



Onondaga County Planning Board

April 05, 2023

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

J.Ryan McMahon, II
County Executive

I. ATTENDANCE

MEMBERS PRESENT

Mike LaFlair
Marty Masterpole
Don Radke
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Rachel Woods
Robin Coon
Owen Kerney
Allison Bodine
Ilana Cantrell

GUESTS PRESENT

James Fensken

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 05, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from March 15, 2023 were submitted for approval. Jim Stelter made a motion to accept the minutes. Don Radke seconded the motion. Votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Don Radke - yes.

Owen Kerney, Planner with SOCPA's Division of City Planning, gave a brief presentation on the ReZone Syracuse project to revise the City's zoning ordinance, including an overview of the process, engagement, and notable changes to the ordinance, map and administrative procedures being proposed. Mr. Kerney answered Board member questions related to the proposed legislation. Presentation slides are attached to these minutes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-23-10	TSalTB	<i>Modification</i>	S-23-12	TCicPB	<i>Modification</i>
S-23-9	TDewPB	<i>Modification</i>	Z-23-70	TSalZBA	<i>No Position</i>
Z-23-71	CSyrPB	<i>Approval</i>	Z-23-72	TClaPB	<i>Modification</i>
Z-23-73	VJorVB	<i>No Position With Comment</i>	Z-23-75	TGedPB	<i>Modification</i>
Z-23-76	TTuITB	<i>No Position With Comment</i>	Z-23-77	TClaTB	<i>Modification</i>
Z-23-78	TClaZBA	<i>Modification</i>	Z-23-79	TDewZBA	<i>Modification</i>
Z-23-80	TDewZBA	<i>Modification</i>	Z-23-81	TClaTB	<i>No Position With Comment</i>
Z-23-82	TManPB	<i>No Position</i>	Z-23-83	TClaZBA	<i>No Position With Comment</i>
Z-23-84	TCicTB	<i>Modification</i>	Z-23-85	TEIbPB	<i>Modification</i>
Z-23-87	TCicPB	<i>Modification</i>	Z-23-88	TManTB	<i>No Position With Comment</i>
Z-23-89	TCicPB	<i>No Position</i>	Z-23-90	TClaZBA	<i>Modification</i>
Z-23-91	TClaTB	<i>Modification</i>	Z-23-92	TCicPB	<i>Modification</i>
Z-23-93	VFayVB	<i>Approval</i>			

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # S-23-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Salina Town Board at the request of Patrick Reynolds for the property located at Seventh North Street and Ley Creek Drive; 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 Seventh North Street (Route 45), a county highway, Routes 81 and 90 (NYS Thruway), both state highways, and the municipal boundary between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is proposing to subdivide a 44.63-acre parcel into three new lots, New Lot 100 (29.60 acres), New Lot 101 (11.51 acres) and New Lot 103 (1.58 acres), in an Industrial (I-1) zoning district; and
- WHEREAS, the site is bordered by Seventh North Street, I-81, I-90, and Ley Creek; and
- WHEREAS, the Final Plan dated February 21, 2023 shows an existing OCRRA parcel with a metal sided building, concrete pad, asphalt and gravel areas around the building, two smaller buildings, two sheds, storage, a scale, and a fuel enclosure partially located in a National Grid Easement; and
- WHEREAS, the plan shows New Lot 101, which wraps around the north and east side of the OCRRA parcel and would be conveyed to OCRRA; the plan shows a possible location of an Onondaga County Sewer Easement on the rear of New Lot 101 and an East Plaza, Inc. Easement on the east side of New Lot 101 and the OCRRA parcel; and
- WHEREAS, the plan shows New Lot 100 with an Onondaga County Easement on the east side and the plan notes that there is an apparent sewer line per online records (not found in field) that is also on the OCRRA parcel, and the plan states that this lot is subject to an easement to Niagara Mohawk Power Corporation (the location of which is not known); the plan shows an apparent easement and New York State Easement on the northwest corner, a New York Transit Company Easement on the southwest corner, and a New York Telephone Company Easement on the east side of New Lot 100; and
- WHEREAS, the plan shows an ingress/egress easement (Ley Creek Drive), which is also labeled Proposed Ingress/Egress Easement, that accesses Seventh North Street and leads to New Lot 100 and the OCRRA parcel; New Lot 103 appears to be landlocked; and
- WHEREAS, the plan shows a National Grid Easement running through the OCRRA parcel and between New Lots 101 and 103; and
- WHEREAS, the plan shows NYS flowage rights on the south of New Lot 100, the OCRRA parcel, and almost the entirety of New Lot 103; Ley Creek (federal wetland) runs along the southern border of these three parcels; floodplain mapping

shows large portions of New Lot 100 and New Lot 101, and the entirety of New Lot 103, are in the 100-year floodplain; the built portion of the OCRRA site is in the floodplain except for most of the built area;

ADVISORY NOTE: 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 plan shows two ponds, one located on New Lot 101 and the other located on New Lot 101 and the OCRRA parcel; mapping shows that the western pond is a federal wetland;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

WHEREAS, the GML Referral Submission Form states that there is no existing water or wastewater service and no changes are proposed, however, the Environmental Assessment Form states that the proposed action will connect to an existing water supply and wastewater utilities; and

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

ADVISORY NOTE: If new sewer service is proposed, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, the site 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, a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734123, 734004, 734036 (per EAF Mapper); the project is within 2,000 feet of multiple sites (IDs: C734118, C734152, 734123, 734004, 734063, 734074, 734036, V00264) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The plan must show how legal access will be provided to New Lot 103 or if this parcel will be conveyed to an adjacent property.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # S-23-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Savannah Civil Sitework, LLC for the property located at 6054 East Taft 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 East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 5.15-acre parcel into two new parcels, Lot No. 1 (2.05 acres) and Lot No. 2 (3.10 acres), in a General Commercial Plus zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (S-23-02) for this project; and
- WHEREAS, the Board recommended No Position With Comment on a zone change referral (Z-15-372) from General Commercial to General Commercial Plus, commenting that the plan for the next development phase should include no additional access to East Taft Road and the applicant should obtain permits or approvals from the Onondaga County Department of Transportation, OCWA, and the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the site is located just northeast of the airport on a primarily commercial/industrial corridor with some residential development on the north side of East Taft Road; and
- WHEREAS, the Preliminary/Final Plan dated December 20, 2022 shows proposed Lot 1 (2.05 acres) with a soil pile toward the rear (south) of the lot and proposed Lot 2 (3.10 acres) with a frame house, gravel areas, and soil pile; the plan shows easements for People of the State of New York (for drainage system), Niagara Mohawk, and New York Telephone Company running along the East Taft Road frontage of both proposed lots; and
- WHEREAS, the Site Plan Proposed Features updated December 20, 2022 shows a proposed 6,700 square foot building on the rear of proposed Lot 2 and the existing frame house at the north side of the lot would remain as offices; the plan shows 7 parking spaces in one of the gravel areas and four spaces off the gravel drive near the proposed building; and
- WHEREAS, the plan shows that both proposed lots have frontage on East Taft Road with an existing gravel drive on proposed Lot 2; the plan states that the existing gravel drive would be widened to 22 feet and the existing 16.5 foot drop curb would go to 32 feet with a 4.5 foot taper on each side;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road must meet Department requirements, and any proposed work within the county right-of-way is

subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form states that 0.9 acres of the 3.10 acre site would be physically disturbed; it is unclear how drainage would be managed onsite; and

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

WHEREAS, the site will require new public water service;

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

WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

1. The applicant is required to coordinate East Taft 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.

2. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # S-23-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Dollar General for the property located at 3901 & 3905 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New Court Avenue (Route 298), a state highway, and the municipal boundary between the Town of DeWitt and the Town of Salina; and
- WHEREAS, the applicant is proposing to combine two lots to create a new 1.498-acre parcel to construct a Dollar General store in an Industrial zoning district; and
- WHEREAS, the Board recommended modification of a site plan (Z-07-394) for a self-storage facility; recommendations included a drainage study, no direct access to New Court Avenue, and a lighting plan; and
- WHEREAS, the Survey dated March 7, 2023 shows an existing house and garage on one of the lots and an equipment shed on the other; and
- WHEREAS, the Site Layout and Utility Plan shows a proposed 10,640 square foot Dollar General store with 23 parking spaces; and
- WHEREAS, the survey shows existing residential driveways on New Court Avenue and Hazelnut Avenue, a local road (labeled Hazelhurst Avenue on the site plan and Marisa on GIS mapping); the plan notes that this "street" appears on the County tax map as a public road labeled "Heights" while the DeWitt zoning map shows it as Hazelhurst Avenue, and this area does not appear to be used by the public for ingress and egress nor maintained by public resources, and the area north of the equipment shed is undeveloped and overgrown with vegetation; and
- WHEREAS, the site plan shows proposed commercial driveways on New Court Avenue and North Avenue, a local road;
ADVISORY NOTE: The proposed driveway onto New Court Avenue requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the Proposed Grading and Drainage Plan dated January 10, 2022 shows a proposed drainage basin to the west of the proposed building along North Avenue;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the referral included a landscape plan and lighting plan; and

WHEREAS, the site currently has Town of DeWitt drinking water service; per OCWA, an existing OCWA easement crosses the rear of the lot, which does not appear to be indicated on the provided survey or plans; and

WHEREAS, the submitted project is located within the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant must coordinate with OCWA regarding its existing easement on the site. The easement must be reflected on the approved subdivision plan and any proposed development must either avoid this easement or obtain appropriate permissions from OCWA for any encroachment of the project within this easement.

Should the Town approve the subdivision, the plan for the next development stage should include the following:

1. The New York State Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. 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. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) will be required to show that the proposed development would not create additional stormwater runoff into the state drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The applicant must submit a lighting plan to the New York State 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. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
4. The Town should clarify official ownership of Hazelhurst Avenue and ensure that any paper streets or legal rights-of-way are accurately reflected on plans.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Schopfer Architects / Robert Seigart, AIA for the property located at 6920 Princeton Court; 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 Buckley Road (Route 48), a county highway; and
- WHEREAS, the applicant is proposing construction of a 12,000 square foot addition to an existing training facility on a 6.76-acre parcel in an Office and Light Industrial (O-2) zoning district; and
- WHEREAS, the site is located off Buckley Road with access via a cul-de-sac (Princeton Court) and Vickery Road, both local roads, and is approximately 0.25 miles west of Interstate 81 and 0.75 miles north of the NYS Thruway; and
- WHEREAS, the Northeast Carpenters Union is proposing a 12,000 sf addition to their existing 17,066 sf training center; the addition includes workshop space, a mezzanine, and a 10-ton bridge crane to be utilized for training purposes; the 4,000 sf portion of the building assigned to the bridge crane is 35' high; the submitted Environmental Assessment Form notes an area variance will be required for height exceedance; and
- WHEREAS, the driveway enters the site from Princeton Court and leads to the parking lot on the north side of the building; the Site Layout Plan C110 shows 47 existing parking spaces (including those along the driveway, in the parking lot, and spaces along the rear of the building) with 11 new spaces to be added at the rear of the building; the addition will also have 2 loading zones and the relocated dumpsters along the perimeter away from the road; and
- WHEREAS, per the GIS, there are federal wetlands existing on the east side of the parcel, mostly located in a wooded area; the Site Layout Plan depicts a 59,107sf "Wetland PSS1E Area" in that location; the survey and Site Layout Plan depict two areas of rip rap that appear to be directing drainage away from the asphalt driveway and towards the wetland; the plans submitted with this application note that work will be done to the larger rip rap area, but do not provide any details; and
- WHEREAS, per the EAF, 0.9 acres will be disturbed during this project; and
- WHEREAS, the site has existing water provided by the Onondaga County Water Authority; existing sewer flows to the Ley Creek Pump Station and Metropolitan Wastewater Treatment Plant;
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over

prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is located 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)

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 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 Don Radke and seconded by Jim Stelter. Votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Don Radke - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-71

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the City of Syracuse Zoning Administration at the request of City of Syracuse 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 City of Syracuse is proposing to adopt a new set of citywide zoning regulations and zoning map, known as ReZone Syracuse (ReZone); and

WHEREAS, the Syracuse Common Council is considering the adoption of ReZone Syracuse, which consists of the following components: 1) a proposed Zoning Ordinance that updates and replaces the City's existing zoning regulations and procedures with new and revised land uses, zoning districts, standards, and procedures in a new, user-friendly document; and 2) a proposed Zoning Map that updates and replaces the City's existing Zoning Map by applying new zoning districts, consolidating similar or duplicative districts, and eliminating unused or underutilized districts, consistent with the City's adopted Comprehensive Plan 2040 and Syracuse Land Use & Development Plan 2040 ("LUP"); and

WHEREAS, the last large amendment to the City's Zoning Ordinance and Map was approved by the Syracuse Common Council on July 31, 1967; the City began the ReZone project in 2015, following adoption of the LUP in 2012, with the goals and objectives to create a user-friendly ordinance, update the zoning districts to implement the LUP, reflect modern land uses, introduce uniform standards to improve the quality of development, and streamline the development review process; and

WHEREAS, the planning process has involved a multi-disciplinary Steering Committee, including City and County Planning Agency staff, and has included significant engagement and public input from stakeholders and the public; the Syracuse Common Council has determined ReZone to be a Type I action and has conducted a coordinated environmental review including preparation of a Generic Environmental Impact Statement (GEIS) and significant review process; and

WHEREAS, the City's existing Zoning Ordinance has over 30 zoning districts; with the adoption of ReZone the number of base zoning districts will be reduced to 15, including 5 residential districts, 5 mixed-use districts, 1 commercial district, 1 industrial district, and 1 open space district; the City currently has 2 planned districts, a Planned Institutional District (PID) and Planned Development District (PDD), both of which have been carried over into ReZone; the City's local historic overlay district has also been retained; the proposed Zoning Map shows the mixed-use zoning districts have largely been applied to the Downtown, Lakefront, and University Hill neighborhoods, as well as many of

the primary transportation corridors in the City; stretches of Erie Boulevard and Genesee Street will be zoned commercial; areas that were previously zoned residential will generally remain residential zoning; the new open space district is intended to protect green spaces and is largely applied to parklands; and

WHEREAS, a primary goal of ReZone was to create a user-friendly ordinance, to be achieved through layout improvements, the use of graphics, and by providing a clear table of allowable land uses and a comprehensive list of definitions; additionally, an Administrative Manual is being developed to assist applicants through the review process; and

WHEREAS, the proposed Zoning Ordinance includes a modernized list of allowable land uses, including new uses like family support facilities, community gardens, and microbreweries; a new accessory use introduced with ReZone will allow hens, rabbits, and bee colonies in residential zoning districts in the City, as well as some mixed-use and nonresidential districts; regulations for the accessory animal use stipulates the number and types of animals permitted, the coop and hutch standards, and ranging standards; and

WHEREAS, ReZone has new development standards for building design, lighting, parking, landscaping, and signage; in contrast to the existing Zoning Ordinance, which has development standards for limited areas like the Lakefront neighborhood and James Street corridor, the development standards in ReZone are applied citywide; one notable change from the existing Zoning Ordinance is the reduction in parking requirements in ReZone for all residential and mixed-use development; and

WHEREAS, notable changes related to housing are also evident in ReZone; the proposed Zoning Ordinance establishes accessory dwelling units (ADUs) and attached dwelling units (e.g., row homes) as new, allowable uses to increase housing choices and affordability; ReZone also includes provisions for Mixed Income Development, a new land use that requires a percentage of the total number of dwelling units in all development and redevelopment projects to be certified as affordable dwelling units; the specific provisions require 10 percent affordable units in projects of 20-75 dwelling units and 12 percent for 76 or more units; affordable dwelling units must comply with City income restrictions in perpetuity; income restrictions will be based upon a percentage, or range of percentages, of the annual median income for the Syracuse metropolitan statistical area as defined by the United States Department of Housing and Urban Development; and

WHEREAS, another goal of ReZone was to streamline the development review process, achieved through the standardization of most review processes and updates to the Preservation Ordinance to “right size” reviews, including quicker administrative reviews for smaller projects and more comprehensive reviews for larger projects; another notable change to the proposed Zoning Ordinance is the implementation of a new tool for development reviews; following adoption of ReZone, the City will use Site Plan Review, with distinctions between Major and Minor reviews, in place of the current Project Site Review process; this new review process better aligns with New York State procedures and will include a pre-application conference with Sketch Plan review; the proposed Zoning Ordinance also includes additional noticing requirements, including requiring applicants to post notice of a project on-site to ensure public awareness and participation; and

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

The Board commends the City of Syracuse for this comprehensive, well-considered update to the City's zoning ordinance, map and procedures. Modernized and responsive zoning regulations are an important component of well performing cities and benefits the health and well being of its residents and businesses.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of IBEW for the property located at 4566 Waterhouse 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 Henry Clay Boulevard (Route 121), a county highway; and
- WHEREAS, the applicant is proposing construction of an 8,470 sf addition to existing facility, along with additional parking and landscaping on a 17.1-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located on Waterhouse Road, between Morgan Road and Henry Clay Boulevard, at the north end of the Woodard Industrial Park; surrounding lands are largely vacant, with woods and wetland areas; and
- WHEREAS, the parcel contains a complex of three existing buildings, including a 12,400 sf office building and two buildings totaling 12,120 sf used as a training center and classes for the IBEW (International Brotherhood of Electrical Workers, Local 43; the southern half of the 17.1 acre parcel appears to be wooded with no development; and
- WHEREAS, an addition is proposed to the west side of the Classroom Building near the frontage of the site; the addition will add 7 classrooms and new restrooms to the existing building; a project description notes a typical staff/student volume of 60, with a maximum of 120; the entirety of the façade will also be replaced with architectural siding and new signage; and
- WHEREAS, an existing driveway from Waterhouse Road, a local road, leads to two parking areas that serve all three buildings; an existing gravel road to the west is also shown to remain; per GIS mapping, there are 89-91 existing parking spaces on the property; the Site Demolition Plan (3/10/23) notes 147 parking spaces are required with the proposed addition and 157 parking spaces will be provided; the Layout & Landscape Plan L.4 (3/10/23) appears to include approximately 145 spaces; and
- WHEREAS, a lighting plan and photometric plan was also submitted with referral materials; the Layout Plan indicates that new electric vehicle charging stations will be added in the parking lot; the Layout Plan also shows an existing solar panel installation will be relocated to the rear of the developed area on site; and
- WHEREAS, per submitted plans, a number of easements and rights-of-way traverse the property, including Town of Clay sewer, NY Telephone, and OCWA easements along the Waterhouse Road frontage (approximately 20' wide each); a National Grid easement occurs at the northeast corner of the parcel leading to a transformer adjacent to the office building; NY Telephone (20') and OCWA (60')

rights-of-way running north/south through the existing parking lot; and a 99' wide Onondaga County Water Line easement runs north/south along the western portion of the parcel; and

WHEREAS, the proposed building expansion, culvert and stormwater infrastructure appear to encroach within the Onondaga County and OCWA rights-of-way and easements; email correspondence from OCWA notes that "the Permit to Occupy – to permit the 34-foot requested for the space to building the addition/storm piping – is contingent on the execution of the extension of the Easement"; and

WHEREAS, per the submitted EAF and Erosion & Sedimentation, Grading & Utility Plan (3/10/23), new and existing stormwater infrastructure bring stormwater to an existing culvert which flows under Waterhouse Road; a rain garden is also proposed within the parking lot to assist in capture and treatment of stormwater from the parking area; per the EAF, the area of disturbance for the project is 0.979 acres; it is unclear whether Stormwater Pollution Protection Plan has been prepared for the project; and

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

WHEREAS, the site is serviced by public drinking water infrastructure (OCWA); a New Development Fire-Flow Form and Town Fire Protection Review and Comments were included in the referral materials;

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

WHEREAS, the site is served by Town of Clay sewers and is tributary to the Oak Orchard Wastewater Treatment Plant;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

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

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 project is within 2,000 feet of a site (ID: 734058) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic

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

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

The applicant and Town must assure that all encroachments or work within
public rights-of-way or easements on site have received appropriate approvals
or permits, particularly for construction of the building addition within the 99-
foot Onondaga County water line easement.

**The motion was made by Marty Masterpole and seconded by Jim Stelter. Votes were
recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes;
Don Radke - yes.**



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Jordan Village Board at the request of Village of Jordan for the property located 48 Clinton 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing Local Law No. A-2023, titled "A Local Law to Amend the Zoning Map of the Village of Jordan to Designate Certain Property as Being Zoned Highway Commercial", to change the zoning of a 0.876-acre parcel from One-Family Residential (R-A) to Highway Commercial (HC); and
- WHEREAS, the Board recently recommended No Position on a special permit referral (Z-22-279) to establish a 3D printing business as a home occupation in a detached garage on this site; this special permit was approved by the local board; and
- WHEREAS, the 0.8-acre parcel is located in a residential area within the Village of Jordan near its western border with the Town of Elbridge; the site has its front yard along Clinton Street, and rear frontage to the north on McLaughlin Street, both local roads; north of the site is a vacant parcel, Jordan Ambulance and the Fire Department, and Kegs Canal Side concert venue and the Empire State Trail; and
- WHEREAS, the parcel contains an existing single-family ranch style house and garage, a driveway onto Clinton Street, a local road, and trees screening the lot on the northern and western sides; a Special Permit was recently granted to allow for a 3D printing business as a home occupation in the garage, within the RA zoning district; the applicant now proposes a zone change to Highway Commercial; and
- WHEREAS, per a (draft) Village of Jordan Zoning Map (2015) within SOCPA GIS files, the parcel is located among a strip of eight parcels zoned R-A along Clinton Street; across Clinton Street, zoning is Residential-B; Highway Commercial occurs on a cluster of parcels on the north side of McLaughlin Drive, bound by NYS Route 31 and North Hamilton Street; and
- WHEREAS, the Village of Jordan Highway Commercial zoning district allow offices, mortuary/funeral homes, hotel/motels, theaters, indoor recreation, and motor vehicles sales; private clubs, restaurants/bars, motor-vehicle service and/or repair, and drive-in service are allowed with a special permit; and
- WHEREAS, per the proposed local law, the Village Board cited factors leading to a negative declaration under SEQRA, including: the rezoning would affect lands associated with and adjacent to lands zoned and used for commercial

business purpose, the area is a natural extension to portions of the existing HC District, and commercial uses will require further Village applications and permits for review of impacts; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water (Town of Elbridge); per the Environmental Assessment Form (EAF) dated September 18, 2022, the site is serviced by Village of Jordan wastewater utilities; and

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland;
ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

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

The Village is encouraged to consider the potential negative impact of introducing commercial zoning to the Clinton Street corridor, as it may change the character of this residential street. The Board should consider the potential for the wide variety, scale and impact of potential future land uses in the proposed Highway Commercial District.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Planning Board at the request of Angelo Vecchio / AAV Electrical for the property located at 110 Managers Place; 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 Managers Place (Route 221), portions owned by both State and County, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing construction of a 1,560 square foot addition to an existing commercial building on a 0.76-acre parcel in an Industrial B: Research Industrial zoning district; and
- WHEREAS, the site is one of many commercial spaces that are adjacent to John Glenn Boulevard and Interstates 690 and 90, mixed with sporadic patches of residential housing; a large United Auto Supply Warehouse facility, multiple commercial buildings, and a strip of housing along Van Vleck Road are in the immediate vicinity; a rail line also borders the property side yard; and
- WHEREAS, the applicant is proposing to convert a former real estate office into office and storage space for AAV Electrical Contracting, which is also on the neighboring property to the east; and
- WHEREAS, the renovation involves interior renovations to an existing 2,876 sf one-story commercial structure and the construction of an attached 32' X 48' cold storage addition to the rear of the building for temporary storage of electrical supplies and materials; no other modifications to the site are proposed; and
- WHEREAS, the site has 95 feet of frontage along Managers Place, a county road, and is bordered by railroad tracks along the southwestern boundary and the Thruway along the rear boundary; the site has a 35.5 foot wide asphalt driveway onto Managers Place, a local road; a small shed lies at the rear of the driveway;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Managers Place must meet Department requirements, and any proposed work within the County right-of-way is subject to a work permit from the Department of Transportation; and
- WHEREAS, the site has municipal water supplied by the Onondaga County Water Authority and municipal sewer that flows to the Baldwinsville-Seneca Knolls Wastewater Treatment Plant facility; the EAF notes that there is no plumbing proposed within the cold storage addition;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

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

E-mail Address: countyplanning@ongov.net

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

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

WHEREAS, the site may contain the Indiana Bat, the Northern Long-eared Bat, and/or the Bald Eagle, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

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

The applicant must provide a site plan and drainage information to the New York State Thruway Authority. 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 Marty Masterpole and seconded by Jim Stelter. Votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Don Radke - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Tully Town Board at the request of Tully Four, LLC / Tully Five, LLC for the property located at 800 State Route 11; 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 Routes 11 and 81, both state highways, North Road (Route 111), a county highway, the municipal boundary between the Town of Tully and the Village of Tully, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the Town of Tully is requesting Local Law #2 of 2023 to apply the Town's Tier 3 Solar Overlay District on six parcels totaling 203 acres in order to facilitate two new separate solar array projects (Shirley and Tully North Solar Projects), and an existing Potter North Solar project; and
- WHEREAS, the Board previously recommended Modification of a special use permit referral (Z-20-93) for the Potter North solar project which is situated within the site area; and
- WHEREAS, the 200+ acres are in the Town of Tully, just north of the Village and Town of Tully boundary; the area is characterized by a mix of wooded land adjacent to US Route 11, actively farmed agricultural land, and houses along the road front; just south of the site are various commercial businesses and residential developments along NYS Route 80 leading to the Village Center; a portion of the site is enrolled in NYS Agricultural District 4; and
- WHEREAS, the subject parcels contain a mix of land uses including a significant area of farmed land on lands fronting on North Road; the 7.5 MW Potter North Solar Project has been approved on 33 acres of this 117-acre parcel; other parcels contain woods on sloped lands along NYS Route 11, and at the southwestern corner of the site nearest the Village, a number of smaller parcels with limited driveway access and clearing, as well as storage of materials, per aerial photography; and
- WHEREAS, the applicant is requesting application of the Tier 3 Solar Energy Systems Overlay Zone District to facilitate two solar projects (37.5 and 11.2 acres, respectively) in addition to the above-referenced project (33 acres) already located on the site; the applicant noted the Special Use Permit referrals for the solar projects will be referred to this Board at a later date; the six parcels are in three zoning districts: Business (B-1), Residential (R-1), and Residential (R-2); and
- WHEREAS, the Combined Projects Plan (12/22/22) shows the general location and layout of the three solar projects covering approximately half of the overall site; Potter North is a 7.5 MW project (approved locally) consisting of 28.7 acres on a 117-acres parcel, on wooded and cleared lands along the southern portion of

the site; Tully North (37.5 acres of 165 ares, 5 MW) is shown in three parts to occur north and west of Potter North on cleared and wooded lands; Shirley (11.2 acres of 37-acres, 2.8 MW) is a single cluster of solar panels set parallel to Route 11 toward the western portion of the site; the panels for each of the three projects appear to be significantly set back from road frontages; and

WHEREAS, the Tier 3 Solar Energy System Overlay Zone District requires a Special Use Permit for all Tier 3 systems and outlines specific review and design requirements for applicable commercial solar projects; locational guidelines aim to preserve prime farmland, scenic and environmentally sensitive locations, and prevent saturation of systems in any one area (1 mile minimum from already approved projects, unless allowed by Town); and

WHEREAS, the EAF notes that the proposed projects may consist of limited tree and overstory clearing (29 acres), agricultural land conversion (22 acres) and addition of fencing over existing natural ground cover, and that the project may encroach on isolated non-jurisdictional wetlands, but not within 50 feet of a regulated wetland; on-site stormwater management facilities are noted to be added; over 65% of the site contains slopes greater than 10%; and

WHEREAS, no changes to existing drinking water or wastewater infrastructure are proposed as a part of the project; per the Onondaga County Department of Finance Office of Real Property Services, one parcel included in this proposal has private water and sewer while the remaining parcels have no existing water or sewer; the site is located outside the Onondaga County Sanitary District; and

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

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

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

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 installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to

existing and future agricultural operations. The applicant is advised to avoid configurations that fragment farm fields and production and disturb prime and statewide important agricultural soil types.

Best practices to consider include 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 Marty Masterpole and seconded by Jim Stelter. Votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Don Radke - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Splash Car Wash 4S-Buckley, LLC for the property located at 7190-7192 Buckley 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 Buckley Road (Route 48), a county highway; and
- WHEREAS, the applicant is requesting a special permit to demolish three buildings and construct a new car wash facility on a 1.40-acre parcel in a Regional Commercial (RC-1) zoning district and Highway Overlay district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-23-90); the Board recommended Modification of a site plan referral (Z-21-217) to make alterations to an existing car wash facility, making recommendations regarding driveways, internal circulation, and buffering adjacent residential properties; in 2011, the Board recommended Modification of a special permit referral (Z-11-188) to establish an auto sales business on the subject parcel, citing driveway permit requirements; and
- WHEREAS, the application states that the new car wash facility will include one car wash tunnel, one in-bay automatic tunnel, 17 vacuum stations, drainage/utility improvements, and lighting/landscaping improvements to the site; and
- WHEREAS, the site is located along Buckley Road, south of the intersection with West Taft Road, a county road; surrounding land uses consist of medical offices, including the North Medical Center, a town park, commercial uses, and single-family houses; and
- WHEREAS, the Site Plan dated March 15, 2023 shows a proposed 4,790 square foot building, an attached 1,585 square foot building, pay stations, 7 parking spaces in front of the smaller building, and a parking area along the Buckley Road frontage with 12 vacuum parking stalls; and
- WHEREAS, the plan shows a proposed driveway on Dolshire drive, a town road; no access is proposed to Buckley Road; and
- WHEREAS, the plan shows an open channel center line leading to an infiltration basin on the east side of the site;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the Environmental Assessment Form (EAF) states that total anticipated water usage/demand per day is 7,000 gallons per day; the EAF states that total

anticipated liquid waste generation is 4,664 gallons per day, which includes 10% sanitary wastewater and 90% car wash gray water; and

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

WHEREAS, the submitted project is located within the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the EAF states that the wastewater treatment plant to be used is Oak Orchard;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the EAF states that outdoor lighting will consist of 28 foot light poles throughout the parking area, wall packs at 15 feet along the building, and all lights are to be LED and full cut-off, dark sky compliant; and

WHEREAS, the EAF states that wetlands or other waterbodies adjoin the site; wetland mapping shows an area of federal wetland on the adjacent park property; the site is located over, or immediately adjoining, a principal aquifer (per EAF); and

WHEREAS, the Landscaping Plan dated March 15, 2023 shows proposed landscaping islands and around the building, some proposed trees along the road frontages, and a row of evergreens along each of the eastern and northeastern property lines to buffer the adjacent residential and park properties, respectively; and

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

1. The Onondaga County Department of Transportation has determined that 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.

2. The applicant must submit a lighting plan 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. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

3. The Onondaga County Department of Transportation has determined that

the applicant must coordinate with the Department regarding the installation of sidewalk along the Buckley Road frontage, and the sidewalk must be reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of O'Reilly Auto Enterprises, LLC for the property located at 3906 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, South Bay Road (Route 208) and Taft Road (Routes 48 and 19), both county highways, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking and loading spaces to 94 where 102 spaces are required for a proposed auto parts store (O'Reilly Auto) in a portion of an existing building, on a 1.93 acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board recommended Modification of a site plan referral (Z-22-253) to establish an auto parts facility, stating that the applicant is required to coordinate Brewerton Road and South Bay Road access plans with the New York State and Onondaga County Departments of Transportation, respectively; in 2011 the Board offered No Position on a three-mile limit referral (Z-11-155) to combine two existing tax parcels into one proposed Lot 1; the Board previously offered No Position With Comment on a zone change referral (Z-10-388) and a site plan referral (Z-11-30) to establish a used item retail store and drop-off site, commenting on highway and road access, impermeable materials, and landscaping; and
- WHEREAS, the site is bound to the west by Brewerton Road, a state highway, and to the east by South Bay Road, a county highway; commercial land uses extend north and south of the site, and New York State Department of Transportation facilities are east of the site; and
- WHEREAS, the Town application states that the existing parking will remain as it currently exists on the site, and the applicant's parking needs are less than the existing 94 spaces; and
- WHEREAS, the Site Plan updated February 17, 2023 and aerial imagery dated March 2021 show an existing multi-tenant building surrounded by asphalt parking; planting islands and lighting exist throughout the parking area; and
- WHEREAS, the site plan shows that the auto parts facility will encompass 9,774 square feet of the existing building area; and
- WHEREAS, the site plan shows two driveways on Brewerton Road and one driveway on South Bay Road; the plan shows a cross connection with a small parking area on the adjacent parcel to the north, which has a driveway on Brewerton Road;

ADVISORY NOTE: Per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways on Brewerton Road and South Bay Road, respectively, must meet Department requirements; and

WHEREAS, the site is served by public drinking water service and no changes to the existing infrastructure are proposed;
ADVISORY NOTE: Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: Given the change of use, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

The applicant is required to coordinate Brewerton Road access plans with the New York State Department of Transportation and South Bay Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board recommends that the applicant and the Town consider opportunities to create cross connections between adjacent parcels that will help reduce local trips on collector roads and to incorporate designs that foster walkability including assessing the need for large areas of parking, reducing expansive parking areas, providing more landscaped elements within parking areas, shielding pedestrians from traffic and parked cars, and providing crosswalks and pedestrian signalization at nearby intersections.

2. The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Paradise Companies of NY, LLC for the property located at 5761 Celi Drive; 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 Erie Boulevard (Route 5) and Bridge Street (Route 290), both state highways; and
- WHEREAS, the applicant is requesting a Special Permit to allow a drive-thru for a proposed fast-food restaurant (Chick-fil-A) on a parcel with multiple frontages, in a front yard that is not the "primary" front yard in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-23-80) related to signage on a proposed Chick-fil-A restaurant; and
- WHEREAS, the site is located along the Bridge Street and Erie Boulevard East corridors of mixed roadside commercial and large retail establishments; planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area, including the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road along the southern boundary of this site; this node has also been targeted for revitalization as part of the Town's Mixed-Use Village Floating Overlay, Local Waterfront Revitalization Plan (LWRP), and Elevating Erie initiatives; and
- WHEREAS, the Board previously reviewed subdivision and site plan referrals (S-22-51 and Z-22-240) to combine and develop multiple parcels comprising the "Canalway Commons" site, by renovating a former Pier 1 retail building and constructing two additional buildings (one for office use and one for a fast-food restaurant with drive-thru), recommending a Modification to coordinate traffic, lighting and design plans with the New York State and Onondaga County Departments of Transportation; and
- WHEREAS, aerial imagery dated May 2021 shows the site is bound by Erie Boulevard, Bridge Street, both state roads, and Celi Drive, a local road; one recently combined parcel, an existing one-story building, formerly Pier 1, and two parking areas north and south of the building, are to remain; the site has three driveways onto Celi Drive, one serving the northern parking lot (to remain) and two serving the southern parking lot (both to remain);
ADVISORY NOTE: Per the New York State Department of Transportation, any proposed work within the State right-of-way is subject to a work permit from the New York State Department of Transportation; and
- WHEREAS, per the Layout Plan (3/21/23), the applicant is proposing to construct a fast-

foot restaurant generally parallel and closest to the Celi Road frontage, with a parking lot for 94 vehicles primarily along the Bridge Street frontage; driveway access is shown to occur from a shared driveway onto Celi Drive, a local road; and

- WHEREAS, the Town of DeWitt recently approved modifications to its zoning regulations prohibiting drive-thru's in front yards, excepting parcels with multiple front yards, wherefore a primary frontage will be identified; it appears that Bridge Street has been identified as the front yard for this project; and
- WHEREAS, the Layout Plan shows the drive-thru accommodations to primarily be located along the Erie Boulevard and Celi Drive frontages, with three entry lanes along Erie Boulevard and two exit/pickup lanes along Celi Drive; vehicles will circulate through the parking lot to access the drive-thru; and
- WHEREAS, area variances are also being sought for proposed building signage; Town code allows one attached sign per street façade, whereby the applicant is requesting four total attached signs (60" LED backlit channel letter signage); in addition, the applicant is requesting 262.6 square feet of total sign area where 120 square feet is allowed; the applicant notes that signs on each façade are 45% smaller than allowed by code; and
- WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, 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, per the Environmental Assessment Form (EAF) dated January 12, 2022, 3.16 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater management will be created on site as needed to fulfill NYSDEC requirements for quality improvement and quantity reduction. These facilities will discharge into the Bridge Street right-of way";
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, 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), which is located across Celi Drive from the subject parcels and is an active site in the Brownfield Cleanup Program; per the EAF, it had been

a metals and plastic plating manufacturing plant since the mid-1970s with operations continuing until 2015; 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

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

The applicant must continue to coordinate with the New York State Department of Transportation regarding site plans and roadway improvements. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Board continues to advocate for aesthetic enhancements along primary road frontages, including landscaping and screening of large parking areas, in furtherance of goals for this prominent intersection location. In particular, the applicant and municipality should install landscaping and vegetative buffering along the shared boundary with the newly installed Empire State Trail.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-80

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Paradise Companies of NY, LLC for the property located at 5761 Celi Drive; 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 Erie Boulevard (Route 5) and Bridge Street (Route 290), both state highways; and

WHEREAS, the applicant is requesting area variances related to signage on a Chick-fil-A restaurant in a Business zoning district; and

WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-23-79) to allow a drive-thru for a proposed fast-food restaurant (Chick-fil-A) on a parcel with multiple frontages, in a front yard that is not the "primary" front yard in a Business zoning district; and

WHEREAS, the site is located along the Bridge Street and Erie Boulevard East corridors of mixed roadside commercial and large retail establishments; planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area, including the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road along the southern boundary of this site; this node has also been targeted for revitalization as part of the Town's Mixed-Use Village Floating Overlay, Local Waterfront Revitalization Plan (LWRP), and Elevating Erie initiatives; and

WHEREAS, the Board previously reviewed Subdivision and Site Plan referrals (S-22-51 and Z-22-240) to combine and develop multiple parcels comprising the "Canalway Commons" site, by renovating a former Pier 1 retail building and constructing two additional buildings (one for office use and one for a fast-food restaurant with drive-thru), recommending a Modification to coordinate traffic, lighting and design plans with the New York State and Onondaga County Departments of Transportation; and

WHEREAS, aerial imagery dated May 2021 shows the site is bound by Erie Boulevard, Bridge Street, both state roads, and Celi Drive, a local road; one recently combined parcel, an existing one-story building, formerly Pier 1, and two parking areas north and south of the building, are to remain; the site has three driveways onto Celi Drive, one serving the northern parking lot (to remain) and two serving the southern parking lot (both to remain);
ADVISORY NOTE: Per the New York State Department of Transportation, any proposed work within the State right-of-way is subject to a work permit from the New York State Department of Transportation; and

WHEREAS, per the Layout Plan (3/21/23), the applicant is proposing to construct a fast-

foot restaurant generally parallel and closest to the Celi Road frontage, with a parking lot for 94 vehicles primarily along the Bridge Street frontage; driveway access is shown to occur from a shared driveway onto Celi Drive, a local road; and

WHEREAS, the Town of DeWitt recently approved modifications to its zoning regulations prohibiting drive-thru's in front yards, excepting parcels with multiple front yards, wherefore a primary frontage will be identified; it appears that Bridge Street has been identified as the front yard for this project; and

WHEREAS, the Layout Plan shows the drive-thru accommodations to primarily be located along the Erie Boulevard and Celi Drive frontages, with three entry lanes along Erie Boulevard and two exit/pickup lanes along Celi Drive; vehicles will circulate through the parking lot to access the drive-thru; and

WHEREAS, area variances are also being sought for proposed building signage; Town code allows one attached sign per street façade, whereby the applicant is requesting four total attached signs (60" LED backlit channel letter signage); in addition, the applicant is requesting 262.6 square feet of total sign area where 120 square feet is allowed; the applicant notes that signs on each façade are 45% smaller than allowed by code; and

WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html> ;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, 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, per the Environmental Assessment Form (EAF) dated January 12, 2022, 3.16 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater management will be created on site as needed to fulfill NYSDEC requirements for quality improvement and quantity reduction. These facilities will discharge into the Bridge Street right-of way";
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, 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), which is located across Celi Drive from the subject parcels and is an active site in the Brownfield Cleanup Program; per the EAF, it had been

a metals and plastic plating manufacturing plant since the mid-1970s with operations continuing until 2015; 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

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

The applicant must continue to coordinate with the New York State Department of Transportation regarding site plans and roadway improvements. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Board continues to advocate for aesthetic enhancements along primary road frontages, including landscaping and screening of large parking areas, in furtherance of goals for this prominent intersection location. In particular, the applicant and municipality should install landscaping and vegetative buffering along the shared boundary with the newly installed Empire State Trail.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Widewaters Route 31 Zone Change for the property located at 3715 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is proposing a zone change on two parcels totaling 47.56 acres from Regional Commercial (RC-1) to Apartments (R-Apt) zoning district; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) of New York State Route 31 and County Route 57 in the Town of Clay; surrounding land uses include various big box retail establishments along Route 31, auto dealership Sharon Chevrolet adjacent to the site, and auto dealership Davidson Ford of Clay across the road from the site; and
- WHEREAS, the Board has reviewed several referrals as part of proposed commercial development of this site for a 81,140 sf retail plaza, three outparcels (21,633 gross sf), and 537 parking spaces, which has not been constructed to date; concurrent cases Z-18-21 and Z-18-28 were to allow two drive-thru establishments and reduce perimeter landscape strips and highway setbacks and Z-16-3, a Zone Change for this site, requesting a zone change from Residential Agriculture (RA-100) to Regional Commercial (RC-1); and
- WHEREAS, the applicant is proposing to keep the front 10 acres of this site zoned Regional Commercial (RC-1) and change the remaining 36 acres at the rear of the site to Apartments (R-Apt); and
- WHEREAS, per the Town of Clay Zoning Ordinance, the purpose of the zoning designation Regional Commercial (RC-1) is “to allow for diverse, large-scale commercial development of potentially multiple lots, structures and uses arranged in a planned and coordinated manner” and allows shopping centers, retail use, personal service use, office buildings, bank/credit unions, restaurants, theaters, motels/hotels, medical offices, hospitals/clinics, nursing homes, self-storage facilities, outdoor retail sales and service, veterinary care facilities, day-care centers, and instructional facilities; the Apartment District zoning designation allows for multiple-family dwellings and parks/playgrounds (private) with Planning Board Site Plan approval; and
- WHEREAS, a Conceptual Site Plan (C-101) was provided and depicts the construction of three commercial buildings within the commercially zoned lands, and five 4-story apartment buildings, a clubhouse, and garage buildings within the proposed R-APT zoned area; road access would occur via a full access driveway with two entry lanes and four exit lanes at an existing signalized intersection on Route 31, and a right-in-only driveway from Route 31; stormwater management and wetland areas are interspersed throughout the

site as well; and

ADVISORY NOTE: Any proposed driveways onto NYS Route 31 requires highway access and work permits from the NYS Department of Transportation; and

WHEREAS, per the map “Proposed Zone Change to Apartment District R-APT” (3/13/23), a parcel containing railroad tracks belonging to New York Central Lines, LLC bisects a portion of the site, and is not included in the zone change action; the rail line runs from southeast to northwest, through the proposed R-Apt zoned portion of the site; no crossing of the tracks or development is shown on the north side of the railroad tracks; and

WHEREAS, a 20’-wide Niagara Mohawk Power Corporation Easement runs parallel to the tracks along and within the north side of the railroad parcel; and

WHEREAS, the site proposes new access to public water and sewers, including an approximately 350-foot sanitary sewer extension to the site; the site is located in the Onondaga County Sanitary District and Wetzel Road Wastewater Treatment Plant service area, though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

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

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>

WHEREAS, per GIS and the EAF Mapper, the site contains federal wetlands; the EAF notes that placement of fill within wetlands are proposed to create road crossings, not to exceed 0.5 acres;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, per the EAF, 27.5 acres of the site will be physically disturbed by the proposed development, including the removal of 8.4 acres of forested land; the entirety of the site is moderately to poorly draining soils; the EAF indicates that on-site stormwater management facilities will be constructed and will discharge to wetlands on-site; stormwater management areas are depicted in Plan C-101, but details are not included in this referral;

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

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana Bat, Northern Long-Eared Bat, and Eastern Massasauga) listed by the state or federal government as threatened or endangered; the EAF Mapper also indicates that the project site or a portion of it is located in

or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory; and

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;

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;

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

The applicant and Town are encouraged to consider alternative mixed-use zoning for the site which may provide opportunities to better integrate uses on site by locating commercial uses on the first floors and residential uses on upper floors. More efficient use land may preclude unnecessary disturbance of land and wetlands, and related mitigation requirements. Approaching this development as a possible town center-style project may also add value, both in terms of financial benefit as well as increase value to the community.

The Board offers the following comments regarding the next stages of the development process:

1. The applicant must coordinate Route 31 traffic and access plans with the New York State Department of Transportation, including submission of an updated site plan, traffic impact study, lighting plan, and stormwater plan (SWPPP). The applicant must contact the Department to determine the scope of the traffic study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. With enhanced transit anticipated along the Route 31 corridor, and introduction of residential uses in proximity to shopping and employment, the Board and New York State Department of Transportation advise that revised site plans should also reflect higher quality pedestrian, bicycle and transit accommodations along Route 31 and within the site. Of note regarding the conceptual site plan provided, sidewalks or pathways along the frontage of the site should be set back from the curblines of Route 31.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Nigel Tate (CESO) for the property located 206 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, North Burdick Street (Route 94) and Highbridge Street (Route 109), both county highways, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to expand a parking area for a Valvoline Instant Oil Change on a 0.37-acre parcel in a Commercial (C-B) zoning district; and
- WHEREAS, the site is situated on West Genesee Street / NYS Route 5 through the Village of Fayetteville, where multiple commercial land uses line West Genesee Street leading toward the Village Center; Fayetteville Towne Center is west of the site and the bridge over Mill Street is to the east; and
- WHEREAS, the parcel currently contains a 1,227 square foot one-story building for Valvoline Instant Oil Change, with four parking spaces, a shed and retaining wall; trees and lawn areas occur behind the parking area; and
- WHEREAS, per the local application, the applicant is proposing a 3,185 sf parking lot expansion at the rear of the site; the Paving Plan (2/22/23) shows that the existing parking and shed will be removed and replaced with a new asphalt parking lot for 10 vehicles including a handicap space, and a concrete pad and dumpster enclosure;
- WHEREAS, existing drainage runs towards the rear of the property and will be improved by the installation of an underground detention system; per the Post-Development Plan (C4.1), the changes to parking lot will maintain the existing drainage patterns, "toward a low, vegetated area to the north of the project site"; under the new section of parking lot, the applicant will provide an underground detention system that leads to a 2'x2' catch basin and outlet control structure to limit the discharge from the system; and
- WHEREAS, the parcel has an existing 30' wide curbed driveway, sidewalk and minimal landscaping along the NYS Route 5 frontage;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 5 must meet Department requirements; and
- WHEREAS, the site is served by public drinking water provided by OCWA and is located within the Meadowbrook Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; per GIS a federal wetland is approximately

440' to the east; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734106) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana Bat, 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 Don Radke and seconded by Jim Stelter. Votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Don Radke - yes.



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Gardenview Diner / Nik Loannidis for the property located at 3564 Route 31; 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 31, a state highway; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a 3,200 sf diner on a 1.02-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) of New York State Route 31 and County Route 57 in the Town of Clay; the site is characterized by commercial businesses including car dealerships, strip malls, and Hickory Hill Golf Course, combined with nearby residential neighborhoods; the site is between Randy Cramer Snow & Lawn and two single-family homes which appear vacant per Google StreetView; and
- WHEREAS, per the local application, the applicant is requesting six area variances related to construction of a new building to house a diner: a reduction in the front yard setback from 165' to 137', reducing the eastern side yard setback from 75' to 70', the western side yard setback from 75' to 22', relief from Required Parking from the required 75 spaces to the 60 proposed, a reduction in the front yard parking setback from 90' to 59', and a reduction in the Perimeter Landscape Strip from 30' to 12'; no other referrals for the project were received at this time; and
- WHEREAS, the Setback Site Plan (2/2022) depicts the proposed diner situated in the middle of the parcel with 60 parking spaces in lots at the front, side and rear of the building; a dumpster enclosure is shown in the rear parking lot; plan notes indicate that a parking agreement with St. Elizabeth Ann Seton Church will provide 6 additional parking spaces for diner staff to alleviate parking spots on Sundays primarily; a full driveway access is shown at the front of the site onto Route 31 and at the rear from a private road which is part of the adjacent shopping center; the private drive also connects to Theodolite Drive to the west;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements; and
- WHEREAS, the Setback Plan shows limited landscaping at the west and south portions of the site, and notes indicate that additional information and plans will be submitted regarding signage, lighting, stormwater design, sewer connection and driveway coordination; and

WHEREAS, the EAF notes that 0.81 acres will be disturbed, and that a Stormwater Pollution Protection Plan will be provided at a later date; the Setback Site Plan depicts two stormwater facilities, one along the western boundary of the lot, adjacent to the proposed diner, the other along the frontage of Route 31, west of the driveway; a subsurface stormwater management area is also shown to occur beneath the front yard parking area;

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

WHEREAS, per the referral notice, new connections to public drinking water and public sewers are proposed;

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

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the site may contain Indiana Bat and 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 aerial imagery it appears that there are no wooded areas on the site; and

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;

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

ADVISORY NOTE: 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 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 regarding the requested variances, the following comments are offered for the next stages of review:

1. The applicant must continue to coordinate access, lighting and drainage requirements with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must ensure legal access to the private road. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.
3. The applicant and municipality are encouraged to incorporate elements such as sidewalks along Route 31, more extensive landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-84

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Hart Lyman Companies for the property located at 6800 South Bay 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 South Bay Road (Route 208) and Lakeshore Road (Route 15), both county highways, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting a zone change on approximately 63 acres of a 69-acre parcel from Agricultural (AG) to Residential Multiple (R-M); and
- WHEREAS, the site is located on land flanked by South Bay Road on the west and the Lakeshore Yacht and Country Club golf course on the east, in northern Cicero; the site is located near the Oneida Lake shoreline, characterized by residential developments; the only development on the parcel is South Bay Motors Used Car dealer at the intersection of South Bay and Lakeshore Roads; the remainder of the site is wooded areas and wetlands; and
- WHEREAS, a large-scale development has been proposed on over 150 acres of adjacent lands, currently occupied by the Lakeshore Country Club; public plans show the development to potentially include a promenade, marina, restaurants, hotel and entertainment areas, a parking garage and approximately 200 single-family homes and town homes, and 400 apartments and condominiums; and
- WHEREAS, the northern corner of this parcel, approximately 5 acres, is currently zoned Neighborhood Commercial (NC) with the remainder zoned Agricultural (AG); the applicant is proposing to change the AG portion to Residential-Multiple (RM); no development is indicated within referral materials or the EAF; and
- WHEREAS, the proposed change from AG to RM would allow multiple-family residences with site plan review and two-family dwellings and townhouses; an adjacent 8.84-acre parcel is already zoned RM, for an apartment building which has not been completed; and
- WHEREAS, the subject parcel has approximately 2,100' of frontage along South Bay Road with one informal driveway from South Bay Road (visible on the property survey and in GIS);
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road or Lakeshore Road must meet Department requirements; and
- WHEREAS, per GIS, significant areas of federal and NYS Department of Environmental Conservation (DEC) wetlands extend across the southern half of the site;
ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm

the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the referral notice, the site, presumably the existing business at the corner, is served by public drinking water provided by the Onondaga County Water Authority;

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

WHEREAS, the referral states there are no wastewater services present at the site, but per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers and is located in the Brewerton Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

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

The Town must require a revised SEQR Environmental Assessment in order to fully assess impacts of the proposed zone change, comply with SEQRA law and avoid future potential legal challenges. The assessment should include any known proposed development, or in the absence of that, assessment of reasonably expected development under the proposed zoning district.

The Board also offers the following comments:

Optimally, zone changes of significance such as this should be examined as part of the Town's comprehensive planning process and enacted as part of the zoning update currently being prepared. By doing so, the Town can better assess compatibility with land use goals, and new zoning district options may be enacted which better suit the parcel and proposed development in this prominent location.

As part of the Town's assessment, the Board encourages specific consideration

of:

- the appropriateness and ease of execution of split zoning on the developable portions of the parcel;
- whether Residential-Apartment zoning is appropriate for lands significantly encumbered by wetlands and environmentally sensitive lands; the Town may wish to retain Agricultural or other low-intensity zoning on these lands so as to preclude encroachment and negative impacts to these areas;
- any opportunities to zone for and consider development of these lands in concert with redevelopment of the adjacent Lakeshore Country Club lands, including consideration of a Planned Development District for this parcel.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-85

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Planning Board at the request of Andrew Aupperle for the property located at State Route 5; 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 State Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of two 8-unit apartment buildings with associated amenities on a 6.35-acre parcel in a Business 1 (B-1) zoning district; and
- WHEREAS, the site is a vacant wooded parcel along Route 5 between its intersections with Wheeler and Hamilton Roads, both local roads; the site slopes significantly down toward NYS Route 5; Tessy Plastics and Millstone Golf Course are located across Route 5 from the site; a 90-acre parcel behind and east of the site is enrolled in NYS Agricultural District 3 and appears to contain active farmland; and
- WHEREAS, the applicant is proposing the construction of two “townhouse-style” apartment buildings containing either 6 or 8 units each; per the local application, the number of units will be determined by the septic system and leach field designs, noting if public sewer services were to be extended to the site, a third 8-unit building may be feasible; the applicant notes a separate garage structure could be built if allowed by local setback requirements; and
- WHEREAS, three untitled Site Plans were submitted, which were of low resolution and difficult to read, and did not include the entirety of the parcel, as should be required for site plan review; and
- WHEREAS, the plans depict two proposed buildings (40’x132’) to be constructed close to and parallel to NYS Route 5, with parking for 24 vehicles (none handicapped accessible) in front of the buildings; asphalt paved area appears to also be proposed directly in front of apartment units, but units do not appear to include garages; and
- WHEREAS, the plans show a proposed 25’ wide driveway from NYS Route 5 to access the parking spaces;
ADVISORY NOTE: The proposed driveways onto Route 5 requires highway access and work permits from the New York State Department of Transportation; and
- WHEREAS, a dumpster enclosure is shown to be constructed next to the building adjacent to the parcel’s eastern boundary; and
- WHEREAS, per the referral notice, there is no existing drinking water or wastewater services to the site; a new individual well is proposed to service this project;

and

WHEREAS, two of the submitted plan drawings appear to locate leach fields at the rear of the property with little additional detail; the subject plan has been approved by Onondaga County Health Department; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/10/2023, 2.47 acres of the site will be disturbed by the proposed project; the plan does not reflect any stormwater management accommodations on site; within MS4 communities, any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; and

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

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

The applicant is required to coordinate NYS Route 5 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Board reminds the municipality to require and refer plans that fully and legibly depict the proposed project site, and include adequate site plan details to determine any permitting requirements or impacts.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-87

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Sidney Federal Credit Union for the property located at 8062 Brewerton Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and

WHEREAS, the applicant is proposing construction of a retail banking branch and associated amenities on a vacant 1.20-acre parcel in a General Commercial (GC) zoning district; and

WHEREAS, the site is located on a busy commercial section in front of the Walmart Supercenter, and surrounding uses are commercial, big box commercial, and residential; and

WHEREAS, the New Site Plan dated January 31, 2023 shows the proposed building, 21 parking spaces located on three sides of the building, landscaped islands, and drive-thru lanes at the rear (east) of the site; and

WHEREAS, the plan shows a driveway on the northeast corner of the site leading to the existing internal road system for the adjacent Walmart Supercenter; no direct access is proposed to Brewerton Road; the plan shows a sidewalk along the Brewerton Road frontage that would connect to the existing concrete walk on the adjacent parcel to the north; and

WHEREAS, the plan states that 0.69 acres of the site will be developed; and

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

WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the Environmental Assessment Form (EAF) states that the proposed action will meet or exceed the state energy code requirements using solar PV, EV

charging, and unitary heat pumps; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: V00150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

1. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The New York State Department of Transportation has a project scheduled for construction in 2023 that includes sidewalk along the Route 11 frontage and a signalized crosswalk at the shopping center driveway. The applicant must update their plans to reflect a sidewalk connection to the State's project, and including a pedestrian connection to the building. A Highway Work Permit is needed for any work within the State right-of-way.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-88

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Chapter 155 of the Town of Manlius Code (Zoning) to create a new Section 155-20.1-20.6 that would authorize a Planned Unit Development ("PUD") zoning district in various zoning districts in the town and setting forth rules and regulations for site development in the PUD; and
- WHEREAS, the proposed local law states that when coordinated with the Comprehensive Plan, a PUD can be an effective tool to encourage development in ways that support the community goals and priorities outlined in the Comprehensive Plan, and the law provides a process to allow for the approval of a beneficial development that would not otherwise be possible due to existing zoning laws that regulate permissible uses and bulk requirements; and
- WHEREAS, the law lists several purposes for providing flexibility in the regulation of land use development, including encouraging innovation in land use variety and design, enhancing efficiency in the use of land, encouraging open space preservation, and providing for logical and orderly extensions of infrastructure; and
- WHEREAS, the law states that an applicant that seeks to establish a PUD District Plan must submit a PUD District Plan Application to the Town Board, and the establishment of a PUD District Plan shall require two steps: 1. Approval of the PUD District Plan Application and 2. Enactment of a local law to adopt the provisions of the PUD District Plan, establish the legal boundaries of the district, and to amend the Town Zoning Map; and
- WHEREAS, the law states that after a PUD District Plan has been adopted by the Town Board, the applicant must obtain PUD Site Plan Approval for the project from the Town Planning Board; and
- WHEREAS, the law lists the items that must be submitted as part of an application to establish a PUD District Plan, including a plan description, map, phasing plan, application timeline, real property rights, environmental review, and fee and escrow; and
- WHEREAS, the law states that the following procedural steps shall be required prior to approval: preapplication conference, referrals, public hearing(s), review and comment, Town Board action, and PUD site plan approval; and
- WHEREAS, the law lists several criteria for consideration when reviewing an application to create a PUD District Plan, including whether the proposed plan: will result in

the efficient use of resources and infrastructure, is consistent with the Comprehensive Plan, will negatively impact natural resources, will result in new employment opportunities, will improve the availability of affordable housing, will have a negative impact on existing residential uses, will adequately address issues related to the provision of infrastructure, will result in the loss of prime farmland, and will be consistent with the existing character of the neighborhood; 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 recommends removal of minimum lot size requirements for application of PUD zoning, to increase flexibility and enable efficient site planning in certain instances.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-89

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Cicero Properties, LLC for the property located at 8262 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways; and
- WHEREAS, the applicant is proposing to establish a day care facility / preschool in a vacant commercial space on a 2.35-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located on Brewerton Road on a commercial corridor just south of Route 31; and
- WHEREAS, the Referral Submission Form states that the building was a former church; and
- WHEREAS, the Site Layout Plan dated March 13, 2023 shows the existing building with a proposed 7,740 square foot daycare and 6,840 square foot existing warehouse; the plan shows 101 existing parking spaces; the Environmental Assessment Form (EAF) states that a fenced play area will be incorporated adjacent to the rear of the building; and
- WHEREAS, the plan shows a driveway on Route 11 that appears to be shared with the adjacent parcel to the south; the driveway is labeled Ingress, Egress & Utility Easement and follows the property line with the adjacent parcel and leads to a Town of Cicero Connector Ingress & Egress easement running parallel to Route 81 behind this site on the adjacent parcel;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, the site has existing public water service;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site has existing sanitary sewer service; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control

Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the EAF states that the existing stormwater system is not being changed and no new impervious areas are proposed; and

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-90

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Splash Car Wash 4S-Buckley, LLC for the property located at 7190-7192 Buckley 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 Buckley Road (Route 48), a county highway; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a car wash facility on a 1.40-acre parcel in a Regional Commercial (RC-1) zoning district and Highway Overlay district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-77); the Board recommended modification of a site plan referral (Z-21-217) to make alterations to an existing car wash facility, making recommendations regarding driveways, internal circulation, and buffering adjacent residential properties; in 2011, the Board recommended modification of a special permit referral (Z-11-188) to establish an auto sales business on the subject parcel, citing driveway permit requirements; and
- WHEREAS, the GML Referral Submission Form states that area variances are required to reduce front yard setback from the required 100 feet to 65 feet, front perimeter landscape strip from the required 30 feet to 1 foot, and rear perimeter landscape strip from the required 30 feet to 19 feet; and
- WHEREAS, the site is located along Buckley Road, south of the intersection with West Taft Road, a county road; surrounding land uses consist of medical offices, including the North Medical Center, a town park, commercial uses, and single-family houses; and
- WHEREAS, the special permit application stated that the new car wash facility will include one car wash tunnel, one in-bay automatic tunnel, 17 vacuum stations, drainage/utility improvements, and lighting/landscaping improvements to the site; and
- WHEREAS, the Site Plan dated March 15, 2023, submitted with the special permit referral, shows a proposed 4,790 square foot building, an attached 1,585 square foot building, pay stations, 7 parking spaces in front of the smaller building, and a parking area along the Buckley Road frontage with 12 vacuum parking stalls; the Landscaping Plan dated March 15, 2023 shows proposed landscaping islands and around the building, some proposed trees along the road frontages, and a row of evergreens along each of the eastern and northeastern property lines to buffer the adjacent residential and park properties, respectively; and
- WHEREAS, the plan shows a proposed driveway on Dolshire drive, a town road; no access

is proposed to Buckley Road; and

WHEREAS, the plan shows an open channel center line leading to an infiltration basin on the east side of the site; the Environmental Assessment Form (EAF) states that stormwater will be directed into an onsite stormwater management system (infiltration into groundwater);

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

WHEREAS, the EAF states that total anticipated water usage/demand per day is 7,000 gallons per day; the EAF states that total anticipated liquid waste generation is 4,664 gallons per day, which includes 10% sanitary wastewater and 90% car wash gray water; and

WHEREAS, the site will require new municipal water service;

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

WHEREAS, the submitted project is located within the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the EAF states that the wastewater treatment plant to be used is Oak Orchard; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the EAF states that outdoor lighting will consist of 28 foot light poles throughout the parking area, wall packs at 15 feet along the building, and all lights are to be L.E.D. and full cut-off, dark sky compliant; and

WHEREAS, the EAF states that wetlands or other waterbodies adjoin the site; wetland mapping shows an area of federal wetland on the adjacent park property; the site is located over, or immediately adjoining, a principal aquifer (per EAF); the EAF states that site is located over, or immediately adjoining, a principal aquifer; and

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

1. The Onondaga County Department of Transportation has determined that 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.

2. The applicant must submit a lighting plan 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. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

3. The Onondaga County Department of Transportation has determined that the applicant must coordinate with the Department regarding the installation of sidewalk along the Buckley Road frontage, and the sidewalk must be reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Liberty Restaurants Dev. / Popeye's for the property located at 7379 Oswego 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 Oswego Road (Route 91 / Old Route 57) and Long Branch Road (Route 35), both county highways; and
- WHEREAS, the applicant is requesting a special permit to allow a drive-thru Popeye's Restaurant on the 0.54-acre site of a former bank in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment on an area variance referral (Z-22-343) for the project, citing access requirements and recommending sidewalks and green infrastructure; and
- WHEREAS, the site is comprised of two parcels at the front of the Glenn Crossing shopping plaza, near the busy intersection of Oswego Road and John Glenn Boulevard; the area is a mix of commercial businesses, apartment complexes, and residential neighborhoods; and
- WHEREAS, the proposal is to demolish the existing building and construct a new 2,532 sf Popeye's fast food restaurant; per the local application, the restaurant will run from 10am to 11p seven days a week with 8-10 workers during peak times; and
- WHEREAS, per the Site Plan (2/20/2023) the site will maintain its access from the Glenn Crossing plaza with no curb cuts to Oswego Road; the site has three openings to the plaza's parking lot for the purpose of routing drive-thru traffic around the site without interaction between the drive-thru and the parking lot to be utilized by pedestrians and sit down customers; the entrance to the two-lane drive-thru is the southern entrance to the site from the shopping plaza; the drive-thru will wrap the site, traveling adjacent to Oswego Road before merging into one pick up lane that will exit into the plaza parking lot at the northern end of the site; and
- WHEREAS, a separate center driveway provides access to the parking lot; a sidewalk is shown along the building leading to the entrance; there are no sidewalks or crosswalks leading to the site or along the frontage on Oswego Road; and
- WHEREAS, the site has 18 parking spaces available in the parking lot; a Reciprocal Easement Agreement was provided, detailing additional parking to be available to the applicant in the main parking lot of Glenn Crossing Plaza; the agreement references a site plan that shows approximately 36 parking spaces available to the applicant; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

WHEREAS, minimal additional information is indicated on the site plan, such as landscaping, lighting, and stormwater accommodations; the EAF indicates stormwater will be directed to existing storm drainage in Hiawatha Plaza; and

WHEREAS, per the referral, the site is served by public drinking water provided by the Onondaga County Water Authority; the site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>

WHEREAS, the site may contain Indiana Bat and 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 aerial imagery it appears that there are no wooded areas on the site; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

The applicant must submit a Traffic Impact Study (TIS), lighting plan, and a drainage report to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

2. The Board encourages the Town to require sidewalk infrastructure connections to and along County Route 57, and optimally installation of bus shelter accommodations along the Route 57, to allow for safe access for

pedestrian traffic and transit users, as this area continues to develop.

3. The applicant is encouraged to consider the use of green infrastructure, such as green roofs, tree planting, bioswales or permeable pavement, to further reduce stormwater runoff and improve stormwater quality on such a highly paved site.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Savannah Civil Sitework, LLC for the property located at 6054 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), a county highway; and
- WHEREAS, the applicant is proposing construction of a 6,000 sf building and gravel drive to an existing site used as a construction office/storage yard on a proposed 3.10-acre portion of a 5.15-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-23-12) for this project; and
- WHEREAS, the Board recommended no position with comment on a zone change referral (Z-15-372) from General Commercial to General Commercial Plus, commenting that the plan for the next development phase should include no additional access to East Taft Road and the applicant should obtain permits or approvals from the Onondaga County Department of Transportation, OCWA, and the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the site is located just northeast of the airport on a primarily commercial/industrial corridor with some residential development on the north side of East Taft Road; and
- WHEREAS, the Preliminary/Final Plan dated December 20, 2022 shows proposed Lot 1 (2.05 acres) with a soil pile toward the rear (south) of the lot and proposed Lot 2 (3.10 acres) with a frame house, gravel areas, and soil pile; the plan shows easements for People of the State of New York (for drainage system), Niagara Mohawk, and New York Telephone Company running along the East Taft Road frontage of both proposed lots; and
- WHEREAS, the Site Plan Proposed Features updated December 20, 2022 shows a proposed 6,700 square foot building on the rear of proposed Lot 2 and the existing frame house at the north side of the lot would remain as offices; the plan shows 7 parking spaces in one of the gravel areas and four spaces off the gravel drive near the proposed building; and
- WHEREAS, the plan shows that both proposed lots have frontage on East Taft Road with an existing gravel drive on proposed Lot 2; the plan states that the existing gravel drive would be widened to 22 feet and the existing 16.5 foot drop curb would go to 32 feet with a 4.5 foot taper on each side;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road must meet Department requirements, and any proposed work within the county right-of-way is

subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form states that 0.9 acres of the 3.10 acre site would be physically disturbed; it is unclear how drainage would be managed onsite; and

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

WHEREAS, the site will require new public water service;

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

WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

1. The applicant is required to coordinate East Taft 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.
2. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 05, 2023

OCPB Case # Z-23-93

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Village of Fayetteville Village Board at the request of Village of Fayetteville for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the applicant is proposing to adopt a new Village of Fayetteville Comprehensive Plan; and
- WHEREAS, per the referral materials, Fayetteville's previous comprehensive plan was prepared in 2008 and revised in 2014; the plan notes complementary planning efforts since the 2014 update, including the creation of a Village Climate Action Plan (2014), Village Parks Master Plan (2018), and a Reconnaissance-Level Historic Resources Survey (2018); these plans have been considered in this plan update; and
- WHEREAS, the planning process was led by an appointed Steering Committee, and community engagement included a community questionnaire and survey, website and social media, and multiple public workshops and hearings; and
- WHEREAS, the updated plan was intended to reflect demographic and land use changes occurring in the Village and a modernization of the document itself; and
- WHEREAS, the plan document consists of seven sections followed by appendices; sections include an Introduction, Brief History and Regional Context, Fayetteville Today, The Vision, Goals and Strategies, Future Land Use Plan and Implementation; and
- WHEREAS, a brief summary of changes on the horizon includes the following: 1) shifting demographics within the village, particularly with regard to age; 2) increasingly complex development reviews due to the cumulative impact of surrounding land uses on traffic within the village; 3) growing interest in community mobility including bicycle and pedestrian safety and connectivity; 4) renewed interest in mixed-use and/or residential development sites along East Genesee Street and Brooklea Drive; 5) changes to stormwater and wastewater management procedures within the Meadowbrook sewershed; and 6) community efforts to address climate change, resiliency, and sustainability; and that "These shifts may have significant practical impacts on village services in the future, therefore a number of new recommendations have been added to reflect municipal actions that may be appropriate in anticipating and reacting to those
- WHEREAS, the plan sets forth a vision for the Village which reads "The Village of Fayetteville is committed to fostering community relationships, embracing a diverse and multi-generational society, protecting our natural resources, enhancing mobility and connectivity, and celebrating our local and regional

heritage. We support growth and economic development that aligns with the historic character of the village, enhances sustainability and resiliency, and promotes a strong sense of place for all who live, work, and recreate here."; and

WHEREAS, planning goals are also identified, which include preserving the small village character and mix of uses, celebration of natural and cultural resources, enhance safety and efficiency and multi-mobility, preserve existing neighborhoods and provide a variety of quality housing opportunities, maintain community facilities, build stronger and more resilient infrastructure, and to promote business development compatible with the character of the village; and

WHEREAS, for each goal, a number of strategies, as well as an implementation matrix, have been identified to direct actions toward accomplishing each of the seven goals; and

WHEREAS, the plan also sets forth a future land use map, goal and strategies, which intends to "Maintain the character of the Village's historic district and residential neighborhoods while accommodating mixed-use development and regional services in the Village's commercial areas."; and

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

The Board commends the Village of Fayetteville for its well-considered update to the comprehensive plan.

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Office of the Zoning Administrator
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 3/29/2023
RE: Administrative Review – Nelson Street Subdivision
RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-23-11
REFERRING BOARD: OFFICE OF THE ZONING ADMINISTRATOR
DATE RECEIVED: MARCH 23, 2023
TYPE OF ACTION: SUBDIVISION
APPLICANT: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION
LOCATION: 123 & 125 NELSON STREET
WITHIN 500' OF: HARBOR BROOK DRAINAGE CANAL
TAX ID(s): 099.-02-36.0 and 099.-02-37.0

Project Summary:

The applicant is proposing to combine a 0.09-acre vacant parcel with a 0.13-acre parcel containing a single-family home in an RB zoning district. The new 0.22-acre lot will have 74' of frontage on Nelson Street. The site is in a residential neighborhood on the west side of Syracuse and lies close to the Rosamond Gifford Zoo, PSLA @ Fowler High School, and the commercial/industrial businesses that lay between West Fayette Street and Erie Boulevard West. The site is approximately 500' from the Harbor Brook drainage channel.

Advisory Note(s):

Click here to enter text.

Recommendation: Click here to enter text.

Modification(s):

Click here to enter text.

Comment(s):

[Click here to enter text.](#)



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Village of Jordan Zoning Board

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

DATE: 3/29/2023

RE: Administrative Review – Jacqueline Caster, Special Permit

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-23-74

REFERRING BOARD: VILLAGE OF JORDAN ZONING BOARD

DATE RECEIVED: MARCH 21, 2023

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: JACQUELINE CASTER

LOCATION: 16 SOUTH MAIN STREET, JORDAN

WITHIN 500' OF: SOUTH MAIN STREET/ELBRIDGE STREET (NYS ROUTE 317)

TAX ID(s): 007.-06-08.0

Project Summary:

The applicant is proposing to convert half of the second-floor space of an existing building into a 1-bedroom apartment on a 0.23-acre parcel in a “Village Center” zoning district. The existing building has frontage on both Lawrence Street and South Main Street with storefronts facing Main Street. The existing commercial spaces on the ground floor will remain. The local application states that converting half of the second floor into an apartment is “Phase I” with a “Phase II similar” to follow; presumably Phase II will be creating a second apartment in the remaining space. Changes are limited to the interior of the building.

The building is located in the Jordan-Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

Advisory Note(s):

Click here to enter text.

Recommendation: NO POSITION

Modification(s):

[Click here to enter text.](#)

Comment(s):

[Click here to enter text.](#)



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Elbridge Planning Board
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 3/29/2023
RE: Administrative Review – Dimitri’s Pizzeria
RECOMMENDATION: NO POSITION WITH COMMENT

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

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

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

CASE NUMBER: Z-23-86
REFERRING BOARD: TOWN OF ELBRIDGE PLANNING BOARD
DATE RECEIVED: MARCH 23, 2023
TYPE OF ACTION: SITE PLAN
APPLICANT: ANTHONY DEMARCO
LOCATION: 1124 NYS ROUTE 5, ELBRIDGE
WITHIN 500’ OF: NYS ROUTE 5 AND A FARM OPERATION IN AN AGRICULTURAL DISTRICT
TAX ID(s): 041.-03-38.0
RELATED CASES:

Project Summary:

The applicant is proposing to open a pizzeria in an existing building on a 2.48-acre lot in a Business District (B-1). The site has a single-story building (formerly a car parts store), garage, and gravel parking lot in the front of the lot with a wooded area in the rear. The site has 200’ of frontage on the south side of NYS Route 5 in the Town of Elbridge, approximately 1/4 mile east the Village of Elbridge. The site is located near properties enrolled in NYS Agricultural District 3, including two parcels immediately behind the site that are protected farmland via state conservation easements. Per the local application, the applicant will complete interior renovations, install a lawn at the front of the building, construct a dumpster enclosure, and pave and stripe a 24-spot parking lot.

Recommendation: NO POSITION WITH COMMENT

Comment(s):

The Town is encouraged to require or partner with the applicant on provision of sidewalk infrastructure along the entirety of the frontage on NYS Route 5.

REZONE SYRACUSE

A Citywide Zoning Update



Onondaga County Planning Board

APRIL 5, 2023



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ReZone Syracuse Overview

ReZone Syracuse includes two documents:

1. ReZone Syracuse Zoning Ordinance
2. ReZone Syracuse Zoning Map

All project documents are posted on project website:

<https://www.syr.gov/Initiatives/Planning/ReZone-Syracuse>

What is ReZone Syracuse?

The ReZone Syracuse project will revise the City's Zoning Ordinance and Map. The last comprehensive update was *July 1967*.

The five overarching project **goals**:

1. Create a user-friendly ordinance
2. Update the zoning districts
3. Modernize the land uses
4. Introduce uniform standards to improve the quality of development
5. Streamline the development review procedures.

New Land Uses

Row Homes <http://hunttsrow.com/>



Back Yard Hens (ADAMKAZ/GETTY IMAGES)



Neighborhood Coffee Shop (Recess Coffee – Tipp Hill)



Accessory Dwelling Units <https://accessorydwellings.org/>

Design Standards - Example

New Standards will address issues:

- Reduce sign clutter
- Provide transparency into store
- Include landscaping
- Install bike facilities
- Improve exterior lighting
- Provide trash enclosures



Google Earth – South Geddes Street

Project Timeline

- ✓ **Project Outline**
- ✓ **Modules 1–3 (Content Development)**
- ✓ **Consolidated Draft #1**
- ✓ **Adoption Draft #2**
- ✓ **Final Draft #3**
- ✓ **NYS SEQR review (FGEIS)**
- ✓ **Review and Adoption Process w/ CPC, OCPB, and Common Council**

Summer
2016

Public input

2016/2017

Public input

Mar. 2018

Public input

May 2019

Public input

Dec. 2019

Public input

2020-2022

Public input

2023

Public input

Public Meeting Summary

The ReZone project team has held dozens of community engagement meetings and discussions.

Over 95 Public Meetings, including:

All TNT sectors, all Council districts, approximately 10 schools, 8 community centers, 5 libraries, 5 churches, among many other public meeting places

Over 55 Stakeholder meetings, including:

Neighborhood organizations, elected officials, realtors, non-profit groups, business organizations, disability advocates, developers, architects, engineers, transportation organizations, public health advocates, and County and NYS representatives, among others.



ReZone Public Meeting - PSLA Fowler

ReZone Map

Final Draft Zoning Map – March 2023

Between Map #1 and Final Draft Map:

- approximately 3650 parcels were revised or 9% of City parcels
- Map Changes were driven by:
 - Neighborhood meetings
 - Stakeholder input
 - Research



Administrative Manual



Onsite Public notice signage example

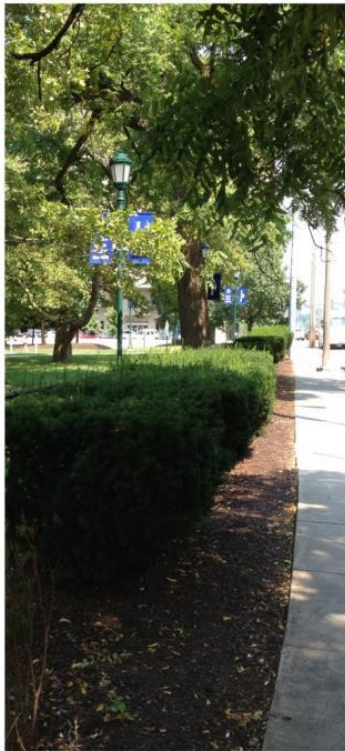
- **A User's guide to help applicants navigate ReZone regulations:**
 - Summary of public review and engagement opportunities
 - Board information
 - Income requirements and procedures for Affordable housing
 - Public notification requirements
 - SEQR information and links
 - All zoning applications and fees

REZONE SYRACUSE

A Citywide Zoning Update



Thank You



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