



Onondaga County Planning Board

April 08, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli - via teleconference
James Corbett - via teleconference
Michael LaFlair - via teleconference
Marty Masterpole - via teleconference
David Skeval - via teleconference
Marty Voss - via teleconference

STAFF PRESENT

Dan Kwasnowski - via teleconference
Megan Costa - via teleconference
Allison Bodine - via teleconference
Robin Coon - via teleconference

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 08, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from March 18, 2020 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - abstain; Marty Masterpole - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-14	TDewPB	<i>No Position With Comment</i>	Z-20-107	TManPB	<i>Modification</i>
Z-20-108	TClaPB	<i>Modification</i>	Z-20-109	TDewPB	<i>Modification</i>
Z-20-110	TDewPB	<i>No Position With Comment</i>	Z-20-111	CSyrPB	<i>Modification</i>
Z-20-112	TCicPB	<i>Modification</i>	Z-20-113	TCicTB	<i>No Position With Comment</i>
Z-20-114	CSyrPB	<i>No Position With Comment</i>	Z-20-115	TSalZBA	<i>No Position With Comment</i>
Z-20-116	TClaPB	<i>Modification</i>	Z-20-117	CSyrZA	<i>Approval</i>
Z-20-118	TSalZBA	<i>No Position With Comment</i>	Z-20-119	TDewPB	<i>Modification</i>



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # S-20-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Byron DeLuke, Montante Construction for the property located at 6834 Kirkville 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 Interstate Route 481, a state highway, and Kirkville Road (Route 53), a county road; and
- WHEREAS, the applicant is proposing to subdivide six parcels totaling 71.31 acres into two new lots, Lot 1 (32.03 acres) and Lot 2 (42.31 acres), in Hi-Tech and Transportation and Distribution Node Overlay zoning districts as part of a proposed warehouse project; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-20-9) associated with the proposed warehouse project, advising the Town to ensure pertinent questions involving access, traffic and stormwater impacts, wastewater accommodations, and impacts to wetlands and critical drinking water infrastructure on-site were resolved before approving the project; per a conversation with the Town, the site plan application is still under review; the Board has reviewed a number of past referrals involving the subject site, including concurrent local law referrals (Z-19-286, Z-19-287) in 2019 to add a "Transportation and Distribution Node Overlay District" to the Town zoning code and apply the new district to 6 parcels totaling 70.45 acres, including the subject parcels, which were both adopted; the Town was advised to consider potential transportation impacts of allowing transportation-intensive uses in this area as part of SEQR, prior to applying the proposed overlay district to individual parcels; previously, the landowner of the 6 parcels was granted subdivision, SEQR and DEC approvals in the 1980s related to development of a business park, which was not ultimately built; in 2015, the applicant sought site plan approval (Z-15-391) for a 37-acre grading and filling project, including filling large wetlands, based on its 1985 DEC permit; in 2016, the applicant sought subdivision approval (S-16-56) to combine six lots under common ownership, however it does not appear the subdivision was completed; and
- WHEREAS, the six subject parcels, all under common ownership, are located on vacant, wooded and cleared land at the southeast corner of Kirkville Road, a county road, and I-481; the site abuts two parcels to the south, which are owned by the Central New York Land Trust; the submitted subdivision plan dated July 7, 2016 (updated March 20, 2020) shows the proposed subdivision will combine the western half of the site into Lot No. 1 (32.03 acres) and combine the eastern half of the site into Lot No. 2 (42.31 acres); the proposed warehouse facility reviewed by the County Planning Board in the site plan

referral (Z-20-9) will be constructed on Lot No. 2; and

WHEREAS, the referral materials include a Long Environmental Assessment Form (EAF) dated March 18, 2020 and SEQR support documents, consisting of a site location map, concept plan, site due diligence report book, NRCS soil survey report, FEMA flood insurance rate map, NYSDEC and IPaC results for listed species, visual renderings analysis, transportation impact study, and SEQR project scope confirmation letter; per the Project Description in the SEQR Support Documentation, the proposed facility will process normal household goods on site, and sort packages for outbound routes to enable last mile delivery to customers in the Syracuse area; construction is expected to begin in the second quarter of 2020 and substantial completion is expected in the second quarter of 2021; a letter included in the referral materials from the developer to the commissioners for the Onondaga County Departments of Transportation (OCDOT) and Water Environment Protection (WEP), dated March 20, 2020, indicates that the revised EAF has been submitted to both Departments for review under SEQR; and

WHEREAS, the submitted Overall Site Plan dated February 26, 2020 shows the proposed warehouse (112,518 sf) surrounded on all sides by asphalt, with parking at the front and east side, a covered rack staging area for vehicle loading on the west side, and truck loading area at the rear of the building; another large parking area is shown at the rear of the truck loading area; the submitted SEQR Support Documentation indicates the building will include warehouse and office space and there will be approximately 920 parking spaces on site; given the parking requirements noted in the Overall Site Plan, the facility will presumably have 194 employees; per the Central New York Regional Transportation Authority (CENTRO), there is public transit service west of the I-481 ramps and more than half a mile from the site; per the EAF, 20 acres of impervious surface will be created; and

WHEREAS, per the Overall Site Plan, there are two proposed driveways onto Kirkville Road, a decrease from the three driveways proposed previously; the western driveway will have full access with dual exit lanes and occur across the road from Roberts Street, a local road that serves several residential lots to the north; the eastern driveway will have full access and serve the front and side parking lots; per the EAF, the projected number of truck trips per day will be 30 semi trailers and a proposed traffic signal is intended for the driveway across Roberts Street; a Traffic Impact Study dated March 2020 was included with the referral materials and includes a traffic signal warrant analysis; the Traffic Impact Study notes that Lot No. 1 is vacant and, if developed, will share a driveway with the proposed warehouse/distribution center; the Traffic Impact Study analyzes trips generated by the warehouse distribution facility, and a full future build that includes the adjacent parcel, though it is noted that Lot No. 1 does not currently have any prospective tenants or land uses; per the NYS Department of Transportation, the proposed driveway and traffic signal are less than 500' from the ramp system for I-481, which may have potential traffic impacts;

ADVISORY NOTE: the proposed driveways onto Kirkville Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; per the NYS Department of Transportation (NYSDOT), potential traffic impacts to I-481 must be reviewed by the Department prior to site plan approval; any off-site mitigations, such as widening Kirkville Road, or utility work that results in work in the state right-of-way will be subject to a highway work permit

and/or utility permit from the NYSDOT; and

WHEREAS, the EAF indicates overhead lighting will be installed throughout parking areas and wall-mounted light fixtures will be installed on the exterior of the structure, with all lights directed downward toward the ground; the proposed facility will operate 24 hours a day, 7 days a week; the referral materials include a Site Photometric Plan dated December 18, 2019; and

WHEREAS, per the EAF, 29 acres of the site will be disturbed by the proposed project, and the project will provide for stormwater management by “On site stormwater management system designed in compliance with NYSDEC Stormwater Management Design manual,” which presumably refers to the MS4 General Permit and associated guidance documents and requirements; the proposed on-site stormwater management system is shown in the Overall Site Plan to include multiple, narrow bio-retention areas, which generally run parallel to parking lot boundaries or are located within the parking areas, and several moderate-sized bioretention ponds; per the EAF, the stormwater system will discharge to Butternut Creek; no additional information regarding stormwater management was included in the referral, specifically no other stormwater facilities are shown in the plans and discharge to Butternut Creek is not defined further; the submitted Geotechnical Engineering Report dated November 27, 2019 notes that the site has up to 8 feet of uncontrolled fill and the average depth to the water table ranges from 2.5 to 6 feet; per the EAF, the average depth to bedrock on the site is 65 feet;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; streams protected by the NYS Department of Environmental Conservation (DEC) are subject to the provisions of the Department's Protection of Waters Program, which may require a permit for discharge to Butternut Creek; and

WHEREAS, the site has access to public drinking water services provided by the Town of DeWitt; per the EAF, a new connection to the municipal drinking water service is proposed, with anticipated water demand being 12,000 gallons per day; the Overall Site Plan shows a 99' wide easement to the Onondaga County Water District running north-south through the site with some proposed parking and bio-retention areas occurring within the easement; per the Onondaga County Water Authority (OCWA), there is a 42" transmission main and a large service connection to the Town of DeWitt's meter pit located within the easement, both owned by OCWA, which feed the entire eastern portion of OCWA's distribution area, including DeWitt's water distribution system; aerial imagery shows an existing gravel driveway onto Kirkville Road that appears to serve OCWA's service connection and the Town's meter pit;

ADVISORY NOTE: per OCWA, water may not be stored or impounded within the right-of-way/easement, e.g., bio-retention, access to the meter pit and service connection must be kept clear and accessible throughout site development and construction, and additional protections for the transmission main may be required during site development and construction; any work within the Onondaga County Water District right-of-way/easement is subject to issuance of a permit from OCWA; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; per the

EAF, expansion of the sewer district will be required to allow for the proposed action to connect to existing wastewater infrastructure and ultimately the Metropolitan Wastewater Treatment Plant; any extension of the Sanitary District must be approved by the Onondaga County Legislature; anticipated liquid waste generation is 12,000 gallons per day; per the EAF, some existing sewer infrastructure is in place from a previous project, but it was never accepted by the municipality and so the location and condition of any existing infrastructure needs to be verified; per the letter from the developer to the OCDOT and WEP commissioners, dated March 20, 2020, the developer has filed a request with WEP to extend the existing County Sanitary District boundary to include the site; and

WHEREAS, GIS mapping shows the site has a number of environmental constraints, with Butternut Creek occurring on parcels to the south and east and crossing the northeastern corner of the site and areas of potential state and/or federal wetlands that generally occur around the perimeter of the site; the Overall Site Plan shows “wetlands delineated and located by CC Environment and Planning on October 17, 2019” and “wetlands delineated by Terrestrial Environmental Specialists, Inc. on October 10 & 11, 2012 modified November 16-27, 2012” at the southeast corner of the site and along the eastern boundary; a 100’ wetland buffer is also shown; all proposed development appears to be outside the delineated wetland areas, though it does encroach into the buffer; the EAF indicates the construction of parking areas will result in permanent impacts within the buffer zones of NYSDEC wetlands and adjacent area; per the EAF, “wetland impacts were previously permitted and mitigated for”; a new permit review is required but mitigation has already been completed; per the submitted Wetland Delineation Update dated January 2020, three previously identified wetland areas were updated and are noted to be federally regulated; an updated jurisdictional determination will be required and should be submitted to the NYS Department of Environmental Conservation and US Army Corps of Engineers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that south and east portions of the site are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; the proposed building appears to be located entirely outside of the floodplain and floodway; significant portions of the proposed parking areas appear to encroach into floodplain 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 site may contain the Indiana Bat or Northern Long-eared Bat, or their associated habitats, which have been listed by the state or federal government as 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

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 advises the Town to hold a cross-access easement to ensure access to proposed Lot No. 1 given limited frontage and future access. All deeded access should be shown on the filed subdivision plans.

The following comments are reiterated as site plan review of the project continues:

1. The applicant must continue to coordinate Kirkville Road access plans with the Onondaga County Department of Transportation. Additionally, the applicant must ensure the Traffic Impact Study (TIS) for full build out meets the requirements of both the Onondaga County and New York State Departments 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.
2. To further meet the requirements of the Onondaga County and New York State Departments of Transportation, the applicant must submit copies of the Stormwater Pollution Prevention Plan and lighting plan to each Department for review. 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.
3. The applicant must consult with the NYS Department of Environmental Conservation to determine, in writing, if an MS4 General Permit or an individual SPDES permit is required to manage stormwater on this site. The Town must ensure the appropriate permits, including any permits required under the DEC Protection of Waters Program, are obtained as necessary prior to, or as a condition of, municipal approval of the project.
4. A formal Sanitary District extension will be required from the Onondaga County Legislature to accept wastewater flow from any project proposing to connect to the county wastewater system. The developer or Town would also be responsible for certifying that any existing wastewater infrastructure and construction and ownership of any additional infrastructure necessary to connect to the county wastewater system, meet specifications required by the Onondaga County Health Department. The Town and applicant are advised to contact the Onondaga County Department of Water Environment Protection for assistance.
5. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval of the project.
6. Per the Onondaga County Water Authority (OCWA), there is critical drinking water infrastructure within the Onondaga County Water District easement on

the site. As such, the applicant must continue to coordinate with OCWA regarding any work that may occur within the easement or impact this infrastructure. The Town must ensure all permits or approvals are obtained from OCWA prior to, or as a condition of, municipal approval of the project.

7. The Board encourages the Town to ensure that the project does not unintentionally impact downstream flow and related floodplain lands and stormwater infrastructure associated with Butternut Creek.

8. The Board encourages the applicant and Town to explore the use of green infrastructure, minimization of impervious surfaces, and/or use of natural landscape buffering of the waterway to the extent practicable, to aid water quality and stormwater management.

9. The Town is advised to work in collaboration with the local fire service provider to ensure the proposed project meets any necessary requirements for fire suppression and access.

10. The Board encourages the Town and applicant to continue to explore ways to reduce encroachment into floodplain and wetland buffer areas.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-107

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Taft Solar, LLC for the property located at East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 18), a county highway, and the municipal boundaries between the Towns of Manlius, Cicero and DeWitt; and
- WHEREAS, the applicant is proposing construction of a 3.45 MW-AC solar farm on 17.3 acres of a 37.682-acre parcel in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, the Board recently reviewed a special permit referral (Z-20-86) associated with the proposed project; and
- WHEREAS, the site is located in a rural area east of I-481 with surrounding residential land uses and large tracts of agricultural lands and wooded areas; aerial imagery shows the site has frontage on East Taft Road, a county road that also marks the boundary between the Towns of Manlius, DeWitt, and Cicero in this location, and contains vacant, undeveloped land; per aerial imagery, there are existing transmission towers and overhead utility lines along the western lot line, which are served by an existing gravel access road onto East Taft Road; per the local application, the site will be purchased by the applicant subject to approvals for the project; and
- WHEREAS, the submitted application and plan indicate the solar farm will include installation of 263 solar tables with a total of 13,522 solar panels, each standing 9' in height, with portions of the solar arrays occurring on either side of a drainage channel on the southern half of the site; the solar arrays will be enclosed by a 6' high chain link fence with 3 strands of barbed wire affixed to the top; there will be two new equipment pads within the fence enclosure, each containing an inverter and battery storage; the plan shows a row of new landscaping at the front of the site to screen the view from East Taft Road; and
- WHEREAS, per the plan, the solar farm will be served by a new 12' wide gravel access roadway onto East Taft Road; the proposed road requires two new SICPP culverts, one 18" at the front of the site and one 24" to cross the drainage channel;
- ADVISORY NOTES: the proposed driveway onto East Taft Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways on a County road must meet Department requirements; and
- WHEREAS, the project is intended for Community Solar purposes and the plan shows proposed utility poles and overhead electrical wiring at the front of the site to

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

E-mail Address: countyplanning@ongov.net

connect the solar farm to the existing utility grid; the submitted Letter of Intent dated February 6, 2020 indicates the application for interconnection to the utility grid will be submitted with formal plans; per the submitted Environmental Assessment Form (EAF) dated February 6, 2020, the applicant is seeking a PILOT agreement with the Onondaga County Industrial Development Agency (OCIDA) for the project; and

WHEREAS, per the EAF, 0.8 acres of the site will be disturbed by the proposed project; the EAF notes that maximum depth of ground disturbance will not exceed 4 feet and the helix screws (or H-piles) of the solar tables will be installed at a depth of approximately 8-10 feet;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

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

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

WHEREAS, the EAF notes that NYSDEC Spill #0702926 is identified in the area under the power lines located on the northern portion of the site; the NYSDEC Spill listing identifies this as a hydraulic oil spill to the soil, which occurred in 2007 and has since been closed; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the referral materials includes a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP), dated February 5, 2020, that indicates the office reviewed the project and determined that no properties, including archaeological and/or historic resources, will be impacted by the project; and

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

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

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

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

The Board also offers the following comments:

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of William A. Raineri / The Zen School for the property located at 7916 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to establish the Zen School, a meditation instructional facility, in an existing vacant building on a 0.344-acre parcel in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding commercial and residential land uses; there appears to be several residential dwellings that have been converted to office and/or commercial uses in this area; and
- WHEREAS, aerial imagery and the submitted Site Plan – Existing Features dated February 6, 2020 show the site contains an existing two-story building, a house converted into an office, with a wood deck, wood ramp and a paved parking area occurring at the rear of the building; there is an existing driveway onto Oswego Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and
- WHEREAS, per the local application, the new use, the Zen School, will occupy the existing building on the site; per the plans, hours of operation will be Monday through Sunday 7am to 10am and 5pm to 9pm; there will be a maximum of 2 employees on-site at a given time; the plan shows parking lot striping in the parking area, which delineates 12 parking spaces on-site; it is not clear if the parking lot striping will be completed as part of the proposed project; and
- WHEREAS, the plans show a proposed 5' x 3' sign will be mounted to the existing sign frame and posts, which are located in a landscape bed at the front of the site;
ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government

as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

The 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.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-109

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Richard C. Ruggaber for the property located at 6641 Commerce Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 13), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing construction of a parking lot with associated site improvements on a 3.33-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2019, the Board offered no position for a site plan referral (Z-19-271) to expand the loading dock area and driveway for one of the existing tenant spaces in the subject building; and
- WHEREAS, the site is located north of Carrier Circle and the NYS Thruway with surrounding land uses along the Thruway being a mix of distribution facilities, hotels, commercial uses, and office parks; and
- WHEREAS, aerial imagery and the submitted survey map show the site has frontage on Commerce Boulevard, a local road, and contains a large one-story building, asphalt at the front and side of the building, and a gravel area to the rear; there are 8 existing driveways onto Commerce Boulevard; and
- WHEREAS, the submitted Overall Site Plan dated March 13, 2020 shows the building has three tenant spaces, Existing Tenant A to the west, New Tenant B to the east, and Future Tenant C in the middle of the building; per the local application, the proposed project includes interior renovations of a 20,000-square foot space for New Tenant B, Brinks Facility; the new tenant will include a storage/warehouse/office use; and
- WHEREAS, per the Overall Site Plan, each tenant space has, or will have, its own loading dock area on the south side of the building; a new loading dock is shown for New Tenant B, to be completed as part of the proposed project; additional site improvements include a new paved parking lot (51 spaces) on the eastern portion of the site, which is currently gravel; the parking area will be enclosed by a 10' high chain link fence with barbed wire; there will be a new concrete dumpster pad and landscape islands in the enclosure; a second enclosed area with gated access is shown adjacent to the building, which appears to have 6 loading areas; and
- WHEREAS, per the Overall Site Plan, 7 new trees will be planted along Commerce Boulevard in front of the new parking area; the referral includes a site photometric plan, which shows proposed lighting to include 3 wall-mounted light fixtures on the east side of the building and 4 pole-mounted fixtures on 16' tall poles in the new parking area; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 16, 2020, 1.4 acres of the site will be disturbed by the proposed project and stormwater will go to an existing drop inlet; no additional runoff will be added to the system; the Overall Site Plan shows two proposed stormwater ponds at the front of the new parking area; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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

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

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

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

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

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734129) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is also located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

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

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

2. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the

amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

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

4. 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. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for Department 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 motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Richard C. Ruggaber (Pemco) for the property located at 6712 Brooklawn Parkway; 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 Thompson Road (Route 13), a county highway; and
- WHEREAS, the applicant is proposing minor building renovations and associated site improvements on a 4.8-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the site is located in a largely industrial area along the New York State Thruway; land uses in the immediate area include the recently constructed Feldmeier Equipment manufacturing facility and several office buildings; and
- WHEREAS, the submitted survey map dated January 6, 2020 shows the site has frontage on Brooklawn Parkway, a local road, and contains a two-story, multi-tenant office building, the Brooklawn Corporate Center, and a large asphalt parking lot at the front, rear, and north sides of the building; there are two existing driveways onto Brooklawn Parkway; aerial imagery shows an existing concrete sidewalk along the road front, which ends at the westerly driveway; and
- WHEREAS, the submitted Overall Site Plan dated March 13, 2020 shows proposed building improvements will include renovations to the front and rear building entrances, including a small addition for the front entry with space for a new vestibule and upper and lower lobbies; the submitted elevation drawings show the new façade at the entries will be a combination of aluminum and glass storefronts and Nichiha illumination panels with aluminum coping and synthetic wood panel soffits; the elevation drawings show concrete retaining walls will be installed as part of the first floor of the front entry addition; and
- WHEREAS, the submitted site plans show additional site improvements to include new concrete sidewalks at both building entries and a bike rack at the rear of the building; parking at the rear of the building will be modified to add 4 new handicap parking spaces; the submitted Planting Plan shows new landscaping at the northeast corner of the building; and
- WHEREAS, the elevation drawings show proposed signage to include two wall-mounted signs, one at each entry; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 11, 2020, 0.27 acres of the site will be disturbed by the proposed project and stormwater will go to an existing drop inlet; no additional runoff will be added to the system; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734129, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant is encouraged to extend the sidewalk from the front building entry to the existing sidewalk at the frontage of the site.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-111

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of May Memorial Unitarian Universalist Society for the property located at 3800-3862 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting an area variance to establish an accessory parking area in the front yard of a 3.9-acre parcel in a Residential, Class A-1 zoning district; and
- WHEREAS, in 2019, the Board offered no position for a final subdivision referral (S-19-28) that combined three parcels into the subject parcel; and
- WHEREAS, the site is located along a City-owned portion of East Genesee Street in the City's Eastside neighborhood; surrounding land uses include mostly residential neighborhoods and several medical offices and religious institutions; and
- WHEREAS, the submitted Final Plan dated March 22, 2019 shows the site has additional frontage on DeWitt Road, a local road, and contains an existing building, the May Memorial Unitarian Universalist Society, and a gravel parking lot on the east side of the building; there is an existing u-shaped driveway with two access points on East Genesee Street for drop-offs at the front of the building and a third driveway that also serves the parking area; aerial imagery shows the remainder of the site to be lawn and landscaped areas; and
- WHEREAS, per the Final Plan, Meadow Brook runs along the rear of the site on an adjacent, County-owned parcel; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southern side of the site is located within the 100-year floodplain associated with Meadow Brook, which may require elevation of structures and other mitigation; the area within the floodplain appears to include mostly lawn areas and some existing playground structures; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the submitted Site Plan dated February 7, 2020 shows the accessory parking area will replace the existing gravel parking on the east side of the site; this area will be paved with asphalt and provide 95 parking spaces; a portion of the parking area will use porous pavement; per the Site Plan, the new parking area includes curbed landscape islands planted with 6 new trees, a concrete

sidewalk connecting to the existing sidewalk and ultimately the front entrance to the building, and a new trash enclosure; and

WHEREAS, per the Site Plan, the parking area will continue to have access via the two driveways at the front of the building; the third driveway will be replaced by a full access, asphalt driveway; the Site Plan shows a connection to the adjacent parcel to east, which contains a medical office and would allow for additional access to East Genesee Street through the adjacent parcel; and

WHEREAS, per the local application, hours of operation are primarily Sundays from 9am to 1:30pm; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 18, 2020, 1.03 acres of the site will be disturbed by the proposed project; stormwater is currently collected by two existing drywells that discharge to Meadow Brook; per the EAF, porous pavement will be used to reduce runoff and perforated piping and an additional drywell will be placed beneath the porous pavement; the new drywell will connect to the existing drainage system; 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 served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Single-Family Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; and

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

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

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

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

municipal approval.

The Board also offers the following comment:

The applicant is encouraged to provide additional landscaping, such as a low hedge, to further screen front yard parking. The applicant is encouraged to consult the ReZone Syracuse project as it includes design standards that specifically address parking.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-112

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Barone Gardens Properties, LLC for the property located at 6200 & 6214 South Bay Road and 8108 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 208) and Thompson Road (Route 14), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a 25,000 sf gravel parking lot expansion for an existing garden center located on three lots totaling 20.39 acres in an Agricultural zoning district; and
- WHEREAS, the site is located at the intersection of South Bay Road and Thompson Road, both county roads, in a residential community with a mix of commercial and industrial uses along South Bay Road; the site is northeast of Gillette Road Middle School; the two northernmost parcels of the site are enrolled in NYS Agricultural District 3; adjacent lands to the east are also enrolled in the Agricultural District and appear to contain wooded and wetland areas; and
- WHEREAS, aerial imagery and the submitted Existing Site & Demo Plan dated March 2020 show the site contains an existing one-story house and an existing two-story commercial building situated along the South Bay Road frontage with a number of greenhouse structures at the rear of these buildings; the commercial building and greenhouses are part of the existing garden center, Barone Gardens; the owners also recently opened Hot House Brewing, with a bar, tasting room, outdoor seating and food service in the main building, in addition to the garden center; the parking lot has been previously expanded since the brewery opened; and
- WHEREAS, per the Existing Site & Demo Plan, the house and rear greenhouse structures are served by two existing gravel driveways onto South Bay Road; there is an asphalt parking lot (31 spaces) and a gravel parking area at the front and south side of the commercial building, which are served by a third driveway on South Bay Road; the third driveway appears to be paved;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements; and
- WHEREAS, the submitted Site Plan shows the proposed parking lot expansion will extend the existing parking area south, into a portion of land that was recently cleared of its overgrown vegetation; an outside table area expansion is shown to replace some of the existing asphalt parking area; the new parking will occur around a proposed green space/game area; the expanded outside table area and green space will be enclosed by a new split rail fence; per the local

application, the gravel area for the parking lot expansion will be roughly 25,000 sf and total parking available on the site will be 100 spaces, an increase of 50 spaces from existing parking; there are a maximum of 8 employees on site at a given time; and

WHEREAS, the Site Plan notes that current capacities consist of 8 seats for the existing bistro, 18 seats for the existing tasting room, 40 seats for the existing farm market (with additional seating), and 30,000 sf of greenhouse space for seasonal retail; it is not clear how capacity will change following the proposed project, particularly given the outdoor table area expansion and green space/game area; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 8, 2020, 0.9 acres of the site will be disturbed by the proposed project; the submitted Grading, Drainage & ESC Plan shows two proposed stormwater areas, one on the south side of the parking expansion and one at the rear; no additional information regarding stormwater management was provided; ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northeastern corner of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the floodplain area is associated with Mud Creek, which crosses a wooded area along the northern lot line; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the northeastern corner of the site may contain state and federal wetlands, which appears to include some of the existing structures and greenhouses; the proposed parking expansion appears to be outside the wetland areas, but may occur in the 100' wetland buffer area; state and federal wetlands on site are associated with Cicero Swamp, a 5,000-acre NYSDEC designated and managed Wildlife Management Area (WMA); 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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on South Bay Road, in order to satisfy commercial driveway standards, which may require reducing the width of the driveway. To further meet Department requirements, the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The municipality and applicant are encouraged to avoid wetland and buffer areas on site and ensure that any proposed development would not negatively affect drainage patterns.
2. Given the proximity of the development to Cicero Swamp, Mud Creek, and associated floodplain and potential wetland areas, the applicant is encouraged to 1) establish a vegetated buffer for the creek, 2) reduce impermeable surfaces wherever possible, and 3) utilize green infrastructure (rainwater capture, bioretention, rain gardens, tree planting, etc.) wherever possible to reduce stormwater and protect stormwater quality.
3. The applicant is encouraged to add landscaping, such as a low hedge, to screen front yard parking areas.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-113

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Donald Roberts for the property located at NYS 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 NYS Route 31, a state highway; and
- WHEREAS, the applicant is proposing a zone change from Agricultural (AG) and Neighborhood Commercial (NC) to General Commercial (GC) on a 16.26-acre parcel to facilitate sale of the property to allow for a new restaurant use; and
- WHEREAS, the site is located at the outskirts of the Bridgeport hamlet; aerial imagery and the submitted survey map dated February 5, 2020 show the site has frontage on NYS Route 31 and Bull Street, a local road; the parcel is vacant, with trees and overgrown vegetation covering the eastern half of the site; there is a cleared area on the northern half of the site, which includes an existing farm access road onto Route 31; the survey map shows a 70' wide utility easement and drainage channel crossing the southeast corner of the site; and
- WHEREAS, land uses in the surrounding area include low density, roadside residential with several pockets of denser residential neighborhoods and large tracts of agricultural and forested lands; per the local application, the property owner, who also owns a 24.5-acre lot containing an existing house across Route 31, intends to sell the site for a farm-to-table restaurant; no additional information regarding future development of the site was included in the referral materials; and
- WHEREAS, per the referral notice, the site is currently split-zoned Agricultural (AG) and Neighborhood Commercial (NC); the Town's Zoning Code indicates AG districts permit agricultural uses, one-family dwellings and private garages; additional uses permitted upon site plan approval include: tourist home/bed-and-breakfast, veterinary hospital or clinic, parking lot for special events, agricultural-related sales or services business, quarry, aircraft landing field, religious institution, school, outdoor recreation, stable, cemetery, short-term parking, enclosed storage, public utility structure, home occupation, and accessory use; in the NC zoning district, retail sales and services, offices, community centers, religious institutions, public utility substations, and accessory uses are permitted; and
- WHEREAS, the Zoning Code notes that the proposed General Commercial (GC) zoning district permits all the same uses as the NC district, as well as shopping centers, hotels and motels, gas/service stations and car-wash facilities, restaurants and drive-in activities, health-related facilities, light assembly, automobile sales and service, including recreation vehicles and boats, and veterinary clinics; and

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; per the Environmental Assessment Form (EAF) dated March 16, 2020, the proposed project will connect to the existing water supply and wastewater utility;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office prior to the next phase of the project to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability prior to future development; and

WHEREAS, the site may contain the Short-eared Owl, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
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 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 proposed General Commercial zoning district allows for more intensive and potentially incompatible land uses than the current zoning of the site, and may introduce future conflicts with surrounding residential and environmentally sensitive areas. The Town is encouraged to consider use or creation of an alternate zoning district to allow for compatible mixed uses such as restaurants and appropriately community-scaled commercial development near residential areas.

Should the Board approve the requested zone change, the following comments are provided for future development of the site:

1. The applicant is advised to contact the New York State Department of Transportation early in the planning process to coordinate Route 31 access plans and any additional Department requirements, which will include submitting a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review.
2. Given the proximity to flood prone areas, the Board encourages future site planning to minimize tree clearing and avoid development within the 100-year floodplain.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-114

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of CHA Consulting, Inc. (c/o James Trasher) for the property located at 727 South Crouse Avenue; 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 SUNY Upstate Medical Center; and
- WHEREAS, the applicant is requesting a special permit to establish a restaurant (Hungry Chucks) in a portion of "The Marshall" building in a Business, Class A (BA) zoning district; and
- WHEREAS, the Board previously offered no position with comment for project site review (Z-16-443) and final subdivision (S-17-3) referrals to combine two lots to create the subject parcel, demolish two commercial structures and construct an 8-story, 160,000 square foot mixed-use building, The Marshall, with 168 dwelling units and 6 storefronts; the Board has reviewed several special permit referrals (Z-18-176, Z-18-344, Z-20-33) dating back to 2018 to establish restaurants, Blaze Pizza, The Halal Guys, and Kung Fu Tea, in three of the storefronts; the proposed restaurant, Hungry Chucks, under review with this referral is intended for one of the remaining storefronts; and
- WHEREAS, the site is located within a densely developed and highly-walkable mixed-use area at the core of the University Hill district/neighborhood; surrounding land uses are retail and service, residential, medical and university related buildings; various parking structures and lots are provided in the district, and bus service is accessible; and
- WHEREAS, the submitted Site Layout Plan dated March 17, 2017 shows The Marshall occupies almost the entirety of the site, with the exception of a 25' wide concrete private access aisle at the front of the building; the submitted First Floor plan dated March 4, 2020 shows 6 tenant spaces on the first floor of the building; and
- WHEREAS, the floor plan shows Hungry Chucks will occupy 4,400 sf of retail space, at the eastern end of the building; there appears to be two unoccupied tenant spaces, Tenant D (1,408 sf) and Tenant E (991 sf); a letter from the developer to the Syracuse Zoning Administration, dated March 19, 2020, notes that the tenant space will be modified for the new restaurant but no external or site modifications are proposed, except signage; and
- WHEREAS, per the local application, proposed hours of operation will be 10am to 2am, seven days a week with a maximum of 8 employees on-site at one time; proposed signage will include a projecting, two-sided sign (6'-2" x 4'-6") located on the south face of the building; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500’ of a district where restaurants are not permitted; the site is just south of parcels zoned Residential, Class B (RB) and Residential, Class C (RC); restaurants greater than 1,000 sf are a permitted use in the proposed MX-4 district, and similar buffer restrictions requiring a special permit do not seem to be included; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; 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 near the Walnut Park Historic District which is listed on the National Register of Historic Places (per EAF Mapper); and

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

While the Board has no comments related specifically to the requested special permit, the Board restates prior comments to the City related to development in the University Hill area as a whole:

1. Given the volume and density of recently proposed and completed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a project level basis. A sewer flow study, to be completed by applicants or City staff, in consultation with WEP’s Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.
2. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of transportation options for University Hill workers, students and visitors.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-115

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of LeMoyne Manor Apartments for the property located at 629 Old Liverpool 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 Old Liverpool Road (Route 137), a county road, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is requesting area variances to reduce the front, side, and rear yard setbacks, reduce the number of parking spaces, increase building density, increase lot coverage, and reduce the number of loading spaces to allow construction of three apartment buildings and one mixed-use building on a 3.65-acre parcel in a Multiple Family-Residential/Commercial (R-5) zoning district; and
- WHEREAS, in 2019, the Board reviewed concurrent zone change (Z-19-130) and site plan (Z-19-131) referrals associated with the proposed redevelopment of the former LeMoyne Manor property; as part of its review the Board recommended modification of the site plan, advising the applicant to coordinate with the Onondaga County Department of Water Environment Protection regarding potential development in a county easement and impacts to county sewer infrastructure, and noted additional access, traffic, and stormwater requirements; and
- WHEREAS, the site is located on the northeast side of Onondaga Lake situated between Old Liverpool Road, a county road, and Onondaga Lake Parkway (Route 370), a state road; the survey map dated May 13, 2016, included with the site plan referral (Z-19-131), showed the site containing two existing frame buildings (formerly LeMoyne Manor), and a large asphalt parking lot at the front of the site, all to be removed; the site abuts single-family residential lots to the east and west, rear parcels containing a CSX rail line and County parklands, and a rear parcel owned by the Onondaga Historical Association (OHA) that contains an existing stone structure, the "Jesuit Well"; other surrounding land uses are a mix of roadside commercial and residential; and
- WHEREAS, per the submitted Layout and Landscaping Plan dated September 16, 2019, the proposed project will consist of 3 multi-family residential buildings (8,450 sf each, 18 units each) and 1 mixed-use building (8,450 sf, 12 units) with parking generally occurring at the front and side(s) of each building; a portion of the parking is shown to occur within 9 proposed carport buildings; the mixed-use building will occur towards the center of the site and is shown to have a rear patio area facing the OHA parcel; the mixed-use building will have

a 5,000 sf retail space and a 3,450 sf community space for tenants; the plan shows three area variances were granted on 10/21/19 to increase building density from 44 units to 66 units, reduce the front yard setback from 30' to 15', and reduce the side yard setback from 30' to 22'; two additional variances were granted on 10/21/19 and are now being amended; the variances currently under review include the two amended variances, a reduction in the rear yard setback from 40' to 9' and a reduction in the number of parking spaces from 196 to 151, and two additional requests, an increase in maximum lot coverage from 30% to 37% and decrease in the number of loading spaces from 1 to 0; and

WHEREAS, the Layout and Landscaping Plan shows the existing curb cuts on Old Liverpool Road on the west and east sides of the site will be closed; an existing curb cut will remain and a new proposed curb cut on Old Liverpool Road will be constructed; additional site features include two dumpster enclosures, one at the rear corner of the mixed-use building and the other along the east lot line; the plan shows an existing sign in the county right-of-way, to be removed as per the Onondaga County Department of Transportation;
ADVISORY NOTES: the proposed driveway onto Old Liverpool Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; the proposed driveway closures will be subject to a work permit from the Onondaga County Department of Transportation; all proposed or existing driveways must meet the Department's commercial driveway standards; and

WHEREAS, the Layout and Landscaping Plan show the Jesuit Well and rear OHA parcel, and note "coordinate restoration and/or improvements to historic Jesuit Well with Onondaga Co. Historical Association"; no restoration or improvements are shown in the plan; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 3, 2019, included with the site plan referral (Z-19-131), the proposed project will disturb 3.461 acres and stormwater discharge from the site will be directed to the established conveyance systems on either Old Liverpool Road or Route 370; proposed stormwater management is not shown in the Layout and Landscaping Plan; a portion of the site is also located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area;
ADVISORY NOTES: per the New York State and Onondaga County Departments of Transportation, additional stormwater runoff into the state or county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, there are a county-owned trunk sewer and force main crossing the rear of the site, which are not shown in the Layout and Landscaping Plan; the plan does show an OCWA water main and easement that also occurs at the rear of the site;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA

easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Old Liverpool Road and the nearest Centro stops are located just northwest of the site on Old Liverpool Road, one at the corner of the parcel and the other less than 500' across the road; the Layout and Landscaping Plan shows a proposed bus shelter along Old Liverpool Road and notes "coordinate final location with CENTRO"; site design that accommodates bikes and pedestrians fosters opportunities for transit services and facilitates safe access for transit users; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the remediation site, Onondaga Lake, experienced historical discharges of contaminants which is being addressed as part of lake cleanup and dredging efforts; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers and near the following natural communities: Inland Salt Pond (per EAF Mapper); the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper);

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

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. The Board has offered the following COMMENT(S) in regards to the above referral:

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

1. The Town must ensure no permanent structures encroach into the county sanitary sewer easement or affect the county trunk sewer or force main. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division to confirm the location of the county easement and infrastructure and for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
2. The applicant must continue to coordinate traffic, lighting and drainage requirements with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must also submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval.
4. The applicant is encouraged to consider incorporating site design details that emphasize the character of the area as a mixed-use urban corridor and creates a positive pedestrian environment by providing a high-quality right-of-way along Old Liverpool Road. Proposed elements include sidewalks along Old Liverpool Road, sidewalk or pathway connections to each of the buildings on the site, bike racks, and architectural detailing, such as windows or a mix of exterior materials, for facades that are visible from Old Liverpool Road.
5. The Town and applicant are encouraged to contact the Central New York Regional Transportation Authority (CENTRO) to finalize proposed transit accommodations prior to approval of the project.
6. The Town and applicant are encouraged to contact the Onondaga Historical Association to finalize any restoration or improvements to the Jesuit Well prior to approval of the project.
7. Given the site's proximity to Onondaga Lake, the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure whenever possible. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us>

or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-116

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Rocklyn 31 for the property located at 3881 & 3885 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 31, a state highway; and
- WHEREAS, the applicant is proposing to construct a cross-access driveway on two lots totaling 5.82 acres in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is located along NYS Route 31, which is a highly commercialized corridor with big box retail uses; and
- WHEREAS, aerial imagery and the submitted survey map dated September 25, 2019 show the western lot contains an existing one-story commercial building with multiple tenant spaces and parking at the front, rear and east sides of the building; there is an existing detention basin at the front of the lot; the parcel has an existing right-in, right-out only driveway onto Route 31; and
- WHEREAS, aerial imagery and the survey map show the eastern lot has additional frontage on Dell Center Drive, a local road, and contains an existing auto dealership with a one-story building surrounded on all sides by asphalt and automobile display areas at the rear and east sides of the lot; there is an existing detention basin at the front of the parcel; the lot has an existing full access driveway onto Dell Center Drive; the survey map shows multiple drainage easements, which generally occur around the perimeter of the western lot; and
- WHEREAS, the submitted Amended Site Plan dated February 17, 2020 shows the proposed cross-access driveway will have access to Dell Center Road at the rear of the auto dealership and serve the western lot; a proposed cross-access easement is shown; the plan indicates several existing light poles will be relocated and parking on the western parcel will be slightly modified to accommodate the additional access point; the 8' x 18' dumpster enclosure is shown to be relocated to the east side of the parcel; and
- WHEREAS, per the Amended Site Plan and survey map, the cross-access driveway will cross a 20' wide OCWA easement; and
- WHEREAS, per the EAF, hours of operation are Monday through Saturday from 8am to 9pm and Sunday from 10am to 6pm; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 4, 2020, 0.5 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Gaskin Road Pump Station

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

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

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

The applicant must contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways. 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 Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-117

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of 437 Partners, LLC for the property located at 437 North Salina 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 Route 81, a state highway; and
- WHEREAS, the applicant is proposing façade alterations as part of a larger project to convert a vacant commercial building to a mixed use establishment in a Commercial, Class A zoning district; and
- WHEREAS, the site is located in the City's Northside neighborhood in the North Salina Street Historic District, which is listed on the National and State Registers of Historic Places; the submitted survey map dated December 30, 2019 shows the site has frontage on North Salina Street and rear frontage on Salt Street, both city streets, and contains an existing one- to three-story building, which is part of a row of zero-lot-line buildings on the block; there is an existing concrete sidewalk along North Salina Street; the buildings in this area generally contain first floor commercial uses and residential/office uses on the upper floors; and
- WHEREAS, the local application and submitted floor plans indicate the building will be renovated to allow for a first floor commercial space (1,304 sf) and second and third floor apartments (2 one-bedroom units); and
- WHEREAS, the submitted elevation drawings show exterior improvements on the side and rear faces of the building to include replacing all existing windows, patching, repairing, and painting all exterior wall finishes, siding, and brick, and repairing and painting the parapet roof trim board; the existing façade on front of the building will be repaired and painted, the storefront will be repaired, and windows will be replaced; and
- WHEREAS, the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; per the NYS Department of Transportation, this parcel will not be impacted by one of the project alternatives; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Transition (MX-3), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses"; and

- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, V00588, C734089, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site is located near the Syracuse Lighting Company which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-118

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Mirabito Gas Station for the property located at 414 Seventh North Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Seventh North Street (Route 45) and Buckley Road (Route 48), both county highways, and the NYS Thruway and NYS Route 81, both state highways; and

WHEREAS, the applicant is requesting area variances to reduce the front yard setback from 75' to 30' and reduce the side yard setback from 20' to 5' to allow construction of a Mirabito gas station and convenience store on a vacant 1.36-acre parcel in a Commercial (C-3) zoning district; and

WHEREAS, in 2019, the Board recommended modification of concurrent site plan (Z-19-347) and special permit (Z-19-348) referrals to construct a Mirabito Convenience store with five fueling stations and two diesel pump stations on the subject parcel; and

WHEREAS, the site is located along 7th North Street, a county road, with adjacent hotel and commercial land uses; the site is near the I-81 on- and off-ramps and I-81/I-90 interchange; the submitted survey map dated October 21, 2019, included with the site plan referral (Z-19-347), shows the parcel, which previously contained a Bob Evans restaurant, is now covered by a gravel and dirt area and abandoned asphalt parking that is contiguous with the adjacent hotel parking in places; there is an existing asphalt driveway onto 7th North Street that partially occurs on the adjacent parcel and cross-connections that allow for access between the subject parcel and hotel; and

WHEREAS, the submitted Layout and Landscaping Plan dated October 21, 2019 shows the proposed convenience store building (Mirabito) to be constructed near the center of the site; there will be parking on all four side of the building; a proposed fuel canopy is shown at the front of the building with 4 fueling stations (8 fuel dispensing points); the plan also shows proposed underground storage tanks along the side lot line, dumpsters at the rear of the site, and lawn/landscape areas with new trees along the side lot line and at the rear of the site; and

WHEREAS, per the referral notice, the area variances are intended to allow the proposed fuel canopy to occur in the front yard and a proposed monument sign to occur in the side yard; the Layout and Landscaping Plan shows the monument sign will be located adjacent to the western lot line; no additional signage details were included; and

WHEREAS, per the Layout and Landscaping Plan, the existing full access driveway onto 7th North Street, which is shared with the hotel, will be shortened; a proposed

right-in, right-out only driveway onto 7th North Street will be constructed adjacent to the western lot line; a full access cross-connection will be established with the adjacent Little Caesar's Pizza property, allowing for the restaurant's existing entrance only driveway to be closed;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on 7th North Street and Buckley Road must meet Department requirements; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), included with the site plan referral (Z-19-347), 1.2 acres of the site will be disturbed by the proposed project and stormwater runoff will be conveyed to the existing stormwater discharge system leading to the adjacent hotel parcel; no additional information regarding stormwater management was included; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; new connections to the existing drinking water and wastewater infrastructure are proposed;

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

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

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), 7th North Street has public transit service and bus stops are located in front of the adjacent hotel parcel; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734118) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF

Mapper); and

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

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

1. The applicant must continue to coordinate access, traffic and drainage requirements with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit an updated lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. The applicant is encouraged to provide additional landscaping on the site and convert unused asphalt to grass or landscaping to better delineate interconnections to adjacent parcels and reduce impervious surface coverage. Coordination with the adjacent hotel owner is encouraged to facilitate access management strategies and better internal circulation, and identify opportunities to improve site aesthetics.
4. To improve walkability and access to public transit in this area, the Town is encouraged to work with the applicant and the adjacent property owners to install a sidewalk along the 7th North Street frontage, including crosswalks at driveways, a planting strip between the sidewalk and the road, and extensions to the front entrance of the proposed convenience store and the adjacent hotel sidewalk.
5. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 08, 2020

OCPB Case # Z-20-119

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Ultra Dairy, LLC (James Gosier) for the property located at 6750 Benedict 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 Interstate Route 481, a state highway, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing construction of a 2,965 sf office addition and a 21,500 sf building addition on a 20.23-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment for a site plan referral (Z-19-358) to construct a 160' x 260' temporary parking lot on the subject parcel; in 2018, the Board offered no position with comment for a site plan referral (Z-18-274) for a 42,535 sf expansion to the existing dairy processing facility (Ultra Dairy), citing wastewater, access, traffic and stormwater considerations for future expansions; the Board has reviewed several referrals for previous expansions to the Ultra Dairy facility dating back to 2006, (Z-06-372, Z-08-177, Z-09-109, Z-13-110, Z-15-356, Z-15-359), with recommendations on access, traffic and stormwater; a large expansion reviewed in 2015 does not appear to have been constructed, and is changed in scope in the current revised plan; and
- WHEREAS, the site is located between Fly Road, a county road, and I-481 in a node of commercial and industrial land uses; the submitted survey map shows the site has additional frontage on Benedict Road, a local road, and contains a large existing building, including a recent addition, which does not appear in aerial imagery; there are two parking areas along the Benedict Road frontage and an internal road network throughout the site; three existing driveways onto Benedict Road are shown, which outlets to Fly Road to the west; and
- WHEREAS, per the local application, the proposed project will expand the existing dairy manufacturing facility and includes construction of 21,500 sf of manufacturing space, 2,965 sf of infill area for office space and bulk chemical storage, and construction of silo pads to permit future construction of 7 additional silos; the submitted Environmental Assessment Form (EAF) dated March 24, 2020 notes that the project will include (3) 3,000-gallon aboveground storage tanks (AST) for storing cleaning chemicals and (1) 1,000-gallon AST for storing wastewater chemicals; and
- WHEREAS, the submitted Ultra South Expansion plan shows the 21,500 sf addition will be constructed on the south side of the existing building and the 2,965 sf of infill will include two small additions, 1,165 sf and 1,800 sf in size, constructed on either side of 8 existing silos on the north side of the building; three of the proposed silo pads will be constructed adjacent to the 8 silos; the

other 4 silo pads will be added to a second silo area adjacent to the front parking lot; and

WHEREAS, the plans show future site improvements to include a large parking lot for future reserved parking with a subsurface stormwater management system and a proposed driveway onto Fly Road, to be constructed as part of Phase 2A (41 spaces) and Phase 2B (143 spaces); a large building addition labeled “Phase 2B Addition” is shown on the west side of the building;

ADVISORY NOTE: the proposed driveway onto Fly Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the EAF, proposed lighting will include dark sky compliant lighting in travelways and parking areas, as well as outside buildings, all in accordance with Town of DeWitt requirements; and

WHEREAS, the EAF indicates that 0.8 acres of land will be disturbed by the proposed project and stormwater runoff will be directed to on-site stormwater management facilities; the plans show an expanded stormwater management area at the southeast corner of the site; the EAF notes the average depth to bedrock is 3.5 to 20 feet; no additional information regarding on-site stormwater management was provided;

ADVISORY NOTE: per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county's or state's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the EAF notes that drinking water demand and liquid waste generation will each be increased by an additional 36,000 gallons per day; the plans show a proposed waste treatment facility, but it is not clear if it will be constructed as part of this phase of development; per the Onondaga County Department of Water Environment Protection, the applicant has an active industrial monitoring permit with WEP; and

WHEREAS, the 2018 referral (Z-18-274) noted that, per the Onondaga County Department of Water Environment Protection and Office of Economic Development, wastewater pretreatment facilities on-site are currently exceeding capacity, and the Town's conveyance infrastructure is undersized to accommodate full buildout of the Ultra Dairy facility as proposed, and other users on the corridor; coordination is currently taking place between the applicant, Town, and County; and

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

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

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered

animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project;

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

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. To further meet Department requirements, the applicant must submit a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant and Town must continue to coordinate with the Onondaga County Department of Water Environment Protection (WEP) Source Control division regarding review of the on-site waste treatment facility, pre-treatment capacity and issuance of an Industrial User Permit. WEP advises that any wastewater flow increases resulting from future improvements would be subject to concurrent requisite increases in pretreatment capacity.

The Board also offers the following comment:

The Onondaga County Department of Transportation notes that future phases of development will warrant a review of updated traffic and drainage data for the expanded use of the site. The applicant is also advised to coordinate Fly Road access plans with the Department early in the planning process.

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