bennetts Corners Road, one primarily serving the diesel fueling area;
ADVISORY NOTE: The proposed driveway onto NYS Route 5 requires highway access and work permits from the NYS Department of Transportation; and
- WHEREAS, per the Town Code, fuel stations/car washes are allowed with Planning Board approval in only Commercial-5, Municipal Zoning, Planned Commercial, and Industrial zoned areas; and
- WHEREAS, per the Town Zoning Map, the subject parcel along NYS Route 5 and the two adjacent parcels to the east are in a Commercial-2 zoning district; the southern parcel is split zoned Commercial-2 and Residential-1; the surrounding parcels are in a Rural Residential zoning district with most of the larger area in Rural Residential and Residential-1 zoning districts; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/7/23, 3.0 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater runoff will be collected onsite and directed (channelized) to a mitigation system for water quality and quantity treatment", stating there would be less runoff than occurs at the site presently; the Concept Plan shows two stormwater basins to

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

WHEREAS, the southeastern parcel at the site and surrounding lands are enrolled in NYS Agricultural District 3, surrounding lands 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, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; the expanded gas station and drive-thru is anticipated to have an increase in use; 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 proposed zone change, but provides the following information regarding requirements for future review phases for the proposed development of the site:

1. The applicant must continue to coordinate NYS Route 5 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant is required to coordinate Bennetts Corners Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-63

- 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 Fouad Dietz for the property located at 1146-1154 Salt Springs 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 City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to remove an existing driveway, improve accessibility, and add outdoor seating and a small parking lot on a 0.436-acre commercial site in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the site is located in the Salt Springs neighborhood on the eastern end of the City of Syracuse; the site is located at the northeastern corner of the intersection of Salt Springs Road, Springfield Road, and Demong Drive; H.W. Smith Elementary school is adjacent to the west, the LeMoyne bookstore and Soule Branch Library are directly across Salt Springs Road, and the main LeMoyne College campus extends northeast from the site; single-family residential homes are adjacent to the rear and east; and
- WHEREAS, the site is the location of a decommissioned firehouse, owned by LeMoyne College, and has previously been used as a storage building and theatre by the school; the building is located at the center of the lot with an approximately 27'-wide driveway extending to Salt Springs Road; an approximately 11'-wide driveway from Demong Drive is located along the rear parcel boundary, providing access to the rear of the building; and
- WHEREAS, the applicant is proposing to demolish the existing curb cut and driveway to Salt Springs Road and install a new curb cut and driveway at the western end of the Salt Springs Road frontage; per the "Renovations to: The Lemoyne Firehouse" plan dated 12/12/2023, the former driveway will be converted to a brick and concrete-paved seating area and a new sidewalk will be constructed from near the corner, connecting the building to a crosswalk to be installed across Salt Springs Road; the proposed driveway will provide access to an 11-space parking lot to be constructed between the building and the western parcel boundary; per the Planting Plan dated 12/12/23 conifers will be planted between the proposed parking lot and the parcel boundary with numerous other plantings at the rear of the lot, along the building, and around the proposed outdoor seating area; the front overhead doors of the former firehouse will be replaced by new storefront double doors; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/5/24, 0.343 acres of the site will be disturbed by the proposed project; per the EAF, storm run-off will be collected on site and conveyed to an underground storm water detention system, which will over flow to the municipal system at Demong Drive; per the Grading, Drainage, and Utility Plan dated 12/12/23,

stormwater infrastructure under the proposed parking lot and outdoor seating area will drain to a new underground infiltration chamber to be installed between the building and the eastern parcel boundary; and

WHEREAS, per the referral notice, the site has existing connections to public drinking water and sewers; the submitted project is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site is located in an Onondaga County Drainage District for Meadowbrook, 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 aerial imagery it appears that there are no wooded areas on the site; and

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-65

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Travis Doty for the property located at Wrentham Drive; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Vine Street (Route 51), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and

WHEREAS, the applicant is proposing construction of a 100,000 sf warehouse on a 5.24-acre parcel in an Office and Light Industrial Park (O-2) zoning district; and

WHEREAS, the site is located in a commercial and industrial area north of the NYS Thruway and east of Oswego Road (county Route 91); surrounding businesses include Scapa North America, B & C Storage, XTO Inc, Lockheed Martin, and Dot Transportation Inc; and

WHEREAS, the site is a wooded, vacant 5.24-acre parcel surrounded by Vine Street, a county road, to the southeast and Wrentham Drive, a local road, circulating the remainder of the site; railroad tracks belonging to CSX Transportation are located near the northwest boundary of the site; and

WHEREAS, per the Grading, Drainage, and Utilities Plan dated 3/7/24, the applicant is proposing to construct a 100,000 sf warehouse at the center of the parcel with a 17-space parking lot on the north side of the building and loading docks and two 6-space parking areas along the south side of the building; the northern parking area has unrestricted access to Wrentham Drive with slot parking aligned so drivers will have to reverse in the right-of-way to exit; the southern parking and loading dock area has unrestricted access to Wrentham Drive; the plans do not indicate the length of the two curb cuts on Wrentham drive; per aerial imagery from May 2021, it appears both parking areas will be located across Wrentham Drive from similar unrestricted parking areas; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/26/24, 5.27 acres of the site will be disturbed by the proposed project; per the Grading, Drainage, and Utilities Plan, stormwater infrastructure will be located under the southern parking and loading dock area, draining to a stormwater basin to be constructed between the building and Vine Street;

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

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the site;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering

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

E-mail Address: countyplanning@ongov.net

Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the site; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Vine Street has public transit service and bus stops are located adjacent to the site; per aerial imagery, there are no sidewalks along Wrentham Drive or Vine Street; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed;

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

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

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

days prior to any such hearing; and

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

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

The Board offers the following comment:

Given the loss of over 5 acres of wooded area to construct the proposed building, the applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-66

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Emmi & Sons, Inc. for the property located at 241 Elwood Davis 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 Seventh North Street (Route 45), a county highway, and the NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant is proposing a zone change from Office and Light Industrial Park (O-2) to Planned Commercial (C-3) on two parcels totaling 2.79 acres to allow for the construction of a hotel; and

WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-9) to combine five parcels into two new lots; and

WHEREAS, the site is in a commercial area south of the NYS Thruway, northwest of the intersection of Interstates 90 and 81; the site is located between Elwood Davis Road and Seventh North Street; single-family residential and an elementary and middle school campus extend to the west across Seventh North Street; neighboring commercial businesses include hotels, and OCM Boces; and

WHEREAS, the site is comprised of portions of three, vacant adjacent parcels with continuous frontage along Elwood Davis Road and two panhandles extending to Seventh North Street, each with approximately 60' of frontage; and

WHEREAS, the applicant is proposing a zone change from Office and Light District Industrial Park District (O-2) to Planned Commercial District (C-3) on portions of the three parcels to allow the construction of a 110 room Home2 Suites by Hilton hotel; per the Zone Change map dated 3/7/24, the applicant is proposing the change in zoning on the northeastern 2.79-acres of the subject parcels, retaining the 151.47' of frontage on Elwood Davis Road; per the Zone Change map, the zone change area will be subdivided from the remaining lands which will be combined into new Lot 2 and remain O-2; and

WHEREAS, per the Town of Salina zoning code, the C-3 Planned Commercial District zoning designation is intended to provide for "well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other; permitted uses include restaurants, hotels and motels, retails sales and service, offices, and shopping centers; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed for the proposed hotel;

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

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed for the proposed hotel; the submitted project 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;

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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/8/24, zero acres of the site will be disturbed by the zone change and subdivision; the proposed hotel is not covered by the current referral; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), both Seventh North Street and Elwood Davis Road have public transit service and bus stops are located within 500 hundred feet of the site; and

WHEREAS, the site is located near the following natural communities: Inland Salt Pond (per EAF Mapper); and

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

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

The Board has No Position regarding the proposed zone change, but offers the following comments regarding requirements for the future development of the site:

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

2. The Board encourages bus stop accommodations on Elwood Davis Road and Seventh North Street with pedestrian connections from the site.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Taco Bell for the property located at 5840 Bridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing vacant restaurant and construct a 2,650 sf Taco Bell restaurant on a 2.14-acre parcel in a Business zoning district; and
- WHEREAS, the Board previously recommended Approval of a zone change referral (Z-18-330) to apply the Mixed-Use Village Overlay District (MUV-2) zoning designation to the site; previously, the Board recommended modification of a site plan referral (Z-18-262) as part of the proposed redevelopment project for the site into a mixed use building with retail on the ground floor and upper floor apartments, citing required coordination with the NYS Department of Transportation on Bridge Street access plans, traffic and drainage data, and a lighting plan, and encouraging the applicant to include bicycle/pedestrian accommodations given the site's proximity to the Empire State Trail project, interconnections to the adjacent Holiday Inn parcel, and additional landscaping, and ensure permissions are obtained for work with existing easements; and
- WHEREAS, the site is located along Bridge Street, a state road, and Enterprise Parkway, a town road, and just northeast of the highly commercialized Erie Boulevard corridor; surrounding land uses are mixed roadside commercial, large retail establishments, and a hotel; and
- WHEREAS, the site contains a single-story former restaurant building (to be demolished) with parking areas on the western, northern, and eastern sides with full access from Bridge Street and a driveway to Enterprise Parkway; and
- WHEREAS, the applicant is proposing to construct a 2,650 sf, 40-seat Taco Bell restaurant and drive-thru with a 29-space parking lot between the building and Bridge Street; per the Conceptual Development Plan dated 3/2023, the applicant is seeking to keep their existing road access to Enterprise Parkway, modify the Bridge Street driveway to a right-in/right-out, and proposes a third road connection to a town-owned extension of Bridge Street; a dumpster enclosure is proposed for the rear of the site; the Conceptual Development Plan also shows a possible second building, 34-space parking lot, and dumpster enclosure to occupy the eastern half of the lot; the Conceptual Plan shows the eastern half of the lot could be developed with a building and parking lot in the future;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or

proposed driveways on Bridge Street must meet Department requirements;
and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/23/24, 0.95 acres of the site will be disturbed by the proposed project; the Conceptual and Development Plan shows a stormwater basin is proposed for the eastern side of the driveway to Enterprise Parkway;

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

WHEREAS, per the Boundary Survey dated 2/28/18, the site contains a 20' easement to Niagara Mohawk Power Corp. that runs north-south near the proposed building location and there is a portion of a steel tower and overhead wires located near the Enterprise Parkway frontage; and

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

WHEREAS, per the referral notice, the site is served by public drinking water; and

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

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

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Bridge Street has public transit service and bus stops are located adjacent to the site; the site is located approximately 0.3 miles from the Empire State Trail; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitat, which have been listed by the state or federal government as 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:

1. The applicant is required to coordinate Bridge Street access plans with the New York State Department of Transportation. To further meet Department

requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), Traffic Impact Study (TIS) for full build out of the Taco Bell and future buildout of site, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Board and the New York State Department of Transportation require the installation of sidewalks within the State right-of-way along Bridge Street, and the Town and applicant are advised that any work in the State right-of-way requires a highway work permit.

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

The Board offers the following comments:

1. The applicant is encouraged to connect the site with the adjacent parking lot to the east and explore future connection of site to Widewaters Parkway.

2. The municipality is encouraged to require the construction of sidewalks along Enterprise Parkway.

3. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as positioning buildings along road frontages, the addition of sidewalks and crosswalks to the interior of the site and along road frontages, shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and the addition of bicycle racks.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Maarten Jacobs for the property located at 500-550 South Salina Street & Onondaga 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 Adams Street, a state highway, the Onondaga County Libraries at the Galleries, a county-owned facility, the Centro Transit hub, a state-owned authority, and a county-owned drainage channel; and
- WHEREAS, the applicant is proposing extensive interior and exterior renovations to an existing commercial building (Chimes Building) on a 1.64-acre parcel in a Central Business (MX5) zoning district; and
- WHEREAS, the Board previously recommended No Position regarding a sign waiver referral (Z-14-12) to install backlit signage for a new business on the property; and
- WHEREAS, the site is the Chimes building, located at the corner of South Salina Street and West Onondaga Street in downtown Syracuse; the site contains a 12-story building with commercial and apartment space with a parking lot occupying the remainder of space on the lot; the site is almost entirely impermeable surface except the trees lining the sidewalks of South Salina Street and West Onondaga Street; the parking lot has driveway access to South Salina Street and South Clinton Street near the lot's southern boundary, both City streets; and
- WHEREAS, per the local application, the building currently contains office space, 45 dwelling units, and a 98-space parking lot; renovations include changes to the ground and first floor commercial space, renovations to existing apartments on upper floors, and the creation of apartments on floors that are currently vacant; parking lot access to South Salina Street will be closed, the access from South Clinton Street will be revised, some asphalt will be removed, and EV charging stations and plantings added; the renovations will result in 152 dwelling units and a 95-space parking lot; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/6/24, 1.15 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be drain to "subsurface storm chambers, with surplus outlet to City's existing combined sewer system"; and
- WHEREAS, per the referral notice, the site is served by public drinking water; 13,000 gallons per day is the expected demand when renovations are complete; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the

completed project is expected to generate 23,729 gallons per day of liquid waste;

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

WHEREAS, per the Chimes Syracuse LLC Topographic Survey dated 11/30/23, there is a 12'-wide "Easement in Common" under the parking lot from South Clinton Street to an approximately 53' by 31' area under the parking lot; and

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

WHEREAS, the site 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, the site is within the South Salina Street Downtown Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

1. The Board encourages the screening of open parking lots with opaque low fencing or landscaping to minimize the aesthetic effect of a large parking lot on pedestrians and the Downtown environment.
2. The Board encourages installation of bike racks on site.

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



J.Ryan McMahan, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-71

- 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 Village of Manlius Planning Board at the request of Restaurant Hospitality Group for the property located at 2-4 Stickley Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fayette Street (Route 92 and Route 257) and Highbridge Road (Route 92), both state highways; and
- WHEREAS, the applicant is proposing to convert an existing fire station building into a Taco Bell Cantina with drive-thru on a 0.84-acre parcel in a Commercial-1 (C-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit referral (Z-24-72) to allow a drive-thru at this proposed Taco Bell; the Board has reviewed two previous referrals regarding this proposed Taco Bell; the Board had No Position with Comment on a zone change referral (Z-23-264) to change the site from a Municipal to a Commercial-1 zoning designation which would allow restaurants with drive-thrus, offering no position regarding the proposed zone change, but advising a drive-thru establishment may conflict with the Village's goals for a pedestrian-oriented and aesthetically pleasing village center; additional comments advised the applicant to complete a Traffic Impact Study (TIS) for New York State Department of Transportation, resolve encroachment issues apparent on the submitted plans, and explore retention of the existing cross-access through the existing bank parcel to alleviate traffic congestion concerns near the NYS Route 92 and Highbridge Street locations; and
- WHEREAS, the site is located within the Central Business District in the Village of Manlius; surrounding land uses include municipal buildings, ball fields and parkland, retail and offices in a variety of building types, the Madison Row mixed-use development, the Stickley manufacturing facility, and apartment buildings and complexes; the site is accessed from the heavily traveled NYS Route 92 corridor via a signalized intersection with Stickley Drive, a local road; and
- WHEREAS, the parcel has frontage on Stickley Drive and contains a two-story former fire station building; there is an existing parking lot with unrestricted access to Stickley Drive that partially occurs on the adjacent Village-owned parcel; the parking lot has a 24' wide ingress and egress easement, with 12' on each lot; aerial imagery also shows an existing access drive at the rear of the building, which appears to provide additional access to the shared parking lot, adjacent bank parking area, and existing driveway onto NYS Route 92; per the Subdivision Plan dated September 2018, a significant portion of the parcel encroaches onto Stickley Drive; and
- WHEREAS, per the Overall Layout Plan dated 2/2/24, the applicant is proposing to

renovate an existing firehouse building into a 4,400 sf restaurant; the 25-space parking lot has a driveway from Stickley Drive and is located between the building and western parcel boundary; patrons will enter the single-lane drive-thru (and bypass lane) at the rear of the property and would circulate along the southern and eastern sides of the building to dual lane egress-only exit onto Stickley Drive; the Environmental Assessment form (EAF) dated 1/24/24 states the drive-thru would have 2-lanes, but the Overall Layout Plan shows the second lane to be a bypass lane; a dumpster enclosure will be in the southeastern corner of the parcel and an 800 sf patio/outdoor seating area will be constructed on the north side of the restaurant; and

WHEREAS, changes to previous referrals include a 5'-wide sidewalk that is proposed from the crosswalk across Stickley Drive on the neighboring parcel and extending to the existing sidewalk on the adjacent parcel to the east; crosswalks are proposed for the road access to the parking lot, across the drive-thru lanes, and across both adjacent parcels' driveways; the previously proposed use of the second floor of the building as a flex space ("office/meeting and/or teen center") has been left out of current plans; and

WHEREAS, an earlier version of this Taco Bell (Z-23-190) plan showed shared parking with the adjacent parcel and the shared entrance to the site/drive-thru from the neighboring parcel, leaving the current proposal with one full-access driveway from Stickley Drive and the exit-only from the drive-thru onto Stickley Drive; an existing cross-connection with the adjacent bank property appears to be removed per the site plan; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/24/24, 0.77 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be discharged "directly into existing stormwater conveyance systems"; and

WHEREAS, a Traffic Operations Review completed by GTS Consulting on 2/2/24 was included in the referral and details the Taco Bell Cantina would generate "approximately 57-61 total trips entering and exiting the site during the morning peak hour and 50-62 total trips entering and exiting during the evening peak hours" with the conclusion "the proposed Taco Bell Cantina development will have no significant impact on traffic operations in the area"; and

WHEREAS, the SMTC Manlius Village Center Transportation Study dated 2/23/23 shows that traffic volumes along NYS owned Routes 92 and 173 present a major obstacle to vehicular mobility as well as bicycle and pedestrian safety and comfort in this area, despite being the Village Center's "main street"; options to improve the corridor include narrowing wide driveways, sharing parking and access, and reducing driveways onto congested roads; the Village of Manlius appears to own an parcel with driveway access to NYS Route 92/173 which abuts both this proposed development site as well as the adjacent Seneca Savings Bank site; and

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

WHEREAS, the site is served by existing sewers and is located in the Meadowbrook-

Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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 no trees will be removed for the project; and

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

The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to 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 site plan approval.

The Board offers the following comments:

1. The Board continues to acknowledge the Village's goals for pedestrian-oriented and aesthetically pleasing development within its center in Village planning documents. Introduction of drive-thru establishments can prioritize vehicular travel and dedication of large areas of the site to vehicular circulation and pavement, which may conflict with these goals.

2. The Village of Manlius appears to own a parcel, with access to NYS Route 92, and abutting both the Seneca Savings Bank and Taco Bell restaurant development sites, which could present a unique and timely opportunity to explore and implement recommendations from the Manlius Village Center Transportation Study for shared access between uses, as a means to reduce traffic congestion, improve the pedestrian environment, and reduce the need for additional driveways and pavement in this important village center area.

3. The applicant and Village are encouraged to resolve encroachment issues apparent on submitted plans and consider a swap or transfer of lands via subdivision or easement, to ensure legal access and outline clear ownership and maintenance responsibilities for all proposed uses of the site.

4. The Board and NYS Department of Transportation encourage the Village

and applicant to explore retention of the existing cross-access through the existing bank parcel to provide secondary eastbound access NYS Route 92, which may assist in mitigating potential traffic congestion concerns. Formal agreements should be put in place and indicated on approved site plans, to clarify rights and responsibilities of those involved.

5. The Board continues to encourage shared parking with adjacent sites.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of Restaurant Hospitality Group for the property located at 2-4 Stickley Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of special use permits and the site is located within 500 feet of Fayette Street (Route 92 and Route 257) and Highbridge Road (Route 92), both state highways; and
- WHEREAS, the applicant is proposing a special use permit to allow a drive-thru at a proposed Taco Bell Cantina on a 0.84-acre parcel in a Commercial-1 (C-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan referral (Z-24-71) to convert an existing fire station building into a Taco Bell Cantina with drive-thru; the Board has reviewed two previous referrals regarding this proposed Taco Bell; the Board had No Position with Comment on a zone change referral (Z-23-264) to change the site from a Municipal to a Commercial-1 zoning designation which would allow restaurants with drive-thrus, offering no position regarding the proposed zone change, but advising a drive-thru establishment may conflict with the Village's goals for a pedestrian-oriented and aesthetically pleasing village center; additional comments advised the applicant to complete a Traffic Impact Study (TIS) for New York State Department of Transportation, resolve encroachment issues apparent on the submitted plans, and explore retention of the existing cross-access through the existing bank parcel to alleviate traffic congestion concerns near the NYS Route 92 and Highbridge Street locations; and
- WHEREAS, the site is located within the Central Business District in the Village of Manlius; surrounding land uses include municipal buildings, ball fields and parkland, retail and offices in a variety of building types, the Madison Row mixed-use development, the Stickley manufacturing facility, and apartment buildings and complexes; the site is accessed from the heavily traveled NYS Route 92 corridor via a signalized intersection with Stickley Drive, a local road; and
- WHEREAS, the parcel has frontage on Stickley Drive and contains a two-story former fire station building; there is an existing parking lot with unrestricted access to Stickley Drive that partially occurs on the adjacent Village-owned parcel; the parking lot has a 24' wide ingress and egress easement, with 12' on each lot; aerial imagery also shows an existing access drive at the rear of the building, which appears to provide additional access to the shared parking lot, adjacent bank parking area, and existing driveway onto NYS Route 92; per the Subdivision Plan dated September 2018, a significant portion of the parcel

encroaches onto Stickley Drive; and

WHEREAS, per the Overall Layout Plan dated 2/2/24, the applicant is proposing to renovate an existing firehouse building into a 4,400 sf restaurant; the 25-space parking lot has a driveway from Stickley Drive and is located between the building and western parcel boundary; patrons will enter the single-lane drive-thru (and bypass lane) at the rear of the property and would circulate along the southern and eastern sides of the building to dual lane egress-only exit onto Stickley Drive; the Environmental Assessment form (EAF) dated 1/24/24 states the drive-thru would have 2-lanes, but the Overall Layout Plan shows the second lane to be a bypass lane; a dumpster enclosure will be in the southeastern corner of the parcel and an 800 sf patio/outdoor seating area will be constructed on the north side of the restaurant; and

WHEREAS, the applicant is seeking a special use permit to allow a drive-thru on the Taco Bell Cantina which is allowed on restaurants in the Village with Commercial-1 (C-1) zoning designation; previously, the Village of Manlius Planning Board recommended that the parcel be changed to a Commercial (C) zoning designation which allows for similar restaurant uses but does not allow drive-thrus; on 1/9/24, the Village Board approved the zone change to C-1; and

WHEREAS, changes to previous referrals include a 5'-wide sidewalk that is proposed from the crosswalk across Stickley Drive on the neighboring parcel and extending to the existing sidewalk on the adjacent parcel to the east; crosswalks are proposed for the road access to the parking lot, across the drive-thru lanes, and across both adjacent parcels' driveways; the previously proposed use of the second floor of the building as a flex space ("office/meeting and/or teen center") has been left out of current plans; an earlier version of this Taco Bell (Z-23-190) plan showed shared parking with the adjacent parcel and the shared entrance to the site/drive-thru from the neighboring parcel, leaving the current proposal with one full-access driveway from Stickley Drive and the exit-only from the drive-thru onto Stickley Drive; an existing cross-connection with the adjacent bank property appears to be removed per the site plan; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/24/24, 0.77 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be discharged "directly into existing stormwater conveyance systems"; and

WHEREAS, a Traffic Operations Review completed by GTS Consulting on 2/2/24 was included in the referral and details the Taco Bell Cantina would generate "approximately 57-61 total trips entering and exiting the site during the morning peak hour and 50-62 total trips entering and exiting during the evening peak hours" with the conclusion "the proposed Taco Bell Cantina development will have no significant impact on traffic operations in the area"; and

WHEREAS, the SMTC Manlius Village Center Transportation Study dated 2/23/23 shows that traffic volumes along NYS owned Routes 92 and 173 present a major obstacle to vehicular mobility as well as bicycle and pedestrian safety and comfort in this area, despite being the Village Center's "main street"; options to improve the corridor include narrowing wide driveways, sharing parking and access, and reducing driveways onto congested roads; the Village of Manlius appears to own an parcel with driveway access to NYS Route 92/173 which abuts both this proposed development site as well as the adjacent Seneca Savings Bank site; and

WHEREAS, the site is served by public drinking water infrastructure;

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

WHEREAS, the site is served by existing sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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 no trees will be removed for the project; and

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

The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to 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 site plan approval.

The Board offers the following comments:

1. The Board continues to acknowledge the Village's goals for pedestrian-oriented and aesthetically pleasing development within its center in Village planning documents. Introduction of drive-thru establishments can prioritize vehicular travel and dedication of large areas of the site to vehicular circulation and pavement, which may conflict with these goals.
2. The Village of Manlius appears to own a parcel, with access to NYS Route 92, and abutting both the Seneca Savings Bank and Taco Bell restaurant development sites, which could present a unique and timely opportunity to explore and implement recommendations from the Manlius Village Center Transportation Study for shared access between uses, as a means to reduce traffic congestion, improve the pedestrian environment, and reduce the need for additional driveways and pavement in this important village center area.

3. The applicant and Village are encouraged to resolve encroachment issues apparent on submitted plans and consider a swap or transfer of lands via subdivision or easement, to ensure legal access and outline clear ownership and maintenance responsibilities for all proposed uses of the site.
4. The Board and NYS Department of Transportation encourage the Village and applicant to explore retention of the existing cross-access through the existing bank parcel to provide secondary eastbound access NYS Route 92, which may assist in mitigating potential traffic congestion concerns. Formal agreements should be put in place and indicated on approved site plans, to clarify rights and responsibilities of those involved.
5. The Board continues to encourage shared parking with adjacent sites.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-73

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 Van Buren Planning Board at the request of Joseph M. Cavender for the property located at 7431-7439 Canton 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 Canton Street (Route 31), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing construction of an 8,580 sf pole barn and additional parking at an existing golf course facility on two parcels totalling 57.7 acres in a Residential (R-40) zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-74) to construct this indoor pickleball building and parking lot and subdivision referral (S-24-10); and

WHEREAS, the site is in a rural area between NYS Route 31 and NYS Route 690, surrounded by large lots containing active agriculture and wooded areas; and

WHEREAS, the site is an existing golf course, a clubhouse/restaurant building, and apartments in a converted single family house; the site has a driveway to Canton Street located between buildings and a gravel parking lot with unrestricted access to Canton Street; the remainder of the site is a golf course; ADVISORY NOTE: The proposed driveways onto Canton Street require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the applicant is proposing to add a 132' x 65' pole barn to be an indoor pickleball facility at the rear of the existing apartment-house, formalize the parking between the two buildings and the main lot, and construct a 36-space parking lot on the adjacent vacant site to the northeast; per the Layout Plan dated 3/8/24, the proposal includes narrowing the unrestricted access to the existing parking lot to two 22'-wide asphalt driveways from Canton Street; the new parking lot will be in the northeast corner of the site and will have 24'-wide asphalt driveway from Canton Street and will be connected to the complex by a concrete walkway; and

WHEREAS, GIS mapping shows a NYS wetland occurring along the western parcel boundary; the NYS wetland (BAL-27 per EAF) appears to coincide with the western boundary of the golf course; multiple small federal wetlands occur on the golf course along with a larger wetland occurring near the proposed parking lot; all wetlands shown on plans are labeled "NWI Wetland", per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC)

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

E-mail Address: countyplanning@ongov.net

recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/8/24, 1.6 acres of the site will be disturbed by the proposed project; per the EAF “stormwater is directed to infiltration trenches, drywell, and/or infiltration trench” noting “stormwater will overflow to the existing federal wetland as does currently”; per the Grading & Storm System Plan dated 3/8/24, a stormwater basin is proposed for south of the new parking lot and swale will be constructed along the existing parking lot’s road frontage with a 15” HDPE pipe to be installed under the proposed entrances;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and the additional facility may result in an increase in use;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; the proposed pickleball facility may result in an increase in flow; and

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3; adjacent lands to the west 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 is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

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

2. The applicant must conduct a formal wetland delineation to determine the

presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

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

The Board offers the following comment:

To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, delineated wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure (including well locations and septic tank/field locations).

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-74

- 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 SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of Joseph M. Cavender for the property located at 7431-7439 Canton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Canton Street (Route 31), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of an 8,580 sf pole barn and additional parking at an existing golf course facility on two parcels totalling 57.7 acres in a Residential (R-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-73) to construct this indoor pickleball building and parking lot and subdivision referral (S-24-10); and
- WHEREAS, the site is in a rural area between NYS Route 31 and NYS Route 690, surrounded by large lots containing active agriculture and wooded area; and
- WHEREAS, the site is an existing golf course, a clubhouse/restaurant building, and apartments in a converted single family house; the site has a driveway to Canton Street located between buildings and a gravel parking lot with unrestricted access to Canton Street; the remainder of the site is golf course; ADVISORY NOTE: The proposed driveways onto Canton Street require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the applicant is proposing to add a 132' x 65' pole barn to be an indoor pickleball facility at the rear of the existing apartment-house, formalize the parking between the two buildings and the main lot, and construct a 36-space parking lot on the adjacent vacant site to the northeast; per the Layout Plan dated 3/8/24, the proposal includes narrowing the unrestricted access to the existing parking lot to two 22'-wide asphalt driveways from Canton Street; the new parking lot will be in the northeast corner of the site and will have 24'-wide asphalt driveway from Canton Street and will be connected to complex by a concrete walkway; and
- WHEREAS, GIS mapping shows a NYS wetland occurring along the western parcel boundary; the NYS wetland (BAL-27 per EAF) appears to coincide with the western boundary of the golf course; multiple small federal wetlands occur on the golf course along with a larger wetland occurring near the proposed parking lot; all wetlands shown on plans are labeled "NWI Wetland", per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/8/24, 1.6 acres of the site will be disturbed by the proposed project; per the EAF “stormwater is directed to infiltration trenches, drywell, and/or infiltration trench” noting “stormwater will overflow to the existing federal wetland as does currently”; per the Grading & Storm System Plan dated 3/8/24, a stormwater basin is proposed for south of the new parking lot and swale will be constructed along the existing parking lot’s road frontage with a 15” HDPE pipe to be installed under the proposed entrances;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and the additional facility may result in an increase in use;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; the proposed pickleball facility may result in an increase in flow; and

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3; adjacent lands to the west 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 is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

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

2. The applicant must conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

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

The Board offers the following comment:

To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, delineated wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure (including well locations and septic tank/field locations).

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of John & Kayleigh Graves for the property located at 6940 Schepps Corners 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 Schepps Corners Road (Route 54), a county highway; and
- WHEREAS, the applicant is proposing construction of an 18,200 sf indoor golf facility, restaurant, and parking at an existing golf course on two parcels totaling 252 acres in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the board is concurrently reviewing a special permit referral (Z-24-76) to construct this 18,200 sf indoor golf facility; and
- WHEREAS, the site is an existing golf course, Wa-Noa Golf Club, surrounded by large, wooded parcels containing wetland, floodplains, and floodways associated with Limestone Creek; some of the wooded areas associated with the creek occur along the southern boundary; and
- WHEREAS, the site consists of two parcels, the southern containing most of the Wa-Noa Golf Club which has road access off Schepps Corners Road, a county route, in the northwest corner of the parcel, leading to a parking lot and golf course buildings with the golf course expanding across the rest of the southern parcel; the subject area is the vacant northern parcel containing a large field currently used as a driving range surrounded by wooded land; and
- WHEREAS, the applicant is proposing construction of an 18,200 sf indoor driving range building, parking lots, and outdoor miniature golf area; the building would also contain a miniature golf area, bar/restaurant, and party area; the 175-space parking lot is proposed for the northwest corner of the site with a driveway to Schepps Corners Road with the "Future Mini Golf Area" to be along Schepps Corners Road frontage and the proposed indoor golf building also extending south from the parking lot; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/27/24, 12.7 acres of the site will be disturbed by the proposed project with the creation of 3.3 acres of impervious surface; per the EAF, stormwater will be directed to "stormwater management facilities on site"; per the Detailed Site Plan dated 2/5/24, a stormwater basin is proposed for east of the parking lot;
- 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant

portion of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; the floodplain is not depicted on the plans and it appears portions of the indoor golf facility would occur on the floodplain;

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

WHEREAS, GIS mapping shows the southeastern portion of the site may contain state wetlands and multiple occurrences of federal wetlands across the site in addition to a portion of Limestone Creek to the south; wetlands are not depicted in the plans, but it appears the construction plans do not occur on wetlands;

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 referral notice, the site is served by public drinking water and the proposed work may result in an increase in use; a letter from OCWA dated 2/15/24 states water service is available to this parcel;

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

WHEREAS, per the referral notice, a new individual septic system is proposed to serve the complex which per the EAF, is expected to generate 4,200 gallons of liquid waste per day; per the Utility Plan dated 2/5/24, the septic system and leach fields are proposed for the eastern side of the building, possibly in the floodplain; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed;

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

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
2. The applicant is required to coordinate Schepps Corners Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Board recommends that the applicant contact the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation to determine the location of wetlands, endangered species and/or associated habitats on site in order to ensure that the proposed project avoids negative environmental impacts to the extent possible, and/or to obtain appropriate permits as necessary.
2. Given the extensive floodplain on site and adjacent wetlands, the Board encourages the siting of structures and impermeable surfaces outside the floodplain.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of John & Keyleigh Graves for the property located at 6940 Schepps Corners 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 Schepps Corners Road (Route 54), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of an 18,200 sf indoor golf facility, restaurant, and parking at an existing golf course on two parcels totaling 252 acres in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the board is concurrently reviewing a site plan referral (Z-24-75) to construct this 18,200 sf indoor golf facility; and
- WHEREAS, the site is an existing golf course, Wa-Noa Golf Club, surrounded by large, wooded parcels containing wetland, floodplains, and floodways associated with Limestone Creek; some of the wooded areas associated with the creek occur along the southern boundary; and
- WHEREAS, the site consists of two parcels, the southern containing most of the Wa-Noa Golf Club which has road access off Schepps Corners Road, a county route, in the northwest corner of the parcel, leading to a parking lot and golf course buildings with the golf course expanding across the rest of the southern parcel; the subject area is the vacant northern parcel containing a large field currently used as a driving range surrounded by wooded land; and
- WHEREAS, the applicant is proposing construction of an 18,200 sf indoor driving range building, parking lots, and outdoor miniature golf area; the building would also contain a miniature golf area, bar/restaurant, and party area; the 175-space parking lot is proposed for the northwest corner of the site with a driveway to Schepps Corners Road with the "Future Mini Golf Area" to be along Schepps Corners Road frontage and the proposed indoor golf building also extending south from the parking lot; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/27/24, 12.7 acres of the site will be disturbed by the proposed project with the creation of 3.3 acres of impervious surface; per the EAF, stormwater will be directed to "stormwater management facilities on site"; per the Detailed Site Plan dated 2/5/24, a stormwater basin is proposed for east of the parking lot;
- 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; the floodplain is not depicted on the plans and it appears portions of the indoor golf facility would occur on the floodplain;

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

WHEREAS, GIS mapping shows the southeastern portion of the site may contain state wetlands and multiple occurrences of federal wetlands across the site in addition to a portion of Limestone Creek to the south; wetlands are not depicted in the plans, but it appears the construction plans do not occur on wetlands;

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 referral notice, the site is served by public drinking water and the proposed work may result in an increase in use; a letter from OCWA dated 2/15/24 states water service is available to this parcel;

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

WHEREAS, per the referral notice, a new individual septic system is proposed to serve the complex which per the EAF, is expected to generate 4,200 gallons of liquid waste per day; per the Utility Plan dated 2/5/24, the septic system and leach fields are proposed for the eastern side of the building, possibly in the floodplain; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed;

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

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
2. The applicant is required to coordinate Schepps Corners Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Board recommends that the applicant contact the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation to determine the location of wetlands, endangered species and/or associated habitats on site in order to ensure that the proposed project avoids negative environmental impacts to the extent possible, and/or to obtain appropriate permits as necessary.
2. Given the extensive floodplain on site and adjacent wetlands, the Board encourages the siting of structures and impermeable surfaces outside the floodplain.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend the Town of Manlius Zoning Code to allow and regulate cannabis dispensaries in the Residential Transitional (RT) zoning district; and
- WHEREAS, the Board previously held No Position with Comment regarding a local law referral (Z-23-276) to allow short term agricultural retail (including cannabis sales) in the Residential Transitional (RT) zoning district, encouraging the Town to provide definitions of “Farm Products” and “Agricultural Products” in the proposed law; and
- WHEREAS, per the proposed law, the Town seeks to “promote the intent of the Cannabis Laws while ensuring responsible use of cannabis in appropriate areas throughout the Town”; and
- WHEREAS, per the Town Code, the Residential Transitional (RT) zoning designation is “designed to encourage continuance of the existing residential character of structures and dwellings in a nearby established neighborhood”; and
- WHEREAS, per Town Code, the Residential Transitional zoning designation allows, with combined site plan and accessory use permits, uses including offices of religious and educational institutions, offices of physicians, surgeons, dentists, lawyers, architects, engineers, and real estate agents, funeral homes, art studio, photographers, and bed-and-breakfast accommodations; and
- WHEREAS, the proposed law adds the followings under Residential Transitional: “(3) Uses as set forth below and other uses of a substantially similar kind, upon approval of a combined site plan and special use permit...provided that such uses are confined to buildings existing on the effective date of this amendment.”; one use is listed: “(a) Cannabis dispensaries”; and
- WHEREAS, per the Town zoning map, the Residential Transitional District is applied to only seven parcels, three of which are split-zoned, on the north side of West Seneca Street (County Route 173) near its intersection with Troop K Road; and
- WHEREAS, **ADVISORY NOTE:** Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Planning Board at the request of Seneca Savings Bank for the property located at 325 Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fayette Street (Route 92 and Route 257) and Highbridge Road (Route 92), both state highways; and
- WHEREAS, the applicant is proposing demolition of an existing gas station and construction of a 2,200 sf bank with drive-thru on a 0.51-acre parcel in a Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-79) to allow a drive-thru at the proposed bank; and
- WHEREAS, the site is the location of a former gas station in the center of the Village of Manlius with two curb cuts to Fayette Street (NYS Route 92) plus access to a private driveway to the north and an entrance to the adjacent plaza to the south; and
- WHEREAS, the site is comprised of a former gas and service station building along the rear of the site, fronted by a gas station pump canopy; and
- WHEREAS, the applicant is proposing demolition of the gas station and canopy to allow construction of 2,200 sf bank with drive-thru along with renovation of the parking lot; per the Existing Conditions & Demolition Plan dated 2/2024, the northwestern access from the private driveway and the southern access to NYS Route 92 will be removed, leaving one access from Route 92 and the driveway to the adjacent plaza; per the Preliminary Site Plan dated 2/2024, the driveway from Route 92 will lead to an 11-space parking lot along the northwest boundary, leading to a drive-thru lane that will circulate the proposed building and along the site's frontage on NYS Route 92; the front of the building will face the parking lot and not the road frontage; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/5/24, 0.45 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater will be conveyed both overland and through existing and proposed storm sewer systems to the state's storm sewer system along Fayette Street; per the Drainage Systems Plan dated 2/2024, drainage infrastructure will be installed under the parking lot, draining towards NYS Route 92; and
- WHEREAS, per the referral notice, the site is served by public drinking water;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, the SMTC Manlius Village Center Transportation Study dated 2/23/23 shows that traffic volumes along NYS owned Routes 92 and 173 present a major obstacle to vehicular mobility as well as bicycle and pedestrian safety and comfort in this area, despite being the Village Center's "main street"; options to improve the corridor include narrowing wide driveways, sharing parking and access, and reducing driveways onto congested roads; the Village of Manlius appears to own a parcel with driveway access to NYS Route 92 which abuts both this proposed development site as well as the adjacent Taco Bell restaurant site; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 92 has public transit service and bus stops are located within 500 feet of the site; 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 aerial imagery it appears that there are no wooded areas on the site; and

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

The applicant must continue to coordinate Route 92 (Fayette Street) access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Board suggests exploring elimination of drive-thru across frontage of parcel in favor of separated entry/exit drives onto Route 92, in coordination with NYDOT. This option may minimize pavement, particularly at frontage of site, and allow for building to be oriented closer to street and sidewalk and/or

allow more landscaping in front yard.

2. The Village of Manlius appears to own a parcel, with access to NYS Route 92/173, and abutting both the Seneca Savings Bank and Taco Bell restaurant development sites, which could present a unique and timely opportunity to explore and implement recommendations from the Manlius Village Center Transportation Study for shared access between uses, as a means to reduce traffic congestion, improve the pedestrian environment, and reduce the need for additional driveways and pavement in this important village center area.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of Seneca Savings Bank for the property located at 325 Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Fayette Street (Route 92 and Route 257) and Highbridge Road (Route 92), both state highways; and
- WHEREAS, the applicant is requesting a special permit to allow a drive-thru on a proposed 2,200 sf bank on a 0.51-acre parcel in a Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-78) to demolish the existing gas station and construct a 2,200 sf bank with drive-thru; and
- WHEREAS, the site is the location of a former gas station in the center of the Village of Manlius with two curb cuts to Fayette Street (NYS Route 92) plus access to a private driveway to the north and an entrance to the adjacent plaza to the south; and
- WHEREAS, the site is comprised of a former gas and service station building along the rear of the site, fronted by a gas station pump canopy; and
- WHEREAS, the applicant is proposing demolition of the gas station and canopy to allow construction of 2,200 sf bank with drive-thru along with renovation of the parking lot; per the Existing Conditions & Demolition Plan dated 2/2024, the northernwestern access from the private driveway and the southern access to NYS Route 92 will be removed, leaving one access from Route 92 and the driveway to the adjacent plaza; per the Preliminary Site Plan dated 2/2024, the driveway from Route 92 will lead to an 11-space parking lot along the northwest boundary, leading to a drive-thru lane that will circulate the proposed building and along the site's frontage on NYS Route 92; the front of the building will face the parking lot and not the road frontage; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/5/24, 0.45 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater will be conveyed both overland and through existing and proposed storm sewer systems to the state's storm sewer system along Fayette Street; per the Drainage Systems Plan dated 2/2024, drainage infrastructure will be installed under the parking lot, draining towards NYS Route 92; and
- WHEREAS, per the referral notice, the site is served by public drinking water;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, the SMTC Manlius Village Center Transportation Study dated 2/23/23 shows that traffic volumes along NYS owned Routes 92 and 173 present a major obstacle to vehicular mobility as well as bicycle and pedestrian safety and comfort in this area, despite being the Village Center's "main street"; options to improve the corridor include narrowing wide driveways, sharing parking and access, and reducing driveways onto congested roads; the Village of Manlius appears to own a parcel with driveway access to NYS Route 92 which abuts both this proposed development site as well as the adjacent Taco Bell restaurant site; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 92 has public transit service and bus stops are located within 500 feet of the site; 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 aerial imagery it appears that there are no wooded areas on the site; and

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

The applicant must continue to coordinate Route 92 (Fayette Street) access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Board suggests exploring elimination of drive-thru across frontage of parcel in favor of separated entry/exit drives onto Route 92, in coordination with NYDOT. This option may minimize pavement, particularly at frontage of site, and allow for building to be oriented closer to street and sidewalk and/or

allow more landscaping in front yard.

2. The Village of Manlius appears to own a parcel, with access to NYS Route 92/173, and abutting both the Seneca Savings Bank and Taco Bell restaurant development sites, which could present a unique and timely opportunity to explore and implement recommendations from the Manlius Village Center Transportation Study for shared access between uses, as a means to reduce traffic congestion, improve the pedestrian environment, and reduce the need for additional driveways and pavement in this important village center area.

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; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-80

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Goguen Drive Property for the property located at 7835 Goguen Drive; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the Town of Clay is requesting Informal OCPB Review of a Special Use Permit request to allow a recycling bulk processing facility (concrete batch plant) on a 6.24-acre parcel in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the Board previously recommended No Position with Comment on site plan and special permit referrals (Z-22-192 and-193) to construct a contractor's yard on the parcel, with comments on retaining tree cover, reducing impermeable surfaces and protecting stormwater quality; and
- WHEREAS, the site is located along Wetzel Road, a county road, in the Woodard Industrial Park; surrounding land uses are a mix of industrial and commercial structures, a rail line, and vacant forested land; residential land uses are located to the east and west, approximately 0.5-1 mile from the parcel, across Morgan Road and Henry Clay Boulevard; and
- WHEREAS, referral materials included a Site Plan dated December 2023, a Full EAF Part 1, and a Concrete Batch Plant – Noise Survey dated 10/03/2019; and
- WHEREAS, the 6.2-acre parcel currently contains a newly laid contractor's service yard, with vegetation cleared and replaced with recycled concrete surface over much of the site, two large stormwater management basins, a drainage culvert area, and driveway access onto Goguen Drive, a town-owned road which leads to Wetzel Road, a county highway; and
- WHEREAS, toward the rear of the parcel, the project site plan shows the location of a proposed Central Mix Concrete Batch Plant structure (dimensions not indicated, EAF notes 40' max height) and Control Room building (30'x12') as a testing facility, dispatch and visual monitoring area; 8 open-air sand and aggregate storage bunkers will be added along the rear of the site; 10-parking stalls are also shown on site; and
- WHEREAS, a 3-bay concrete wastewater treatment lagoon and storage shed are shown at the center of the parcel, to provide pre-treatment of wastewater from truck washing activities prior to discharge to the County's system; the EAF and Site Plan indicate an Industrial Wastewater Discharge Permit is required from Onondaga County Department of Water Environment Protection; per WEP, this permit may not be required for the proposed use; and
- ADVISORY NOTE: Any project that will create stormwater discharges associated with industrial activity 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 located in a Town of Clay drinking water service area, and in the Wetzel Road Wastewater Treatment Plant service area; the EAF notes that existing public utilities will be extended to serve the facility, and the site plan shows sanitary sewer and water laterals extending from Goguen Drive to the proposed structures, and also connecting to a truck wash basin at the center of the site; total anticipated water usage is noted as 41,030 gallons per day, while total liquid waste generation was noted to be only 1,030, to include minimal sanitary waste and 1,000 gpd from a proposed truck wash (100 gal wash water per truck, 10 trucks); the Onondaga County Department of Water Environment Protection has issued a capacity assurance letter for wastewater flow from the site; and

WHEREAS, the Site Plan notes the existing stormwater management system and landscape plantings will remain unchanged, and that 0.25 acres of the site will be disturbed for the current project; GIS mapping shows a portion of the site, in the vicinity of a shown watercourse, may contain federal wetlands; the site plan does not show the boundaries of mapped or delineated wetlands, however the previous contractor's yard site plan noted the presence of federal wetlands; the current EAF only notes the presence of a Class C Stream (899-10), connecting to federal waters, an off-site wetland pond area off site to the east; and

WHEREAS, a 2019 noise survey was included with referral materials, with monitoring results, measuring dBA values of 70.8-101.6 for various activities, sampling notes, a table of permissible noise exposures, and included a 1987 Sound Emissions test results for a typical ready-mixed concrete plant; Board staff has not assessed noise impacts from this analysis; and

WHEREAS, per the EAF, a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit will be required for the proposed facility; the EAF notes the project will generate 892 tons of Carbon Dioxide and 0.7 tons of Nitrous Oxide; and

WHEREAS, other than noting that the truck washing facility will process 10 trucks per day, no information was provided regarding traffic generation for the proposed facility; the EAF does note that heavy equipment and delivery vehicles are anticipated on-site; it does not appear that any accommodations for heavy vehicles are proposed for the driveway or to Goguen Drive; hours of operation post-construction are noted to be 4:30am-5:00pm Monday through Saturday (as needed); and

WHEREAS, per the EAF, 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;

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

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

offers the following comments regarding the said referral submitted informally by the municipality:

The Board offers the following Informal Review feedback for consideration as part of local review:

1.The Town is advised to ensure that applicant has obtained all applicable New York State Department of Environmental Conservation permits and approvals regarding air quality, and show any required mitigation on the proposed site plan prior to municipal consideration of this proposal.

2.The Town should require the applicant to confirm the location of any federal wetlands and related stream channels 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 prior to, or as a condition of, municipal approval.

3.The Town and applicant are encouraged to revisit prior stormwater management plans for the site, particularly given the nature of the proposed operation and proximity of industrial truck washing facilities in such close proximity to the sensitive watercourse. This includes coordinating with the NYSDEC regarding industrial stormwater permitting, if applicable.

4.The Town is advised to ensure adherence of the proposed facility to current noise standards, with attention given to the relative proximity of existing residential neighborhoods and neighboring commercial uses in close proximity to the site. In its review, the Town should consider heavy vehicle truck noise on nearby roadways, frequency of trips and hours of operation.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Helio Health for the property located at Cortland 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 the Centro Bus Garage, a state-owned authority; and
- WHEREAS, the applicant is proposing construction of two new multifamily buildings with 67 total units on two separate lots in a High Density Residential (R5) zoning district; and
- WHEREAS, the Board is concurrently reviewing multiple referrals for this project: a zone change referral (Z-24-82), an area variance referral (Z-24-83), and a subdivision referral (S-24-11); and
- WHEREAS, the site is on the south side of the City of Syracuse, at the transition between residential and the commercial businesses near South Salina Street; nearby businesses include a Byrne Dairy plant, the Centro depot, and the vacant Sears Roebuck building; and
- WHEREAS, the site is comprised of two areas on the same triangular block of Cortland Avenue, surrounded by Alexander Avenue and Martin Luther King West; the referral refers to these areas as A and B; per the Site Plan dated 11/27/23, area A is 0.58 acres in the middle of the block, consisting of 6 parcels to be combined and has approximately 223' of frontage on Cortland Avenue; area B is 0.44 acres on the corner of Cortland and Alexander Avenues, consists of 5 parcels to be combined, and has approximately 350' of frontage; the site is primarily vacant except one house in Area B that will be demolished; and
- WHEREAS, the applicant is proposing the construction of two new multifamily buildings of 67 total affordable and supportive housing units with adjacent parking lots; building A will be a 3-story building along the Cortland Avenue frontage, containing 30 dwelling units; a driveway from Cortland Avenue leads to a 15-space parking lot at the rear of the building; building B will be a 3-story building at the corner of Cortland and Alexander Avenues containing 37 dwelling units; the southern portion of building B will be constructed over an 8 parking space ground level parking lot with a driveway to Alexander Avenue; and
- WHEREAS, per the Environmental Assessment Forms (EAF) dated 3/5/24, 0.57 acres for area A and 0.44 acres for area B, totaling 1.01 acres of the site will be disturbed by the proposed project; note, 1.01 acres is the total area of both sites; per the EAFs, "stormwater will be directed to existing storm sewer and regulated per NYDEC and City of Syracuse regulations";
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is

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E-mail Address: countyplanning@ongov.net

advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to public drinking water with new connections proposed for the two buildings; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area with new connections proposed to serve the buildings;

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that all of area B and a large portion of area A is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Cortland Avenue and nearby Midland Avenue and South Salina Street have public transit service and bus stops are located within 300' of the site; and

WHEREAS, the Site Plan shows new sidewalks will be constructed in front of the buildings; sidewalks are present on all streets in the immediate area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00024, C734144A, C734161, C734140, 734141) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Sears, Roebuck and Company Store and the MLK Apartments which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Helio Health for the property located at Cortland Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the Centro Bus Garage, a state-owned authority; and
- WHEREAS, the applicant is requesting a zone change on two parcels from Urban Neighborhood (MX-1) to High Density Residential (R5) to allow for the construction of two new multifamily buildings with 67 total units on two newly created lots; and
- WHEREAS, the Board is concurrently reviewing multiple referrals for this project: a site plan referral (Z-24-81), an area variance referral (Z-24-83), and a subdivision referral (S-24-11); and
- WHEREAS, the site is on the south side of the City of Syracuse, at the transition between residential and the commercial businesses near South Salina Street; nearby businesses include a Byrne Dairy plant, the Centro depot, and the vacant Sears Roebuck building; and
- WHEREAS, the site is comprised of two areas on the same triangular block of Cortland Avenue, surrounded by Alexander Avenue and Martin Luther King West; the referral refers to these areas as A and B; per the Site Plan dated 11/27/23, area A is 0.58 acres in the middle of the block, consisting of 6 parcels to be combined and has approximately 223' of frontage on Cortland Avenue; Area B is 0.44 acres on the corner of Cortland and Alexander Avenues, consists of 5 parcels to be combined, and has approximately 350' of frontage; the site is primarily vacant except one house in Area B that will be demolished; and
- WHEREAS, the applicant is proposing the construction of two new multifamily buildings of 67 total affordable and supportive housing units with adjacent parking lots; building A will be a 3-story building along the Cortland Avenue frontage, containing 30 dwelling units; a driveway from Cortland Avenue leads to a 15-space parking lot at the rear of the building; building B will be a 3-story building at the corner of Cortland and Alexander Avenues containing 37 dwelling units; the southern portion of building B will be constructed over an 8 parking space ground level parking lot with a driveway to Alexander Avenue; and
- WHEREAS, the applicant is proposing a zone change on two of the four parcels comprising area A; currently, four parcels are zoned High Density Residential (R5) with two parcels in an Urban Neighborhood (MX-1) zoning district; in subdivision referral S-24-11, these lots will be combined and the applicant is proposing the two MX-1 parcels be R5 with the resultant new Lot A be zoned R5; and

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WHEREAS, per the Environmental Assessment Forms (EAF) dated 3/5/24, 0.57 acres for area A and 0.44 acres for area B, totaling 1.01 acres of the site will be disturbed by the proposed project; note, 1.01 acres is the total area of both sites; per the EAFs, “stormwater will be directed to existing storm sewer and regulated per NYDEC and City of Syracuse regulations”;

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

WHEREAS, per the referral notice, the site has access to public drinking water with new connections proposed for the two buildings; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area with new connections proposed to serve the buildings;

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that all of area B and a large portion of area A is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Cortland Avenue and nearby Midland Avenue and South Salina Street have public transit service and bus stops are located within 300' of the site; the Site Plan shows new sidewalks will be constructed in front of the buildings; sidewalks are present on all streets in the immediate area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00024, C734144A, C734161, C734140, 734141) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Sears, Roebuck and Company Store and the MLK Apartments which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Planning Commission at the request of Helio Health for the property located at Cortland 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 the Centro Bus Garage, a state-owned authority; and
- WHEREAS, the applicant is requesting area variances to allow construction of two new multifamily buildings with 67 total units on two separate lots in a High Density Residential (R5) zoning district; and
- WHEREAS, the Board is concurrently reviewing multiple referrals for this project: a site plan referral (Z-24-81), a zone change referral (Z-24-82), and a subdivision referral (S-24-11); and
- WHEREAS, the site is on the south side of the City of Syracuse, at the transition between residential and the commercial businesses near South Salina Street; nearby businesses include a Byrne Dairy plant, the Centro depot, and the vacant Sears Roebuck building; and
- WHEREAS, the site is comprised of two areas on the same triangular block of Cortland Avenue, surrounded by Alexander Avenue and Martin Luther King West; the referral refers to these areas as A and B; per the Site Plan dated 11/27/23, area A is 0.58 acres in the middle of the block, consisting of 6 parcels to be combined and has approximately 223' of frontage on Cortland Avenue; area B is 0.44 acres on the corner of Cortland and Alexander Avenues, consists of 5 parcels to be combined, and has approximately 350' of frontage; the site is primarily vacant except one house in Area B that will be demolished; and
- WHEREAS, the applicant is proposing the construction of two new multifamily buildings of 67 total affordable and supportive housing units with adjacent parking lots; building A will be a 3-story building along the Cortland Avenue frontage, containing 30 dwelling units; a driveway from Cortland Avenue leads to a 15-space parking lot at the rear of the building; building B will be a 3-story building at the corner of Cortland and Alexander Avenues containing 37 dwelling units; the southern portion of building B will be constructed over an 8 parking space ground level parking lot with a driveway to Alexander Avenue; and
- WHEREAS, the applicant is seeking two area variances for area/building B, 40% lot coverage is required in a High Density Residential (R5) zoning district and the applicant proposes 58.9% structural coverage for area B; density requirements for R5 are 700 sf per unit and the applicant is proposing 522.9 sf per unit for area B; and
- WHEREAS, per the Environmental Assessment Forms (EAF) dated 3/5/24, 0.57 acres for

area A and 0.44 acres for area B, totaling 1.01 acres of the site will be disturbed by the proposed project; note, 1.01 acres is the total area of both sites; per the EAFs, “stormwater will be directed to existing storm sewer and regulated per NYDEC and City of Syracuse regulations”;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to public drinking water with new connections proposed for the two buildings; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area with new connections proposed to serve the buildings;

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that all of area B and a large portion of area A is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Cortland Avenue and nearby Midland Avenue and South Salina Street have public transit service and bus stops are located within 300’ of the site; the Site Plan shows new sidewalks will be constructed in front of the buildings; sidewalks are present on all streets in the immediate area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00024, C734144A, C734161, C734140, 734141) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Sears, Roebuck and Company Store and the MLK Apartments which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



TO: Members, Syracuse City Planning Commission
FROM: Dan Kwasnowski, AICP Director *DK*
Onondaga County Department of Planning (OCDOP)
DATE: 3/20/2024
RE: Administrative Review – Blais Lot Line Adjustment
RECOMMENDATION: No Position

J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

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

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

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

CASE NUMBER: S-24-7
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 3/8/2024
TYPE OF ACTION: Subdivision
APPLICANT: James Blais
LOCATION: 2500 & 2530 Bellevue Avenue
WITHIN 500' OF: Municipal boundary with Town of Onondaga
TAX ID(s): 089.-03-07.0 and 089.-03-08.0

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

Project Summary:

The applicant is the owner of 2500 and 2530 Bellevue Avenue and is proposing a lot line adjustment between the two properties. The site is located in the West Side neighborhood on Bellevue Avenue, near the City's boundary with the Town of Onondaga. 2530 Bellevue Avenue is a 1.14-acre parcel containing a single-family house and 2500 Bellevue Avenue is a 0.33-acre parcel containing a single-family house at the corner of Bellevue Avenue and Merrell Road. The proposal is to adjust the shared westernmost parcel boundary. Proposed Lot 7A (#2530) will be 0.58 acres and proposed Lot 12B (#2500) will be 0.91 acres. There are no other proposed changes.

Advisory Note(s):


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

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



TO: Members, Syracuse City Office of the Zoning Administrator
FROM: Dan Kwasnowski, AICP Director 
Onondaga County Department of Planning (OCDOP)
DATE: 3/20/2024
RE: Administrative Review – Ed Mondo’s Gas Station and Store
RECOMMENDATION: No Position with Comment

J. Ryan McMahan, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

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

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

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

CASE NUMBER: Z-24-69
REFERRING BOARD: City of Syracuse Office of the Zoning Administrator
DATE RECEIVED: 3/12/2024
TYPE OF ACTION: Site Plan
APPLICANT: James Owen
LOCATION: 1133-1137 South Salina Street
WITHIN 500’ OF: Centro Bus Garage (NYS owned)
TAX ID(s): 094.-19-11.0
RELATED CASES: Z-24-70

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

Project Summary:

The applicant is proposing to renovate a former auto repair and gas station facility into a convenience store and gas station at the corner of South Salina Street and Raynor Avenue, south of Downtown Syracuse. The existing facility contains an approximately 1,606 sf building located in the northeast corner, three gas pumps with an overhead canopy, and asphalt parking area extending to the property boundaries. The site has unrestricted access to both East Raynor Street and South Salina Street and informal parking around the property. The applicant will remove the existing service bay doors and expand the existing retail area to convert the whole building to a convenience store. Also proposed are façade improvements and striping of 6 parking spaces. Per the application, no other improvements or changes will be made to the site.

The entire site is located in the flood plain for Onondaga Creek and per the Environmental Assessment Form dated 2/15/24, stormwater “runoff will run to existing street gutter & porous asphalt surfaces adjacent to existing sidewalks.”

Recommendation: No Position with Comment

Comment:

The Board strongly encourages the City and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from such an intensely impervious surface.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



TO: Members, Syracuse City Planning Commission
FROM: Dan Kwasnowski, AICP Director *DK*
Onondaga County Department of Planning (OCDOP)
DATE: 3/20/2024
RE: Administrative Review – Ed Mondo’s Gas Station and Store
RECOMMENDATION: No Position

J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

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

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

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

CASE NUMBER: Z-24-70
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 3/12/2024
TYPE OF ACTION: Special Permit
APPLICANT: James Owen
LOCATION: 1133-1137 South Salina Street
WITHIN 500’ OF: Centro Bus Garage (NYS owned)
TAX ID(s): 094.-19-11.0
RELATED CASES: Z-24-69

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

Project Summary:

The applicant is proposing to renovate a former auto repair and gas station facility into a convenience store and gas station at the corner of South Salina Street and Raynor Avenue, south of Downtown Syracuse. The existing facility contains an approximately 1,606 sf building located in the northeast corner, three gas pumps with an overhead canopy, and asphalt parking area extending to the property boundaries. The site has unrestricted access to both East Raynor Street and South Salina Street and informal parking around the property. The applicant will remove the existing service bay doors and expand the existing retail area to convert the whole building to a convenience store. Also proposed are façade improvements and striping of 6 parking spaces. Per the application, no other improvements or changes will be made to the site.

The entire site is located in the flood plain for Onondaga Creek and per the Environmental Assessment Form dated 2/15/24, stormwater “runoff will run to existing street gutter & porous asphalt surfaces adjacent to existing sidewalks.”

Recommendation: No Position with Comment

Comment:

The Board strongly encourages the City and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from such an intensely impervious surface.