



# Onondaga County Planning Board

March 31, 2021

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

## I. ATTENDANCE Via TELECONFERENCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Mike LaFlair  
Marty Masterpole  
Jim Stelter  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Eric Drazkowski  
Matt Lester

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 31, 2021.

## III. MINUTES & OTHER BUSINESS

Minutes from March 10, 2021 were submitted for approval. James Corbett made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Jim Stelter - abstain; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-21-15	TMarPB	<i>No Position With Comment</i>	S-21-16	TEIbPB	<i>No Position With Comment</i>
S-21-17	TEIbPB	<i>No Position With Comment</i>	S-21-18	TCicPB	<i>Modification</i>
S-21-19	TDewPB	<i>No Position</i>	S-21-20	TDewPB	<i>No Position With Comment</i>
S-21-21	TVanPB	<i>No Position</i>	S-21-22	TVanPB	<i>Modification</i>
Z-21-102	TOnoTB	<i>No Position</i>	Z-21-103	CSyrZA	<i>No Position</i>
Z-21-104	TManPB	<i>Modification</i>	Z-21-105	TManPB	<i>Modification</i>
Z-21-106	TManPB	<i>Modification</i>	Z-21-107	TManPB	<i>Modification</i>
Z-21-108	TManPB	<i>Modification</i>	Z-21-109	TManPB	<i>Modification</i>
Z-21-110	VManPB	<i>No Position With Comment</i>	Z-21-111	TCicPB	<i>No Position</i>
Z-21-112	TSkaPB	<i>Modification</i>	Z-21-113	TCicZBA	<i>No Position</i>
Z-21-114	TClaTB	<i>No Position With Comment</i>	Z-21-115	TCicZBA	<i>No Position With Comment</i>
Z-21-116	TCicPB	<i>Modification</i>	Z-21-117	TDewZBA	<i>No Position With Comment</i>
Z-21-118	TDewPB	<i>No Position</i>	Z-21-119	TDewPB	<i>No Position</i>
Z-21-120	TDewPB	<i>Modification</i>	Z-21-121	TSpaPB	<i>No Position</i>
Z-21-122	TClaZBA	<i>No Position With Comment</i>			



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # S-21-15

- 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 Marcellus Planning Board at the request of Matthew Ryan / Russell & Sherry Carr for the property located at 2210 & 2214 Coon Hill 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 Coon Hill Road (Route 27) and Rose Hill Road (Route 211), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide two parcels into three new lots, Lot 1 (16.135 acres), Lot 2 (6.367 acres), and Lot 3 (19.755 acres), in an Agricultural (A-1) zoning district; and
- WHEREAS, the Board received two referrals from the Town of Marcellus for the proposed subdivision, one for each of the subject parcels, and is reviewing them as one project referral; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, per the submitted subdivision plan, the site has frontage on Coon Hill Road and Rose Hill Road and consists of two parcels; tax map #021.-04-04.2 is a smaller residential parcel containing an existing house, attached garage, shed, and driveway onto Coon Hill Road; tax map #021.-04-04.1 is significantly larger in size and contains an existing house and an agricultural operation, which appears in aerial imagery to include a roadside stand, various barn/shed structures, and vegetable beds; there is a large wooded area on the western half of the site and an existing farm access road on Coon Hill Road; the house and agricultural operation on the larger parcel are served by three driveways on Coon Hill Road and one on Rose Hill Road; and
- WHEREAS, per the subdivision plan, the site will be divided into Lots 1 (16.135 acres), 2 (6.367 acres) and 3 (19.755 acres); Lot 1 will contain the house and agricultural operation of the larger parcel; Lot 2 will combine the smaller, residential parcel with wooded lands; Lot 3 is shown as an "Agricultural Lot" with the remaining wooded lands and an active farm field; the subdivision plan shows an area labeled "60' reserved for future road and r.o.w. for ingress-egress to Lot 2210," the smaller residential parcel; and
- WHEREAS, there is a drainage channel running north-south through a wooded area on-site, which is a tributary to Ninemile Creek; the drainage channel will be contained on Lot 2; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 10, 2021, Lots 1 and 2 each have an existing well and individual septic system; no

development plans are indicated for Lot 3 and the subdivision plan notes “Lot 3 is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefore not approved by that Department for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit”; and

WHEREAS, the subdivision plan shows the approximate location of national and state wetland areas on the site, which appear to occur in undeveloped areas on the western half of the site; a significant portion of Lot 3 appears to be encumbered by wetlands; and

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

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

1. To ensure access to Coon Hill and Rose Hill Roads will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # S-21-16

- 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 Elbridge Planning Board at the request of Randy Nesbitt for the property located at 5825 Jordan 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 Jordan Road (Route 317), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to create two new parcels, Lot A-1 (1.95 acres) and Remaining Lands (5.8 acres), in a Residential (R-1) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a final subdivision referral (S-17-85) to subdivide a 2.06-acre parcel into two new lots, which created the subject parcel and an adjacent, vacant lot; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge; surrounding land uses are low-density residential and agricultural; the site is east of parcels enrolled in NYS Agricultural District 3, which appear to contain active farmland; and
- WHEREAS, the submitted Preliminary Plan dated November 30, 2020 shows the site has frontage on Jordan Road and consists of two parcels, one residential lot and one landlocked, undeveloped lot; the front parcel contains an existing house and shed and has a driveway onto Jordan Road; aerial imagery dated May 2020 shows the rear parcel is mostly wooded and contains a portion of Skaneateles Creek, a classification C stream; land closest to the residential lot appears to be actively farmed; and
- WHEREAS, the proposed lot line adjustment will convey 0.95 acres of the larger parcel to the residential one increasing it to 1.95 acres in size; the land appears to include a portion of the active farmland on-site; no development plans are indicated for the remaining lands (5.8 acres); and
- WHEREAS, the existing house is served by public drinking water and an individual septic system; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to Skaneateles Creek are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, GIS mapping shows the rear of the site may contain state and/or federal

wetlands; the wetland areas appear to be confined to the undeveloped, wooded lands; and

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # S-21-17

- 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 Elbridge Planning Board at the request of Michael Tanner for the property located at Hamilton 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 Hamilton Road (Route 271), a county highway, the municipal boundary between the Town of Elbridge and the Village of Jordan, and a farm operation located within a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 29.473-acre parcel into two new parcels, Lot 1A (28.473 acres) and Lot 3 (1.0 acres), in a Residential (R-1) zoning district; and
- WHEREAS, in 2020, the Board recommended modification of a preliminary subdivision referral (S-20-19) to subdivide a 33.024-acre parcel into two new lots, citing required coordination with the Onondaga County Department of Transportation on Hamilton Road access; the subdivision referral (S-21-17) currently under review is an amendment to the previously approved plan; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge with surrounding residential land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 3; the site and lands west and south of the parcel appear to contain active farmland; the site abuts parcels to the east that contain Skaneateles Creek, a classification C regulated waterbody (per EAF Mapper), and its associated 100-year floodplain; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated January 27, 2021 show the site has frontage on Hamilton Road and contains an existing gravel driveway and two large ponds; the site appears to contain two temporary, RV or camper-like structures;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Hamilton Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, proposed Lot 2 (3.551 acres) will be subdivided from the parcel and include the farm field at the northwest corner of the parcel, as originally proposed in the 2020 subdivision; proposed Lot 3 (1.00 acre) will be adjacent to Lot 2 and also include a portion of the farm field; the Hamilton Road frontages for Lots 2 and 3 occur on either side of a separate residential lot; Lot 1A (28.473 acres) is shown to be the remainder of the site, including any existing structures/driveways; the submitted Environmental Assessment Form (EAF) dated February 9, 2021 notes that Lot 1A would remain open land; and
- WHEREAS, no development plans are indicated;  
ADVISORY NOTE: any future or proposed driveways onto Hamilton Road will

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the subdivision plan, the site contains an overhead utility line that runs along the southern lot line; the utility line and easement will be entirely contained on Lot 1A; and

WHEREAS, the Onondaga County Department of Finance Office of Real Property Services indicates the site has existing public drinking water; the site does not have existing wastewater services and is located outside of the Onondaga County Sanitary District; per the EAF, a new well and individual septic system would need to be put in for Lot 3; Lot 1A will remain open without wastewater services;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows potential state and/or federal wetlands along the south lot line;

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

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

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

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

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

1. To ensure access to Hamilton Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

2. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas

containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # S-21-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Deacon Joseph Lupia / St. Francis Church for the property located at 7820 Route 298; 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 Route 298 (Minoa Bridgeport Road) and Route 31, both state highways, and the municipal boundary between the Town of Cicero and the Town of Sullivan; and
- WHEREAS, the applicant is proposing to subdivide a 2.234-acre parcel into two new lots, Lot 1 (0.634 acres) and Lot 2 (1.60 acres), in a Residential (R15) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-115) to reduce the minimum required lot area for a non-residential use from 2.0 acres to 1.6 acres for proposed Lot 2; proposed Lot 1 has a residential use and meets the 15,000-square foot minimum lot area requirement; and
- WHEREAS, the site is located in a node of commercial development at the intersection of NYS Routes 298 and 31 in Bridgeport; adjacent land uses include the St. Francis of Assisi Parish Center to the south and a gas station to the north; aerial imagery shows Chittenango Creek along the rear lot line; current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to the creek are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on Route 298 and contains the existing church and friary for St. Francis of Assisi; the friary house has an attached garage and rear deck, and will be separated onto Lot 1 (0.634 acres) as part of the proposed subdivision; the church building, a rear detached garage, and the on-site parking areas will be contained on Lot 2 (1.60 acres); and
- WHEREAS, a letter from the applicant, included with the referral, indicates that the proposed subdivision is intended to separate the friary and church buildings onto their own parcels; the friary building recently sustained substantial damage from a fire, and the Diocese has authorized the Church to rebuild the rectory on the condition that it be sold; the religious use on Lot 2 will continue as is; and
- WHEREAS, the subdivision plan shows the site is served by two existing driveways onto Route 298, one of which will partially occur on each of the proposed lots and the other will be entirely contained on Lot 2; the existing site access also serves the parish center on the adjacent parcel to the south, which does not contain any existing driveways; and

WHEREAS, the subdivision plan shows all existing development to be outside of the floodway and floodplain on-site; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; the subdivision plan notes that the church building “reputedly connects to public sewer through the sewage disposal system of the Lot 1 Friary house”;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, which prohibits connection to a privately-owned sewer line; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

WHEREAS, the site may contain the short-eared owl, 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, 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:

To allow the shared sewer system to continue, ownership of the proposed lots must be held by the same entity and a deed restriction must also be filed stating that neither of the lots can be sold unless both lots are sold to the same entity until such time as the sewer connections are separated.

The Board also offers the following comment:

Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Route 298.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # S-21-19

- 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 DeWitt Planning Board at the request of Rob Geiger for the property located at 6680 Manlius Center Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to combine two parcels into a new lot, Lot 1 (2.185 acres), to facilitate construction of an auto dealership and service facility in an Industrial zoning district; and
- WHEREAS, the Board recently reviewed site plan (Z-21-27), special permit (Z-21-62), and area variance (Z-21-63) referrals as part of the proposed project; and
- WHEREAS, the vacant site is located at the intersection of Manlius Center Road and Galster Road, a local road, with surrounding industrial and automotive land uses; an adjacent vacant parcel, located in the Village of East Syracuse, is part of the project site; a referral for the proposed project has not been received from the Village; the submitted survey map shows the project site has two remnant gravel driveways onto Manlius Center Road and a paved parking area with unrestricted access to Galster Road, to be removed; and
- WHEREAS, the submitted Resubdivision plan dated March 12, 2021 shows the two subject parcels in DeWitt will be combined as part of the project; and
- WHEREAS, the submitted Layout Plan dated January 29, 2021, included with the previous referrals, shows the proposed building will be constructed near the Manlius Center Road/Galster Road intersection, partially occurring in both municipalities; asphalt parking (177 spaces total) is shown to cover much of the remaining land; per the local application, the proposed development is intended for Geiger Automotive; and
- WHEREAS, per the Layout Plan, there are two proposed full access driveways on Galster Road; previous plans for the project indicated a proposed driveway on Manlius Center Road, which has since been removed in accordance with NYS Department of Transportation requirements; both road frontages will be lined with new trees; a landscape bed is shown adjacent to one of the new driveways and landscape islands are shown in the front parking area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 4, 2021, 3.04 acres of the site will be disturbed by the proposed project; the submitted Grading and Storm System Plan dated January 29, 2021, included with the previous referrals, shows two areas on the site labeled Subsurface Infiltration Chambers; a series of catch basins and storm drain pipes are

shown to connect to the infiltration system, and ultimately the drainage swales along Galster Road and Manlius Center Road;

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

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

WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Layout Plan shows a new connection to the drinking water and sewer infrastructure along Manlius Center Road; the site will have a 1,000 gallon oil separator along the sanitary sewer line;  
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # S-21-20

- 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 DeWitt Planning Board at the request of Mike Tormey / KRSM for the property located at 6804 Manlius Center Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to combine two properties to create a new parcel, Lot 1 (8.142 acres), in an Industrial zoning district; and
- WHEREAS, in 2020, the Board offered no position with comment for a site plan referral (Z-20-271) to construct a modular loading dock building on the subject site; and
- WHEREAS, the site is located along Manlius Center Road, a state road, in an industrial node just east of I-481; the site abuts a parcel containing a CSX rail line to the west and Butternut Creek is located to the east; aerial imagery and the submitted survey map dated August 28, 2020 show one of the subject parcels contains an existing one-story, multi-tenant building, Butternut Plaza; there is asphalt parking at the front and east side of the building; the site is served by two existing curb cuts onto Manlius Center Road; and
- WHEREAS, per the survey map, there are loading areas at the rear and side of the building; the other subject parcel has frontage on Butternut Drive, a local road to the east, and provides additional access to the site via an existing asphalt driveway; the adjacent business on Butternut Drive has a gravel area that appears to allow for unrestricted access to the driveway on-site; the adjacent parcel also appears to have its own driveway onto Butternut Drive that encroaches on the subject site; and
- WHEREAS, the Resubdivision Map dated July 29, 2020 shows the two parcels combined to create Lot 1 (8.142 acres); three possible encroachments are noted in the plan, including a 6' wood fence along the one side lot line, a rail road track siding along the other side lot line, and a corner of asphalt parking lot at the rear lot line; and
- WHEREAS, the submitted Site Plan dated June 16, 2020, included with the previous referral (Z-20-271), showed the new modular loading dock building would be constructed at the rear of the building, perpendicular to, and partially underneath, the rear loading dock canopy; the previous referral indicated the project was intended to improve the existing warehouse and office space of one of the building's tenants; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 1, 2021, runoff will be directed to the existing on-site piped drainage system;  
ADVISORY NOTE: per the NYS Department of Transportation, additional

stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site is served by Town drinking water and public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and aerial imagery shows there are no wooded areas on the site; and

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

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 Town is advised to ensure appropriate access agreements are in place for the shared driveway onto Butternut Drive and encroachment of the neighboring driveway.

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





J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # S-21-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of John Romeo / Xpress Auto for the property located at 2290 Downer 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 Downer Street (Route 92), a county highway, and the municipal boundary between the Town of Van Buren and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing to combine two parcels into New Lot 1A (1.699 acres) to facilitate construction of a 3-bay light vehicle maintenance facility with attached drive-thru restaurant in a Local Business (LB) zoning district; and
- WHEREAS, the purpose of the proposed resubdivision is to comply with the requirements of the pending site plan approval for a project to redevelop the site with an auto care use and drive-thru restaurant, for which the Board recently recommended modification of site plan (Z-21-72) and special permit (Z-21-73) referrals; and
- WHEREAS, the site is located along Downer Street just outside the Village of Baldwinsville; surrounding land uses include residential, retail and commercial uses and a park; the site abuts a single-family residential lot to the west; and
- WHEREAS, per the submitted subdivision plan dated March 11, 2021, the site contains an existing house, three detached buildings, and a gravel driveway onto Downer Street, all to be removed; a 20' sanitary sewer easement is shown along the rear lot line; per the Onondaga County Department of Water Environment Protection, the sanitary sewer line is a County trunk sewer; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and
- WHEREAS, the submitted Layout and Utility Plan dated January 26, 2021, included with the previous referrals (Z-21-72, Z-21-73), show a proposed building (3,650 sf) set back 63.8' from the county right-of-way and oriented towards Downer Street; there will be parking at the front and rear of the building (22 spaces total); a proposed 26' wide driveway is shown onto Downer Street; the site will have pavement markings for one way traffic flow, with two lanes for entering on one side of the building and drive-thru and adjacent exit lane on the other; ADVISORY NOTE: any proposed driveways onto Downer 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 previous referrals (Z-21-72, Z-21-73) indicated Xpress Auto Care will occupy 2,250 sf of the new building and the restaurant use (tenant unknown) will occupy the remaining 1,400 sf; a 20' landscape buffer will be provided on the west side of the property, adjacent to the residential lot; the local application indicates the applicant has a purchase offer for the property on which the proposed project will be developed; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 20, 2021, 0.8 acres of the site will be disturbed by the proposed project; on-site stormwater will sheet drain similar to existing conditions;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

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

WHEREAS, in 2009, the Syracuse Metropolitan Transportation Council (SMTTC) completed the Downer Street Corridor Study, which included recommendations for this area to provide adequate sidewalks, create off-road pathways for pedestrians, bicyclists, and other users, promote dense, mixed-use, and infill development, and preserve and enhance character, particularly the tree-lined streetscape; and

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # S-21-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of Todd Town for the property located at 1903 Warners 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 Warners Road (Route 173 / Route 64), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 33.47-acre parcel into two new lots, Lot 1 (31.1 acres) and Lot 2 (3.27 acres), in a Residential (R-40) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated March 16, 2021 shows the site has frontage on Warners Road and contains an existing house, three detached buildings, a silo, and an old foundation, all occurring at the front of the site; all of the existing structures, except the silo and foundation will be contained on Lot 2 (3.27 acres); and
- WHEREAS, aerial imagery shows the rear of the site contains active farm fields and wooded areas, to be contained on Lot 1 (31.1 acres) along with the silo and foundation; Lot 1 will have 65' of frontage on Warners Road and contains an existing farm access road; Lot 2 is served by an existing asphalt driveway onto Warners Road; and
- WHEREAS, the submitted Agricultural Data Statement indicates the use of the project site will remain the same; the subdivision plan notes that Lot 1 is not a building lot; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; per the subdivision plan, the well on-site appears to be located on the proposed lot line between Lots 1 and 2; no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 2 prior to Department endorsement of the subdivision; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

Prior to municipal approval of the subdivision, the Town must ensure an easement is in place for the well encroachment on Lot 2, which should be shown on the filed subdivision map.

The Board also offers the following comments:

1. To ensure access to Warners Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-102

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. A of 2021 to amend Chapter 285, titled "Zoning" of the Code of the Town of Onondaga to define "outdoor dining" and conditions to permit "outdoor dining"; and
- WHEREAS, the submitted Town Board Resolution dated March 1, 2021 indicates the Town of Onondaga permitted restaurateurs to provide outdoor dining on a temporary basis for the 2020 calendar year, subject to administrative review and approval, in response to the COVID-19 pandemic and subsequent statewide occupancy restrictions for restaurants; and
- WHEREAS, per the Town Zoning Code, restaurants are currently permitted in the Onondaga Hill Business District, Neighborhood Shopping District, Neighborhood Shopping – Nedrow District, Commercial District, Professional and Commercial Office District, and Planned Economic Districts; proposed Local Law No. A of 2021 will establish outdoor dining as a permitted accessory use to restaurants in those districts, subject to site plan review and compliance with the NYS Uniform Fire Prevention and Building Code and the Americans with Disabilities Act; and
- WHEREAS, the proposed local law will define “outdoor dining” as “an open-air eating area accessory to a restaurant not situated within the building containing the restaurant”; and
- WHEREAS, the proposed local law will add a new section to the Town Zoning Code to establish restrictions for outdoor dining, to include: no live bands, music or entertainment in the outdoor dining area; dining capacity for the restaurant use will be calculated in accordance with off-street parking requirements and will incorporate both outdoor and indoor dining at full capacity; all tables and chairs will be movable; all food and beverages must be dispensed from the interior of the restaurant; no illumination from exterior lighting is permitted beyond the boundaries of the property; and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Zoning Administration at the request of Ann Fordock for the property located at 112 & 120 Inverness Place; 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 Onondaga Boulevard (Route 240), a county highway, and the municipal boundary between the City of Syracuse and the Town of Geddes; and
- WHEREAS, the applicant is requesting an area variance to allow 8 foot fencing along the rear and west property lines and 6 foot fencing within the front yard on two parcels totaling 0.66 acres in a Residential, Class A-1 zoning district; and
- WHEREAS, the site is located in the City's Winkworth neighborhood, a residential neighborhood at the outskirts of Western Lights shopping plaza and other commercial uses on Onondaga Boulevard; the site abuts residential uses to the south and west and a commercial property to the east; and
- WHEREAS, the submitted survey map shows the site has frontage on Inverness Place, a dead-end city street, and contains an existing two-story house, detached garage and asphalt driveway, all of which are contained on the eastern parcel; the western parcel is vacant; and
- WHEREAS, the submitted site plan shows the proposed 8-foot tall fence will be installed along the rear and west lot lines of the site, where a maximum height of 6 feet is permitted for screening devices in rear and side yards; the proposed 6-foot tall fence will extend across 78 feet of the front yard on the vacant parcel, where a maximum height of 4 feet is permitted for screening devices in front yards; and
- WHEREAS, per the local application, there is a pedestrian path that connects the dead-end of Inverness Place to neighboring commercial properties; the proposed fencing is intended to screen the property from pedestrian traffic using the path and may also help in deer management; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and

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

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-104

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Melanie Nicotra for the property located at 7550 Collamer 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 Collamer Road (Route 298), a state highway, and Schepps Corners Road (Route 54) and North Manlius Road (Route 115), both county highways; and
- WHEREAS, the applicant is proposing construction of a 1,536 sf greenhouse, with associated site development, on a 4.11-acre parcel in a Commercial B (C-B) zoning district; and
- WHEREAS, the vacant parcel is located at the signalized intersection of NYS Route 298, Schepps Corners Road, and North Manlius Road; surrounding land uses are mostly residential and there are large tracts of undeveloped and wooded lands; there is a bar/restaurant and a gas station north across Route 298 from the site; and
- WHEREAS, the submitted Site Layout/Landscape/Planting Plan dated February 21, 2021 shows the proposed greenhouse (32' x 48') will be constructed on the front half of the site and surrounded on all four sides by stone; the greenhouse entry will be oriented towards Route 298 with parking and display areas at the front and both sides of the building; a utility shed and drive aisle are shown at the rear of the building; and
- WHEREAS, per the Site Layout/Landscape/Planting Plan, the site has frontage on Route 298 and Schepps Corners Road; one proposed asphalt driveway is shown on each road;  
ADVISORY NOTES: the proposed driveway onto Schepps Corners Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; per the NYS Department of Transportation, no access to Route 298 will be permitted; and
- WHEREAS, per the local application, the greenhouse will be used seasonally from May 1 through November 30 as weather permits with products to be sold on-site including flowers, vegetative plants, and produce; proposed hours of operation will be 9am to 7pm daily; the expected number of employees is 3 to 7 people; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 8, 2021, less than 1.0 acre of the site will be disturbed by the proposed project; all stormwater will continue to drain in the same pattern as pre-development; conveyance will be via grass swales; the anticipated increase in runoff will be minimal as most pavement areas will be permeable;  
ADVISORY NOTE: per the Onondaga County and NYS Departments of

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

Transportation, additional stormwater runoff into the county's or state's drainage system is prohibited; and

WHEREAS, submitted plans do not indicate how a large open area at the corner of Schepps Corner Rd and Route 298 at the front of the parcel will be used, and the planting plan does not indicate any new plantings on site; and

WHEREAS, the site has access to public drinking water that the proposed project will connect to; the site does not have existing wastewater services and is located outside of the Onondaga County Sanitary District boundary; per the EAF, wastewater services will be provided by a porta potty/septic system; and

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

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

1. Per the New York State Department of Transportation, no access to Route 298 will be permitted. The site plan must be modified to eliminate the proposed driveway prior to 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. 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 Board offers the following comment:

The applicant is encouraged to install landscape plantings on site, including at road frontages, to screen open parking, improve aesthetics and aid in stormwater management.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-105

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Falck Renewables for the property located at 8507 Green Lakes 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 Green Lakes Road (Route 290), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 5 MW ground-mounted photovoltaic solar energy facility on 23.4 acres of a 147-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-106) as part of the proposed project; in 2017, the Board recommended modification of a special permit referral (Z-17-167) to install a 2,000 kilowatt ground-mounted solar energy system on the 13.58 acres of the subject parcel, which was approved locally but never completed; and
- WHEREAS, the site is located on NYS Route 290 in a rural part of the Town; surrounding land uses are primarily agricultural and residential with active farms on the property and nearby that enrolled in the NYS Agricultural District 3; the site is east across Route 290 from a cluster of single-family houses; and
- WHEREAS, the submitted survey maps and aerial imagery dated May 2020 show that the site contains farmland and wooded areas, including Christmas tree plantation areas; there are two existing agricultural buildings and three gravel farm roads that all occur near the southwestern corner of the property; the site has two additional access drives, one north and one south of the existing buildings, that provide access to the fields on-site; and
- WHEREAS, per the local application, the property was used as farm land through the end of the 2016 growing season and has been vacant since; the project area will occupy 23.4 acres of the 146-acre parcel; the solar energy system will generate 5,000 kilowatts (kW) of alternating electric current (AC) to the electrical grid, which is sufficient to provide renewable energy to approximately 600 households; the solar panels will be placed on a racking system either pile driven or screw mounted to the ground surface and interconnected directly to National Grid's distribution grid; and
- WHEREAS, the submitted Site Plan dated March 5, 2020 shows the project area will occupy the northern half of the site; there will be approximately 50 rows of solar panels with a height 7-10 feet above the ground surface; the project area will include two equipment pads and be enclosed by a chain link fence; one of the existing gravel roads will be improved and serve the solar project; road improvements include widening the road to 20 feet on the site and paving the entrance in the state right-of-way;

ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 16, 2020, 23.8 acres of the site will be disturbed by the proposed project; the referral includes a Preliminary Stormwater Pollution Prevention Plan (SWPPP) dated April 6, 2020, which includes a copy of the SPDES General permit for Stormwater Discharges from Construction Activity effective January 29, 2020; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing buildings are served by public drinking water and an individual septic system; no drinking water or wastewater services are proposed for the solar project; the site is located outside of the Onondaga County Sanitary District boundary; and

WHEREAS, Pool's Brook, a classification C(T) stream, runs north-south through the rear half of the site; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear half of the site is located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; the project area appears to encroach in a portion of the floodplain area; and

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

WHEREAS, the Site Plan shows the boundary of a state wetland area and 100-foot buffer on the northern portion of the site; GIS mapping shows this area may also be encumbered by federal wetlands, which are not indicated in the project plans; the project area appears to be entirely outside of the mapped wetland areas and 100-foot buffer; a Wetland Delineation Report dated April 8, 2020 was included with the referral; the report indicates wetland boundaries were delineated by Tetra Tech and concludes that there are no wetlands present on-site though an official jurisdictional determination would need to be based on US Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (DEC) review of the site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the Office of Parks, Recreation and Historic Preservation (OPRHP) to a representative for the applicant, dated March 19, 2020, indicates the Office has reviewed the project and found no properties, including archaeological and/or historic resources, listed in or eligible for the NYS or National Registers of Historic Places that will be impacted by 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:

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on NYS Route 290, in order to satisfy commercial driveway standards. To further meet

Department requirements, the applicant must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) 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 applicant must 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.

The Board also offers the following comments:

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

2. The applicant is encouraged to consider opportunities to maintain the viewshed by including landscaping such as hedgerow screening along the project area.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-106

- 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 Falck Renewables for the property located at 8507 Green Lakes 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 Green Lakes Road (Route 290), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a ground-mounted photovoltaic solar energy facility on 23.4 acres of a 147-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-105) as part of the proposed project; in 2017, the Board recommended modification of a special permit referral (Z-17-167) to install a 2,000 kilowatt ground-mounted solar energy system on the 13.58 acres of the subject parcel, which was approved locally but never completed; and
- WHEREAS, the site is located on NYS Route 290 in a rural part of the Town; surrounding land uses are primarily agricultural and residential with active farms on the property and nearby that enrolled in the NYS Agricultural District 3; the site is east across Route 290 from a cluster of single-family houses; and
- WHEREAS, the submitted survey maps and aerial imagery dated May 2020 show that the site contains farmland and wooded areas, including Christmas tree plantation areas; there are two existing agricultural buildings and three gravel farm roads that all occur near the southwestern corner of the property; the site has two additional access drives, one north and one south of the existing buildings, that provide access to the fields on-site; and
- WHEREAS, per the local application, the property was used as farm land through the end of the 2016 growing season and has been vacant since; the project area will occupy 23.4 acres of the 146-acre parcel; the solar energy system will generate 5,000 kilowatts (kW) of alternating electric current (AC) to the electrical grid, which is sufficient to provide renewable energy to approximately 600 households; the solar panels will be placed on a racking system either pile driven or screw mounted to the ground surface and interconnected directly to National Grid's distribution grid; and
- WHEREAS, the submitted Site Plan dated March 5, 2020 shows the project area will occupy the northern half of the site; there will be approximately 50 rows of solar panels with a height 7-10 feet above the ground surface; the project area will include two equipment pads and be enclosed by a chain link fence; one of the existing gravel roads will be improved and serve the solar project; road improvements include widening the road to 20 feet on the site and paving the entrance in the state right-of-way;

ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 16, 2020, 23.8 acres of the site will be disturbed by the proposed project; the referral includes a Preliminary Stormwater Pollution Prevention Plan (SWPPP) dated April 6, 2020, which includes a copy of the SPDES General permit for Stormwater Discharges from Construction Activity effective January 29, 2020; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing buildings are served by public drinking water and an individual septic system; no drinking water or wastewater services are proposed for the solar project; the site is located outside of the Onondaga County Sanitary District boundary; and

WHEREAS, Pool's Brook, a classification C(T) stream, runs north-south through the rear half of the site; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear half of the site is located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; the project area appears to encroach in a portion of the floodplain area; and

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

WHEREAS, the Site Plan shows the boundary of a state wetland area and 100-foot buffer on the northern portion of the site; GIS mapping shows this area may also be encumbered by federal wetlands, which are not indicated in the project plans; the project area appears to be entirely outside of the mapped wetland areas and 100-foot buffer; a Wetland Delineation Report dated April 8, 2020 was included with the referral; the report indicates wetland boundaries were delineated by Tetra Tech and concludes that there are no wetlands present on-site though an official jurisdictional determination would need to be based on US Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (DEC) review of the site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the Office of Parks, Recreation and Historic Preservation (OPRHP) to a representative for the applicant, dated March 19, 2020, indicates the Office has reviewed the project and found no properties, including archaeological and/or historic resources, listed in or eligible for the NYS or National Registers of Historic Places that will be impacted by 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:

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on NYS Route 290, in order to satisfy commercial driveway standards. To further meet

Department requirements, the applicant must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) 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 applicant must 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.

The Board also offers the following comments:

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

2. The applicant is encouraged to consider opportunities to maintain the viewshed by including landscaping such as hedgerow screening along the project area.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-107

- 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 G&T Properties for the property located at 7030 Manlius Center 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 Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing construction of a self-storage facility on two parcels totaling 2.56 acres in a Commercial B (C-B) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-21-43) to change the zoning of the subject site from Commercial A (C-A) to Commercial B (C-B) as part of the proposed project; in 2014, the Board recommended modification of a site plan referral (Z-14-200) to revise the site plan for an RV sales facility on the subject site, which is no longer in operation; the Board previously recommended modification of related site plan (Z-14-57) and area variance (Z-14-58) referrals and offered no position with comment for a zone change referral (Z-14-56) as part of the project; and
- WHEREAS, the site is located along Manlius Center Road between a fire station and child care facility and across the road from Fremont Plaza, a strip shopping mall; the Town Zoning Map shows these neighboring uses are zoned C-A, C-B, and Neighborhood Shopping (NS); the site abuts vacant, undeveloped land to the south that is zoned Restricted Agriculture (RA); and
- WHEREAS, the submitted survey map dated September 20, 2020 shows the vacant site is largely covered by a blacktop and gravel area and has two remnant driveways onto Manlius Center Road; and
- WHEREAS, the submitted Layout Plan dated March 11, 2021 shows the proposed self-storage facility will include (3) 8,000 sf buildings, (1) 9,200 sf building, (1) 2,200 sf building, and (1) 4,000 sf building, separated by 26' wide drive aisles and enclosed by an 8' tall security fence; Building A (9,200 sf) will be climate-controlled and include an 800 sf office; the building is shown to be oriented parallel to Manlius Center Road and set back 30' from the front lot line; there will be an adjacent parking area (4 spaces), full access driveway, and motorized sliding gate for access to the remaining buildings; and
- WHEREAS, per the Layout Plan, the proposed driveway is in roughly the same location as the existing, westernmost driveway; the easternmost driveway will be removed; **ADVISORY NOTE:** per the NYS Department of Transportation, all existing or proposed driveways on Manlius Center Road must meet Department requirements; a work permit will be required for any work in the state right-of-way, including work to remove the existing driveway; and
- WHEREAS, proposed landscaping is shown along a portion of each side lot line and along

the frontage of the site; a monument sign and landscape bed are shown adjacent to the proposed driveway; and

WHEREAS, the submitted Lighting Plan shows 22 building-mounted light fixtures are proposed; fixtures will be mounted around the perimeter of each building; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 11, 2021, 2.5 acres of the site will be disturbed by the storage facility; stormwater will be collected and mitigated in an on-site underground detention basin with outlet control structure, shown at the rear of the developed area; a Stormwater Pollution Prevention Plan (SWPPP) was provided with the referral, and includes a Notice of Intent for Stormwater Discharges Associated with Construction Activity under State Pollutant Discharge Elimination System (SPDES) General Permit was

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, the proposed project will connect to the drinking water and wastewater utilities;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant is advised to develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper);

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:

The applicant must coordinate Manlius Center Road access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit copies of the Stormwater Pollution Prevention Plan (SWPPP) 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 of the site plan.

The Board also offers the following comment:

To further enhance the front yard aesthetic, the applicant is encouraged to consider architectural detailing, such as windows or a mix of exterior materials, for facades that are visible from Manlius Center Road.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-108

- 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 Falck Renewables for the property located at 5062 North Eagle Village 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 Salt Springs Road (Route 132), a county highway; and
- WHEREAS, the applicant is proposing construction of a ground-mounted photovoltaic solar energy facility on a 21.3-acre portion of a 44.71-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-109) as part of the proposed project; and
- WHEREAS, the site is bound by Salt Springs Road to the north, North Eagle Village Road, a local road, to the south, and Townsend Road, another local road, to the east; aerial imagery dated May 2020 shows active farm fields on more than half of the site and several barn structures and silos; there is an existing two-story house at the southeast corner of the property; surrounding land uses include residential and agricultural properties and some vacant, undeveloped lands; the site is near several properties enrolled in NYS Agricultural District 3, including an adjacent parcel to the west, though none of these properties appear to contain an active farm operation; and
- WHEREAS, the submitted Existing Conditions plan dated March 9, 2020 shows a delineated wetland in a wooded area along Salt Springs Road; the plan also shows a delineated stream on the site that separates the existing structures from the farm fields; per the EAF Mapper, the stream is Limestone Creek lower and minor tributaries and is listed as a water-quality impaired waterbody; and
- WHEREAS, per the local application, the project area will occupy 21.3 acres of the 44.71-acre parcel; the solar energy system will generate 5,000 kilowatts (kW) of alternating electric current (AC) to the electrical grid, which is sufficient to provide renewable energy to approximately 600 households; the solar panels will be placed on a racking system either pile driven or screw mounted to the ground surface and interconnected directly to National Grid's distribution grid; and
- WHEREAS, the submitted Site Plan dated March 9, 2020 shows the project area will replace the farm fields; there will be approximately 55 rows of solar panels with a height 7-10 feet above the ground surface; the project area will include two equipment pads and be enclosed by a chain link fence; the project area appears to occur outside of the wetland and is separated from the stream by a 25' buffer area; and
- WHEREAS, aerial imagery shows existing access includes a gravel farm road on North

Eagle Village Road and two asphalt driveways serving the house, one each on North Eagle Village Road and Townsend Road; a new 20' wide gravel access road onto North Eagle Village Road is proposed to serve the solar project; and

WHEREAS, a Viewshed Analysis was included with the referral materials, which notes the "analysis is based on topography (bare earth; no vegetation or intervening structures) and a maximum 10' height of solar panels to evaluate the potential visibility of the proposed project"; the project area is shown to fall in an area where 100% of PV panels are potentially visible; line of sight analyses are also included showing the topography and trees from the nearby Fayetteville-Manlius High School, adjacent residential, and the intersection of NYS Route 173 and Sweet Road to the solar project; in a letter to the project manager, dated April 10, 2020, it is noted that the existing vegetative buffering surrounding the site limits overall visibility of the solar development so that additional plant material will not be effective; and

WHEREAS, a Glare Analysis was included with the referral materials and concludes that "many (if not all) of the predicted annual glare minutes will be obstructed by existing vegetation and rolling topography"; the referral materials included two opposition letters from neighboring residents, addressed to the Town of Manlius Board Counselors, that each noted concerns regarding the size of the solar farm, visual impacts and potential glare from the solar panels given that the homes on the east side of Townsend Road are at a higher elevation than the solar farm, and use of barbed wire fencing for the project; and

WHEREAS, a Wetland Delineation Report dated April 6, 2020 was included with the referral; the report indicates the wetland area (0.09 acres) and stream were delineated by Tetra Tech; an excavated ditch was also located along the North Eagle Village Road frontage; an official jurisdictional determination would need to be based on US Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (DEC) review of the site; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 16, 2020, 21.3 acres of the site will be disturbed by the proposed project; the referral includes a Preliminary Stormwater Pollution Prevention Plan (SWPPP) dated April 9, 2020, which includes a copy of the SPDES General permit for Stormwater Discharges from Construction Activity effective January 29, 2020; ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

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

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

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

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

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

municipal approval.

2. The applicant must 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.

The Board also offers the following comment:

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-109

- 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 Falck Renewables for the property located at 5062 North Eagle Village 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 Salt Springs Road (Route 132), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a ground-mounted photovoltaic solar energy facility on a 21.3-acre portion of a 44.71-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-108) as part of the proposed project; and
- WHEREAS, the site is bound by Salt Springs Road to the north, North Eagle Village Road, a local road, to the south, and Townsend Road, another local road, to the east; aerial imagery dated May 2020 shows active farm fields on more than half of the site and several barn structures and silos; there is an existing two-story house at the southeast corner of the property; surrounding land uses include residential and agricultural properties and some vacant, undeveloped lands; the site is near several properties enrolled in NYS Agricultural District 3, including an adjacent parcel to the west, though none of these properties appear to contain an active farm operation; and
- WHEREAS, the submitted Existing Conditions plan dated March 9, 2020 shows a delineated wetland in a wooded area along Salt Springs Road; the plan also shows a delineated stream on the site that separates the existing structures from the farm fields; per the EAF Mapper, the stream is Limestone Creek lower and minor tributaries and is listed as a water-quality impaired waterbody; and
- WHEREAS, per the local application, the project area will occupy 21.3 acres of the 44.71-acre parcel; the solar energy system will generate 5,000 kilowatts (kW) of alternating electric current (AC) to the electrical grid, which is sufficient to provide renewable energy to approximately 600 households; the solar panels will be placed on a racking system either pile driven or screw mounted to the ground surface and interconnected directly to National Grid's distribution grid; and
- WHEREAS, the submitted Site Plan dated March 9, 2020 shows the project area will replace the farm fields; there will be approximately 55 rows of solar panels with a height 7-10 feet above the ground surface; the project area will include two equipment pads and be enclosed by a chain link fence; the project area appears to occur outside of the wetland and is separated from the stream by a 25' buffer area; and

- WHEREAS, aerial imagery shows existing access includes a gravel farm road on North Eagle Village Road and two asphalt driveways serving the house, one each on North Eagle Village Road and Townsend Road; a new 20' wide gravel access road onto North Eagle Village Road is proposed to serve the solar project; and
- WHEREAS, a Viewshed Analysis was included with the referral materials, which notes the "analysis is based on topography (bare earth; no vegetation or intervening structures) and a maximum 10' height of solar panels to evaluate the potential visibility of the proposed project"; the project area is shown to fall in an area where 100% of PV panels are potentially visible; line of sight analyses are also included showing the topography and trees from the nearby Fayetteville-Manlius High School, adjacent residential, and the intersection of NYS Route 173 and Sweet Road to the solar project; in a letter to the project manager, dated April 10, 2020, it is noted that the existing vegetative buffering surrounding the site limits overall visibility of the solar development so that additional plant material will not be effective; and
- WHEREAS, a Glare Analysis was included with the referral materials and concludes that "many (if not all) of the predicted annual glare minutes will be obstructed by existing vegetation and rolling topography"; the referral materials included two opposition letters from neighboring residents, addressed to the Town of Manlius Board Counselors, that each noted concerns regarding the size of the solar farm, visual impacts and potential glare from the solar panels given that the homes on the east side of Townsend Road are at a higher elevation than the solar farm, and use of barbed wire fencing for the project; and
- WHEREAS, a Wetland Delineation Report dated April 6, 2020 was included with the referral; the report indicates the wetland area (0.09 acres) and stream were delineated by Tetra Tech; an excavated ditch was also located along the North Eagle Village Road frontage; an official jurisdictional determination would need to be based on US Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (DEC) review of the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 16, 2020, 21.3 acres of the site will be disturbed by the proposed project; the referral includes a Preliminary Stormwater Pollution Prevention Plan (SWPPP) dated April 9, 2020, which includes a copy of the SPDES General permit for Stormwater Discharges from Construction Activity effective January 29, 2020; ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the site is served by an individual well and septic system; no drinking water or wastewater services are proposed for the solar project; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the application notes that no trees will be removed as part of the proposed project; and

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

1. The applicant must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Transportation for



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

2. The applicant must 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.

The Board also offers the following comment:

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Manlius Planning Board at the request of Fayette Manlius, LLC for the property located at 332 & 402-406 Fayette Street; 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 Highbridge Road (NYS Route 92 and part of the National Highway System), Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257), and the municipal boundary between the Town and Village of Manlius; and
- WHEREAS, the applicant is proposing to change the zoning of two parcels totaling 4.44 acres from Commercial and Two-Family Residential to Planned Unit Development (PUD) as part of a multi-building, mixed-use development project; and
- WHEREAS, in 2020, the Board offered No Position with Comment for a zone change referral (Z-20-272) associated with the proposed project; the zone change request, currently under review, has not changed from the 2020 referral; however, the development plan has since been revised; the Board has reviewed a number of other referrals relating to proposals for reuse of the site, in 2005, 2008, 2012, 2015, 2017 and 2018; most recently, the Board offered No Position with Comment for a zone change referral (Z-18-119) and Modification of a Site Plan referral (Z-18-184) for the site and neighboring parcels, as part of a proposal for retail, restaurant, and residential uses on 6 acres; the zone change had been approved but the Site Plan application was ultimately withdrawn by the developer; and
- WHEREAS, the site is located at the border of the traditional village on the historic and heavily traveled NYS Route 92/Route 257 corridor; surrounding land uses are commercial, single- and multi-family residential, and civic (fire house); the revised Planned Unit Development (PUD) Option A plan shows the site consists of two adjacent tax parcels totaling 4.376 acres and also has rear frontage on Eureka Drive, a local road; aerial imagery shows the site now contains two single-family houses and a former car dealership with a large parking area, all buildings to be removed; and
- WHEREAS, the applicant is seeking a zone change from the current mixed Commercial and R-2 zoning to PUD for the entire site; the proposed zone change is intended to allow for the construction of new development on the site in two phases; Phase I will include development of proposed Lot 1 (1.57 acres) with a new coffee shop (2,000 sf), drive-thru (11 cars stacking), and associated parking (19 spaces), proposed Lot 2 (0.69 acres) with a new urgent care (3,550 sf) and associated parking (33 spaces), and Lot 3 (1.44 acres) with a new three-story mixed-use building, three patio areas, and associated parking (64

spaces); the parking on Lots 2 and 3 will be contiguous; the mixed-use building is intended for first floor office/retail uses (14,800 sf) and second and third floor residential uses (11,000 sf per floor) to include (16) two-bedroom units; Phase II will include a new two-story multi-family building (12,528 sf) with 6 units total and associated parking (9 stalls); and

WHEREAS, since the 2020 referral (Z-20-272), the most notable differences to the development plan are the creation of 4 new lots instead of 2, the development of Lot 4 for multi-family residential where previously no development was planned on this part of the site, the development of a multi-story mixed-use building with apartments where previously (2) one-story retail/restaurant buildings were planned, and development of the mixed-use building concurrently with the coffee shop and urgent care rather than in the subsequent Phase II; and

WHEREAS, the PUD plan shows a proposed full access driveway with dual exit lanes on Lot 1 at the signalized intersection at the front of the site, to serve Lots 1, 2, and 3; a proposed right-out driveway onto Fayette Street is also shown on Lot 1, allowing for exit from the drive-thru and adjacent by-pass lane; both driveways would be completed as part of Phase I; a proposed full access driveway onto Eureka Drive is shown to serve the multi-family building on Lot 4, to be completed as part of Phase II; no vehicle connections are shown between Lots 1, 2, and 3 and Lot 4; a future drive connection is shown for the adjacent parcel to the south;

ADVISORY NOTE: per the NYS Department of Transportation, the applicant was previously working with the Department regarding proposed access, stormwater, and lighting designs for the proposed project; however, the scope of the work for Phase I and planned use of the site has since changed and will require additional review by the Department; and

WHEREAS, the PUD plan shows an existing sidewalk along Fayette Street; multiple proposed sidewalks are shown throughout the site, connecting buildings to each other and to the sidewalk on Fayette Street and parking areas on-site; there will be a path connection between Lots 1, 2, and 3 and Lot 4, partially occurring in an easement on the adjacent parcel to the south; Lot 4 will have a sidewalk connection to Eureka Drive though this local road does not have an existing sidewalk; and

WHEREAS, the PUD plan shows an existing creek crossing the rear of Lots 1, 2, and 3, and separating them from Lot 4; the plan notes "Natural resources around stream to be preserved to maximum extent practical"; a minimum 10' clearance is shown on the west bank with existing shrubbery and a tree buffer, to remain, along part of the east bank; there will be a planted screening area along a portion of the northern lot line, which is shared with an adjacent residential lot; and

WHEREAS, more than 1 acre of the site will be disturbed by the proposed project; the submitted Environmental Assessment Form (EAF) dated September 9, 2020 indicates stormwater runoff will be directed to on-site stormwater management structures and filtration areas, and ultimately the creek; the PUD plan shows two stormwater management areas, both to be located adjacent to the creek; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; anticipated drinking water demand for the proposed development is 900 gpd (gallons per day) for the urgent care and 1,220 gpd for the coffee

shop; no information regarding drinking water demand for the mixed-use or multi-family buildings is provided; a September 11, 2020 letter from the Onondaga County Department of Water Environment Protection confirms sanitary sewer capacity for the previous iteration of Phase I and notes that the project is subject to a required 2:1 flow offset for the calculated 1,027 gpd increase in flow; no assurances were previously provided for Phase II; OCWA has confirmed water system capacity; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, a portion of the site is listed in the NYS DEC Environmental Site Remediation database (C734122); the site (C734122) is classified as “No Further Action at this Time” in the Brownfield Cleanup Program; the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Northern Long-eared Bat), or associated habitats, listed by the state or federal government as threatened or endangered; ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

The Board finds the proposed PUD zoning approach for a large, transitional development site such as this to be appropriate and offers the following comments for the next phase of development:

1. The applicant is advised to contact the New York State Department of Transportation to provide an updated site plan, Stormwater Pollution Prevention Plan (SWPPP), and lighting plan that reflects the changes to the scope of the project and planned phases. Given the increased intensity of the uses on the site, traffic data will also be required and should be coordinated with the Department early in the planning process.
2. Given the changes to the scope of the project and planned phases, the applicant is advised to reaffirm capacity is available for drinking water and wastewater services with the Onondaga County Water Authority (OCWA) and Onondaga County Department of Water Environment Protection (WEP), respectively.
3. Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits

are obtained.

4. The Village is encouraged to require the applicant to install a sidewalk along the Eureka Drive frontage to allow for future connection to Elmbrook Drive to the south.

5. The Board encourages the applicant and Village to consider continued refinement of the site plan to reflect desired village character as set forth in municipal planning documents and current planning efforts. Specific recommendations include considering removal of the drive thru in a walkable village environment, extending the sidewalk from Eureka Drive through to Fayette Street, and adding cross-access agreements or an easement to the Village to foster interconnection of rear parking areas as the area develops.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-111

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of The Bluff at Oneida Shores, LLC for the property located at 9475 Bluff Circle; 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 Bartel Road (Route 166), a county highway, the municipal boundary between the Town of Cicero and Oswego County, and Oneida Shores Park, a county-owned park; and
- WHEREAS, the applicant is proposing construction of tennis and basketball court facilities on a 1.28-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the Board recently offered no position for concurrent use variance (Z-21-68) and area variance (Z-21-69) referrals as part of the proposed project; both applications are still pending; and
- WHEREAS, in 2006, the Board recommended modification of a subdivision referral (S-06-145) to create seven residential lots, including the subject parcel, for the Bluff at Oneida Shores subdivision; and
- WHEREAS, the previous referral materials (Z-21-68, Z-21-69) indicated the 2006 subdivision created 6 vacant building lots and 1 with an existing house; 5 of the 6 vacant lots have been developed since, leaving only the subject parcel undeveloped; unlike the other lots created in the subdivision, the subject parcel does not have frontage on Oneida Lake; it is also encumbered by a drainage easement and stormwater basin that covers 47% of the parcel and serves the entire development; the site has frontage on Bluff Circle, a local cul-de-sac that serves 5 of the developed residential lots in the subdivision; and
- WHEREAS, the submitted Schematic Site Plan dated October 14, 2020 shows the northern half of the site will be developed with a new tennis court (61' x 121') and a new half basketball court (45' x 48'); new landscaping, patio tables, and a paved walkway are shown along the Bluff Circle frontage; there is an existing landscape buffer and fence at the rear of the site; and
- WHEREAS, the previous referral materials (Z-21-68, Z-21-69) indicated four properties in the development will own an equal share in The Bluff at Oneida Shores, LLC, the owner of the lot, and will carry a covenant to run with the land that the 4 properties would be responsible for the upkeep and maintenance of the subject parcel as a use accessory to, and not severable from the 4 properties; and
- WHEREAS, the submitted subdivision plan dated January 25, 2007 (revised October 12, 2020) shows the subject parcel, labeled Lot 6 of the Bluff at Oneida Shores subdivision, will be removed as a building lot and reserved for recreational purposes only; and

WHEREAS, the previous referral materials (Z-21-68, Z-21-69) included a Use Variance Feasibility Study dated February 3, 2021, which concludes that the current permitted uses within the R-10 district would not yield a reasonable return, a minimum of \$135,000 based upon net lot costs at a 50% discount; the application indicates the 4 lots would likely increase in desirability with the addition of the private recreational use, allowing the subject parcel to realize a more financially feasible rate of return than the lot would yield as a stand-alone lot; and

WHEREAS, per the Schematic Site Plan, the site will have a new water spigot connecting to the public drinking water infrastructure; no wastewater services are proposed, though the site does have access to public sewers and is located in the Brewerton Wastewater Treatment Plant service area;  
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-112

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of 3406 WLR, LLC for the property located at 3406 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is proposing to renovate an existing boathouse, relocate greenhouse, re-align driveway, reduce porch and add a retaining wall on a 5.5-acre parcel in Rural and Farming and Lake Watershed Overlay zoning districts; and
- WHEREAS, in 2020, the Board recommended modification of a site plan referral (Z-20-132) for a previous iteration of the proposed project, which was approved by the Town in June 2020; the site plan referral (Z-21-112) currently under review is an amendment to the previously approved site plan; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake just south of the municipal boundary between the Town and Village of Skaneateles; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated May 2, 2020 shows the site has frontage on West Lake Street, a local road, and contains an existing three-story house set towards the center of the site with a two-story building, to be demolished, south of the house; shoreline structures include an existing boat house, dock, patio and fireplace; the survey map also shows a sewer line and 20' easement running north-south across the site between the house and shoreline; and
- WHEREAS, the submitted Site Plan dated February 26, 2021 shows work approved in 2020 to include a proposed accessory barn with garage and accessory dwelling, to be constructed in the general location of the existing two-story building, an underground connection between the house and barn, a porch expansion on the house and new porch stairs, removal of an asphalt loop along the driveway, and a second driveway access point on West Lake Street, to create a u-shaped driveway; the referral includes a permit issued by the Town for the new driveway opening; a previously approved antique greenhouse, to be located in the front yard, will no longer occur and the previously approved driveway will be re-aligned; and
- WHEREAS, per the Site Plan, additions to the site plan since the 2020 approval include an asphalt parking pull-off along the driveway, a retaining wall between the house and barn, an all-season greenhouse with wash closet in the lake yard, and a reduction in the existing porch at the rear of the house; new shoreline improvements are also shown and include a permanent wood dock, a new wood deck, repairs to the lakeside patio, wood steps, and fireplace, and



replacement of the flat boathouse roof with a pitched roof; the proposed greenhouse is permitted within the lake yard as an accessory structure less than 600 sf; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 26, 2021, 1.9 acres of the site will be disturbed by the proposed project; per the EAF, “the site’s storm drainage will be directed to the municipal storm sewer in the right-of-way that currently accepts the site’s drainage”;

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

WHEREAS, the site is served by public drinking water and Village sewers; new or additional municipal connections to the drinking water and wastewater services are proposed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 7.8%, where 10% is allowed, and will increase to 8.2% following the proposed project; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); per the EAF, a request for information regarding cultural resources is being submitted to the NYS Office of Parks, Recreation and Historic Preservation; and

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-113

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Jeff Parzych for the property located at 9655 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces from 72 to 49 to operate an Ace Hardware in an existing store front in a shopping plaza on a 1.354-acre parcel in a General Commercial zoning district with Hamlet Downtown Core District Overlay; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-21-66) and disapproval of an area variance referral (Z-21-67) associated with the proposed project; the Board found the variance requests for fencing and signage to be substantial and the benefit of granting such relief would not outweigh the potential impacts to community character; the Variance Map dated March 10, 2021, included with the referral (Z-21-113) currently under review, indicates a variance request for the fence, to be 8' tall where 30-42" is permitted, was granted in March 2021; the site plan has been modified to eliminate the need for the other variance request for the fence, to allow a chain link fence along the site frontage, and the signage-related variances (material and height); and
- WHEREAS, in 2006, the Board recommended disapproval of a site plan referral (Z-06-95) for a boat and marina supplies sales and service store in the existing shopping center; the Board noted that the site plan did not show any site improvements for access, landscaping and sidewalks along Route 11 and the applicant had not obtained driveway approvals from the NYS Department of Transportation; and
- WHEREAS, the site is located at a prominent intersection in the center of the Brewerton hamlet; surrounding land uses are a mix of commercial and professional offices; the Town has a Brewerton Hamlet Revitalization Plan, which calls for a high-quality, walkable hamlet with screening of parking, mixed uses and a vibrant aesthetic quality to development and redevelopment, particularly along Route 11; the Town has also been making investments to storefronts and the waterfront to improve the appeal of the hamlet area; and
- WHEREAS, the site has frontage on US Route 11 (Brewerton Road), and Guy Young Road and Walnut Street, both local roads; the site contains an existing 18,635 sf multi-tenant building; the remainder of the site is covered by asphalt parking; there are three existing curb cuts, two onto Route 11 and one onto Guy Young Road; the rear parking and loading area has fairly unrestricted access to Guy

Young Road and Walnut Street; and

WHEREAS, per the Variance Map, the applicant will use 12,900 sf of the existing building, to include a 9,400 sf retail area and 3,500 sf warehouse; hours of operation will be Monday through Friday 8AM to 7PM and Saturday and Sunday from 9AM to 6pm; there will be a maximum of 8-10 employees on site; and

WHEREAS, the shopping plaza has 72 off-street parking spaces available, which will be reduced to 49 following proposed parking and access improvements; the plan shows new 2' high wood planters and low lying landscape shrubs along the Route 11 frontage; drive aisles will be widened for better circulation and parking at the rear of the building will be relocated; and

WHEREAS, the Variance Map shows other site modifications will include a new 8' tall wood fence to enclose a portion of the parking lot along the Guy Young Road frontage; the enclosure is intended for the secure storage of mulch and other similar outdoor landscaping supplies and products; there will be a new wood fence and dumpster enclosure and wooden guide rails for the loading area at the rear of the building; there is an existing sign post (no sign) in the front parking lot, to be removed; two of the existing tenant spaces have existing flush-mounted signs on the front of the building, to remain, and a new flush-mounted sign is proposed for Ace Hardware; a proposed monument sign with landscaping is shown at the front corner of the property; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the project is within 2,000 feet of a site (ID: 734112) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-114

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of CTV, LLC for the property located at 5300 West Taft 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 West Taft Road (Route 48), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing a zone change on 4 parcels totaling 30.3 acres from Limited Use/Restaurants (LuC-2) and One-Family Residential (R-10) to Regional Commercial (RC-1) and Residential Apartments (R-APT) to facilitate construction of apartments and retail facilities; and
- WHEREAS, the site is located just northwest of the Syracuse Hancock International Airport; the site has frontage on West Taft Road and abuts single-family residential properties on all three sides, as well as some commercial properties with frontage on US Route 11 to the east; and
- WHEREAS, the Town Zoning Map shows the two outer parcels are zoned R-10 and the interior parcels are split-zoned R-10 and LuC-2, with the commercial zone making up roughly 9 acres at the front of the site; the surrounding area is predominantly R-10, with some Regional Commercial (RC-1), Limited Use/Gasoline (LuC-1), LuC-2, Neighborhood Office (O-1), and Office (O-2) properties to the east; and
- WHEREAS, the site was historically used by Hinerwadel's Grove for clambakes; aerial imagery shows the site contains multiple existing buildings and associated parking areas and 5 curb cuts on West Taft Road; a large portion of the site appears to be maintained lawn; the submitted zone change map dated December 4, 2020 shows 13.04 acres at the front of the site will be rezoned to RC-1 and the rear of the site, 16.08 acres will be R-APT to allow the entire site to be redeveloped; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 20, 2020 notes that the residential and commercial components of the proposed project will be constructed independent of each other; the residential component will be completed in two phases and the commercial development will be completed in up to three phases; a subdivision is intended as part of the commercial development; and
- WHEREAS, the submitted Concept Plan dated December 4, 2020 shows the commercial development to include a multi-tenant building with drive-thru and associated parking at one front corner of the site, a building with associated parking at the other front corner, and a large building with a large parking area at the rear of the commercial area; no information regarding commercial tenants was

included; the residential component appears to include 24 buildings around a proposed road loop; some of the buildings appear to be apartment buildings and others are townhouses; per the EAF, the residential use will include (32) two-family units and (34) multi-family units (four or more); and

WHEREAS, the Concept Plan shows the site will be served by three access points onto West Taft Road; the centermost drive is divided into entrance and exit lanes by a median and aligns with Rockland Drive, a local road, across the street; the westernmost drive appears to be restricted to right-in, right-out only access; a proposed sidewalk is shown along the West Taft Road frontage and outside of the county right-of-way; the sidewalk has a connection to the residential area, which is shown to have a substantial pedestrian network with sidewalks on both sides of the road loop and crosswalks at intersections; per the EAF, the proposed action will result in a substantial increase in traffic above present levels, with peak traffic expected at morning, evening, and weekend hours; the existing curb cuts are expected to remain and future access is anticipated to consist of 1 signalized and 2-3 limited access drives;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements; any future or proposed driveways will require highway access and work permits from the Department and will be subject to the availability of sight distance; any new traffic signals must be coordinated with the Department and must be justified by a traffic study; and

WHEREAS, per the Concept Plan, some of the existing wooded areas around the perimeter of the site will remain, providing a vegetative buffer for adjacent residential lots; new trees and landscaping are also shown throughout the residential and commercial components of the project; and

WHEREAS, the EAF indicates the proposed action will disturb more than one acre of the site and create stormwater runoff, which will be directed to existing adjacent stormwater collection and conveyance facilities; no additional information regarding stormwater management was included; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; new or additional municipal connections to public drinking water and sewers are proposed; per the EAF, anticipated drinking water demand and wastewater generation are each estimated at 25,000 gallons per day; additional water mains will be constructed throughout the proposed site and connected to existing mains adjacent to the property; adjacent public sewerage will be extended to the site for wastewater collection and conveyance; ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office early in the planning process to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the

submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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

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

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

The Board offers the following comments for the next phase of development:

1. The applicant is advised to continue coordinating with the Onondaga County Department of Transportation regarding access plans for West Taft Road, which will likely be restricted to only one access point for better access management along this heavily traveled roadway. Per the Department, driveways with a divided entrance/exit will not be permitted in this location.
2. Prior to issuance of highway access or work permits, the applicant must submit a traffic study for build-out to the Onondaga County Department of Transportation, the scope of which should be determined by the Department and include additional information regarding potential commercial tenants. A copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan will also be required as part of the Department's review. The applicant is advised that a traffic signal and any other mitigation, including but not limited to right-of-way acquisition, drainage modifications, curb, sidewalks, utility relocations, corridor signal improvements, and striping, as may be determined by the Department will be the responsibility of the developer/owner.
3. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection.
4. 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 (WEP) for review. The applicant is advised to coordinate with WEP early in the planning process regarding these requirements.
5. To better integrate the project within the surrounding area and create a more people-oriented, walkable environment, the Board encourages the



applicant to incorporate an internal street network throughout the entire site that situates buildings closer to the street front, focuses on small blocks with pedestrian-scale design elements, bicycle racks and storage, and features like sidewalks, crosswalks, and street trees throughout the entire site, and provides more cohesion between the proposed commercial and residential uses. Vehicle or pedestrian cross-connections to the adjacent Tops shopping plaza or Wally Road are also encouraged.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-115

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Deacon Joseph Lupia / St. Francis Church for the property located at 7820 Route 298; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 298 (Minoa Bridgeport Road) and Route 31, both state highways, and the municipal boundary between the Town of Cicero and the Town of Sullivan; and
- WHEREAS, the applicant is requesting an area variance to reduce the minimum required lot area for a non-residential use from 2.0 acres to 1.6 acres to facilitate a proposed subdivision in a Residential (R15) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary & final subdivision referral (S-21-18) for the proposed subdivision, which will divide the 2.234-acre subject parcel into two new lots, Lot 1 (0.634 acres) and Lot 2 (1.60 acres); proposed Lot 1 has a residential use and meets the 15,000-square foot minimum lot area requirement; and
- WHEREAS, the site is located in a node of commercial development at the intersection of NYS Routes 298 and 31 in Bridgeport; adjacent land uses include the St. Francis of Assisi Parish Center to the south and a gas station to the north; aerial imagery shows Chittenango Creek along the rear lot line; current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to the creek are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on Route 298 and contains the existing church and friary for St. Francis of Assisi; the friary house has an attached garage and rear deck, and will be separated onto Lot 1 (0.634 acres) as part of the proposed subdivision; the church building, a rear detached garage, and the on-site parking areas will be contained on Lot 2 (1.60 acres); and
- WHEREAS, a letter from the applicant, included with the referral, indicates that the proposed subdivision is intended to separate the friary and church buildings onto their own parcels; the friary building recently sustained substantial damage from a fire, and the Diocese has authorized the Church to rebuild the rectory on the condition that it be sold; the religious use on Lot 2 will continue as is; and
- WHEREAS, the subdivision plan shows the site is served by two existing driveways onto Route 298, one of which will partially occur on each of the proposed lots and the other will be entirely contained on Lot 2; the existing site access also serves the parish center on the adjacent parcel to the south, which does not

contain any existing driveways; and

WHEREAS, the subdivision plan shows all existing development to be outside of the floodway and floodplain on-site; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; the subdivision plan notes that the church building “reputedly connects to public sewer through the sewage disposal system of the Lot 1 Friary house”;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, which prohibits connection to a privately-owned sewer line; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

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

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

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

While the Board offers no position with regards to the requested area variance, the following comments are intended for the project as a whole:

1. To allow the shared sewer system to continue, ownership of the proposed lots must be held by the same entity and a deed restriction must also be filed stating that neither of the lots can be sold unless both lots are sold to the same entity until such time as the sewer connections are separated.

2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Route 298.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-116

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Lee Haramis for the property located at 6401 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19) and Northern Boulevard (Route 82), both county highways; and
- WHEREAS, the applicant is proposing construction of a 9,480 sf building addition with expanded parking and proposed water and sewer facilities extended to the property on a 0.99-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located just northeast of the Syracuse Hancock International Airport and near the intersection of East Taft Road and Northern Boulevard; surrounding land uses are low-density commercial and industrial; the site contains a lawn maintenance and snow removal business; and
- WHEREAS, aerial imagery dated May 2020 and the submitted Area Plan dated November 2020 show the eastern half of the property is developed and the western half is currently vacant; the site has frontage on East Taft Road and contains an existing garage (1,211 sf) and salt shed (1,726 sf); there is a gravel area at the rear of the buildings that is enclosed by a fence and a large gravel area at the front of the building with a driveway onto East Taft Road; the gravel areas appear to be used for outdoor vehicle and equipment storage; and
- WHEREAS, the submitted Site Plan dated December 2020 shows the proposed pole building (9,480 sf) will be constructed at the rear of the property, replacing the rear gravel area and fence and connecting to the garage; the gravel area and driveway at the front of the building will remain; a proposed gravel area is shown at the front of the pole building to provide access to 8 overhead doors; and
- WHEREAS, per the local application, hours of operation are Monday through Friday 8am to 5pm; there are a maximum of 4 employees on site at one time; the site will have 20 on-site parking spaces; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 1, 2021, 0.5 acres of the site will be disturbed by the proposed project; the Site Plan shows an existing catch basin in the county right-of-way;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new or additional municipal connections to public drinking

water and sewers are proposed; the Area Plan shows a proposed sewage pump pit at the front of the site and proposed 4" sewer line and 2" force main crossing East Taft Road and connecting to the sanitary sewer south across the street from the site;

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

WHEREAS, ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

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

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

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

ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. Per the Onondaga County Department of Water Environment Protection (WEP), the proposed force main and connection into the public sewer network must be approved by the Plumbing Control Division of WEP prior to, or as a condition of, municipal approval of the project.

2. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on East Taft Road, in order to satisfy commercial driveway standards, which may require paving the portion of the driveway located in the county right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-117

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Andrew Day for the property located at 5795 Bridge Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Bridge Street (Route 290) and Erie Boulevard East (Route 5), both state highways; and

WHEREAS, the applicant is requesting area variances to allow construction of two multi-story, mixed-use buildings with associated site amenities on a 4.1-acre parcel in a Business zoning district and Mixed Use Village II Floating Overlay; and

WHEREAS, the Board recently recommended approval of a text amendment referral (Z-21-61) to adopt and activate the Town of DeWitt Mixed-Use Village Floating Overlay as part of the proposed project; in 2020, the Board recommended modification of a site plan referral (Z-20-180) for a previous iteration of the mixed-use project; per a phone conversation with the Town, the DeWitt Planning Board met with the applicant during work sessions to discuss site layout and building design for the project, and the site plan was subsequently revised and reviewed by the County Planning Board with referral Z-21-100; and

WHEREAS, the site is located along Bridge Street, a state road, just north of the highly commercialized Erie Boulevard East (NYS Route 5) corridor; surrounding land uses are mixed roadside commercial and large retail establishments; this area has largely focused on auto-oriented development since buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road south of this site; and

WHEREAS, the survey map submitted with previous referrals shows the site contains an existing one-story, multi-tenant building on the southern half of the site with warehouse, office, and retail uses, associated parking on the side of the building, and a full access driveway onto Bridge Street; the site has additional frontage on Kravec Drive, a local dead-end road to the north; the northern half of the site contains an existing one-story building, an abandoned miniature golf course, batting cages, associated parking areas, and access to Kravec Drive; the two portions of the site are bisected by a drainage channel and NYS Department of Transportation drainage easement; both buildings will be demolished and the entirety of the site will be redeveloped as part of the proposed project; access to Bridge Street is shown to remain; and

WHEREAS, the submitted Site Layout Plan dated February 15, 2021, which reflects site plan changes from the previous referrals (Z-20-180, Z-21-100), shows two proposed mixed-use buildings; Building A, a four-story building, will occur on the northern half of the site situated parallel to Kravec Drive; a proposed one-story garage building with 7 garage spaces is shown perpendicular to Building A, as well as 24 perpendicular on-street spaces along Kravec Drive and parking areas at the front and side of Building A; Building B, a one- to four-story building, will be constructed in place of the existing multi-tenant building and there will be additional parking at the front of Building B; total on-site parking provides 177 spaces, including the 7 garage spaces; the floor plans submitted with previous referrals show (2) three-bedroom units, (28) two-bedroom units, and (16) one-bedroom units on the upper floors of Building A; the first floor will have 11,840 sf of mixed use and 2,500 sf for tenant amenities; Building B is shown to have (5) three-bedroom units, (7) two-bedroom units, and (5) one-bedroom units on the upper floors and 5,890 sf of mixed use, as well as one 4,500 sf tenant; no additional information regarding tenant 1 was included; proposed sidewalks and crosswalks are shown connecting the two new buildings and parking areas, with an additional connection to the adjacent Chimney's Plaza; and

WHEREAS, the local application indicates the area variances are sought to 1) reduce the minimum floor area ratio from 1.0 to 0.61 and 2) increase the maximum front yard setback from 20' to 24' between Building A and the Kravec Drive right-of-way; the increased front yard setback is intended to accommodate a larger patio area and pedestrian environment on this side of the building; and

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

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

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

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

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 22, 2021, 4.1 acres of the site will be disturbed by the proposed project;



stormwater runoff will be collected from buildings and pavement and directed to on-site stormwater facilities shown in the previous referral (Z-21-100) to include two stormwater management areas, one near the center of the site and one along the northern lot line; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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 NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office early in the planning process to determine sewer availability and capacity; any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the applicant must also develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

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

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

While the Board offers no position with regards to the requested area variances, the following comments are intended for the project as a whole:

1. The applicant must contact the New York State Department of Transportation regarding existing access to Bridge Street, which may require realignment with the adjacent parcel and Celi Drive or restricting access to Bridge Street. The site plan must be modified to reflect these changes and submitted to the Department for review and approval.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. To further meet Department requirements, the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
4. The Town must ensure there are no permanent structures in the county easement, and the applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division to discuss any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
5. Kravec Drive is an existing Town road that provides for a future local road network to alleviate challenges to circulation, emergency response, and future development in this area. The site plan must be modified to maintain adequate right-of-way for a complete Town road including sidewalks and street trees consistent with the Town's mixed-use design guidelines. If additional parking is necessary along the public street, it should be parallel parking to prevent backing into the right-of-way, ensure the safety of users, and further accommodate a sidewalk. Continued development and redevelopment in this area should connect to Kravec Drive, and ultimately connect Kravec Drive to the signalized intersection at Bridge Street and Widewaters Parkway. The Town should also require the installation of a sidewalk and street trees connecting this site to Erie Boulevard, which is scheduled to have sidewalk installations in the near future, and would provide a direct connection to the Empire State Trail.
6. The Board commends the Town and applicant on the proposed mixed-use project in this challenging and transitional environment. Attention to the scaling of buildings and design of the site is critical to the future success of this project and the site as a whole. The Town has performed excellent conceptual planning and developed specific design guidelines for this type of transformational project, which will create a lasting high value human environment if followed. The Town is encouraged to continue to explore opportunities to extend this human environment to surrounding areas in order to fulfill the vision of Elevating Erie and the mixed-use development overlay by connecting the site to adjacent parcels with sidewalks, pathways, shared parking and driveways, and a future road network.
7. To facilitate future development of a local road network in this area, the Town is advised to plat locations for future public roads in an official Town map.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-118

- 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 Delta Sonic Car Wash System, Inc. for the property located at 3439 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct an addition to the car wash prep area and modify the gas station canopy and building façade for Delta Sonic on two parcels totaling 2.80 acres in a Business zoning district; and
- WHEREAS, in 2006, the Board offered no position for a site plan referral (Z-06-243) to construct a 2,900 sf building addition to the existing Delta Sonic facility; and
- WHEREAS, the site is located along Erie Boulevard, a highly commercialized corridor, and abuts Marshall's Plaza and the Erie Canal Centre shopping plaza; and
- WHEREAS, the submitted survey map dated May 5, 2020 shows the site contains an existing convenience store (3,700 sf) with attached car wash facility (17,550 sf) for Delta Sonic; there is a fuel canopy with 8 gas pumps at the front of the site and two existing asphalt driveways onto Erie Boulevard East, one at either end of the property; site access is restricted to right-in, right-out only by a concrete median along this stretch of Erie Boulevard; there is a cross-connection to the adjacent parcel to the south and the site has additional access to a private road, Fietta Road, at the rear of the site; and
- WHEREAS, a letter from the applicant to the Town, dated February 16, 2021, lists the following modifications to the site: removal of the existing single prep hut building and replacement with 1,680 sf double prep hut; removal of one detail bay to add new bathroom and 150 sf office expansion; removal of existing dumpster enclosure and replacement with masonry enclosure adjacent to proposed addition; replacement of gas canopy surround (band) with Delta blue and addition of brick to canopy columns; and updates to existing signage; and
- WHEREAS, the Overall Site Plan dated February 10, 2021 shows additional pavement and striping improvements are proposed at the rear of the building, including in the car wash and detail drive-thru areas; the elevation drawings show façade improvements to include new brick veneer in places and new standing seam metal roof and trim accents; and
- WHEREAS, per the Signage Site Plan, signage updates include a new oval sign (22.6 sf) on the front of the building and replacement of the gas canopy oval, car wash text sign, and detailing text sign with smaller signs; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 10, 2021, 0.28 acres of the site will be disturbed by the proposed project;

stormwater runoff will be directed to the existing on-site management system through a series of catch basins;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; an additional connection to the site's sanitary sewer appears to be proposed; and

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

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

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-119

- 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 Fouad A. H. Dietz / LeMoyne College for the property located at 1419 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 Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing minor site modifications adjacent to Grewen Hall at LeMoyne College on a 102.34-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-120) for site modifications to the campus quad at LeMoyne College; the Board previously recommended modification of a site plan referral (Z-19-107) to modernize the waterline infrastructure along the academic quad and offered no position with comment for a site plan referral (Z-11-319) to establish a new softball field on campus; and
- WHEREAS, the site is located south of Erie Boulevard East (NYS Route 5), a major commercial corridor in the region, with other land uses immediately surrounding the site including a mix of single-family residential and apartments; the site contains has frontage on Salt Springs Road, Springfield Road, and Thompson Road, all local roads; and
- WHEREAS, aerial imagery shows the site contains various buildings, parking lots, sports fields, and greenspace, all interconnected by an internal road network and concrete sidewalks, for LeMoyne College; the project area occurs at the rear of two existing four-story buildings, Grewen Hall and Reilly Hall, which make up part of the college's cluster of academic buildings; and
- WHEREAS, the submitted Existing Conditions plan dated March 10, 2021 shows the project area includes an access drive and two small parking areas, as well as existing concrete sidewalks; the Site Materials Plan dated March 10, 2021 shows a proposed roundabout with access to the parking areas and new pedestrian connections, benches, decorative metal screening, and two landscape beds; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 10, 2021, 0.35 acres of the site will be disturbed by the proposed project; stormwater runoff will discharge to the existing stormwater management system; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County

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

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

WHEREAS, the site may contain the Northern long-eared bat which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that two trees will be removed;

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

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

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-120

- 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 Fouad A. H. Dietz / LeMoyne College for the property located at 1419 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 Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing site modifications to the quad of LeMoyne College on a 102.34-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-119) for a driveway modification adjacent to Grewen Hall on the LeMoyne College campus; the Board previously recommended modification of a site plan referral (Z-19-107) for Phase I of the academic quad modifications and offered no position with comment for a site plan referral (Z-11-319) to establish a new softball field on campus; the referral currently under review (Z-21-120) is for Phase II of the academic quad modifications; and
- WHEREAS, the site is located south of Erie Boulevard East (NYS Route 5), a major commercial corridor in the region, with other land uses immediately surrounding the site including a mix of single-family residential and apartments; the site has frontage on Salt Springs Road, Springfield Road, and Thompson Road, all local roads; and
- WHEREAS, aerial imagery shows the site contains various buildings, parking lots, sports fields, and greenspace, all interconnected by an internal road network and concrete sidewalks, for LeMoyne College; the project area occurs on the western half of the site; per the submitted Existing Conditions Plan dated February 26, 2021, the project area includes the portion of the academic quad occurring at the front of two existing four-story buildings, Grewen Hall and Reilly Hall; there is an existing driveway loop at the front entrance to Grewen Hall and a network of concrete sidewalks; and
- WHEREAS, Phase I of the quad modifications (Z-19-107) already converted part of the quad's vehicular access to pedestrian-only pathways in front of the McNeil Science Complex, added new greenspace and trees, and replaced a portion of the site's 12" water line; and
- WHEREAS, the Materials Plan dated February 26, 2021 shows Phase II will occur in front of Grewen Hall; there is an existing sidewalk that crosses a greenspace to the south and connects to Salt Springs Road, which will be removed; the existing internal drive circle will be replaced with new sidewalks and brick courtyard and entry areas; new trees and landscaping are shown to line the proposed sidewalk and the front of Grewen Hall; a roundabout drop-off area will be provided adjacent to the Noreen Reale Falcone Library building with new



sidewalks connecting the drop-off to the courtyard and quad and to a visitor parking lot south across Salt Springs Road; additional landscaping, lighting, and signage improvements are also shown; and

WHEREAS, the utility plans show a portion of an existing 12" water main will be removed; a new 8" water main is proposed and will connect two existing mains and replace the service line to the college's chapel; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 10, 2021, 3.77 acres of the site will be disturbed by the proposed project; stormwater runoff will discharge to the existing stormwater management system; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

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

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

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-121

- 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 Spafford Planning Board at the request of Central New York Land Trust for the property located at Ripley Hill; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a parking lot, driveway, kiosk, fence and crosswalk signs for the Ripley Hill Nature Preserve on a 61.38-acre parcel in a Residential Agricultural (RA) zoning district; and
- WHEREAS, the Ripley Hill Nature Preserve is 119 acres in size and includes the subject parcel and a wooded parcel west across Ripley Hill Road, a local road, from the site; the preserve is maintained by the CNY Land Trust; and
- WHEREAS, the preserve is largely surrounded by undeveloped, wooded lands and agricultural fields; the site and parcels to the west and south are enrolled in NYS Agricultural District 2 and appear to contain active farmland; in particular, parcels south of the site are part of the Birdsall Farm and Valley View Farms agricultural operations, both of which include lands protected by an agricultural easement held by the Finger Lakes Land Trust; and
- WHEREAS, the submitted plan dated March 17, 2021 shows the new parking area will have 8 parking spaces and a new 24' wide driveway onto Ripley Hill Road; a new kiosk is proposed adjacent to the parking area and two pedestrian crossing signs will be installed along Ripley Hill Road, one north and one south of the parking area, to facilitate pedestrians crossing the road to the trail entry on the western parcel; and
- WHEREAS, per the local application, the proposed parking area is intended to prevent preserve users from parking along Ripley Hill Road as they currently do; and
- WHEREAS, there are no existing or proposed drinking water or wastewater services to the site; and
- WHEREAS, the site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 31, 2021

OCPB Case # Z-21-122

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Hafner Developers, Inc. for the property located at 5229 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Taft Road (Route 48), a county highway; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a proposed Jiffy Lube facility on a 1.5-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously reviewed preliminary subdivision (S-18-85) and three-mile limit (Z-19-33) referrals to subdivide a parcel into two new lots, creating the subject parcel and an adjacent parcel that contains an existing AutoZone; and
- WHEREAS, the vacant parcel is located along West Taft Road; surrounding land uses consist of commercial uses generally occurring along West Taft Road and residential neighborhoods to the north and east; and
- WHEREAS, the submitted Site Layout Plan dated March 12, 2021 shows the proposed Jiffy Lube building (3,000 sf) will be constructed at the center of the site; there will be drive aisles on all four sides and pavement markings for site circulation, where vehicles to be serviced will enter at the rear of the building and exit from the front; 14 parking spaces are shown at the rear of the building; and
- WHEREAS, per the local application, area variances are sought to: 1) reduce the required side yard setback from 75' to 39' on the west side of the property, adjacent to AutoZone, 2) reduce the required side yard setback from 75' to 53' on the east side of the property, adjacent to a residential lot, and 3) reduce the required residential landscape buffer for the east side of the property from 80' to 31'; and
- WHEREAS, access to the parcel will come from a cross-connection to the adjacent AutoZone parcel, which has a 30' ingress and egress easement across the front of the parcel; a crosswalk and sidewalk connection are shown from the front of the building to the existing sidewalk along West Taft Road;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted; all access to the site must come from the existing driveways on West Taft Road and Allen Road as is currently shown; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 11, 2021, drainage patterns will match existing conditions, utilizing an existing roadside storm sewer system; a proposed stormwater management area is

shown in the Site Layout Plan along the perimeter of the developed area, occurring the full length of the rear and east sides and part of the front; a portion of the stormwater management area will be enclosed by split rail fencing;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to public drinking water and sewers are proposed for the project;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; 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 applicant is encouraged to provide substantial landscaping the entire length of the east lot line to help buffer the adjacent residential properties.
2. The applicant is advised to contact the Onondaga County Department of Transportation early in the planning process to discuss any requirements, which may include submitting a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to show the proposed development will not create additional stormwater runoff into the county's drainage system. A work permit will also be required for any work in the county right-of-way, including the proposed sidewalk extension.

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