



Onondaga County Planning Board

April 21, 2021

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

I. ATTENDANCE Via TELECONFERENCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Mike LaFlair
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

John Foley
Mary Jane Foley

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 21, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from March 31, 2021 were submitted for approval. James Corbett made a motion to accept the minutes. Mike LaFlair seconded the motion. the votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-23	TPomZBA	<i>No Position</i>	S-21-24	VCamVB	<i>No Position</i>
S-21-25	TCamPB	<i>No Position With Comment</i>	S-21-26	TLafPB	<i>Modification</i>
S-21-27	TManPB	<i>Modification</i>	Z-21-123	VNsyPB	<i>Modification</i>
Z-21-124	VNsyPB	<i>Modification</i>	Z-21-125	CSyrZA	<i>No Position</i>
Z-21-126	TClapB	<i>No Position With Comment</i>	Z-21-127	TGedTB	<i>Modification</i>
Z-21-128	TClazBA	<i>No Position With Comment</i>	Z-21-129	TPomZBA	<i>No Position</i>
Z-21-130	TManTB	<i>No Position With Comment</i>	Z-21-131	TManTB	<i>No Position With Comment</i>
Z-21-132	VCamVB	<i>No Position</i>	Z-21-133	TCicPB	<i>Modification</i>
Z-21-134	TCicPB	<i>No Position</i>	Z-21-135	TSkaPB	<i>No Position</i>
Z-21-136	TSkaZBA	<i>No Position</i>	Z-21-137	TSkaPB	<i>No Position With Comment</i>
Z-21-138	TSkaPB	<i>No Position With Comment</i>	Z-21-139	TSkaZBA	<i>Modification</i>
Z-21-140	TSkaPB	<i>Modification</i>	Z-21-141	TSkaPB	<i>Modification</i>
Z-21-142	TClazBA	<i>No Position With Comment</i>	Z-21-143	TSkaPB	<i>Modification</i>
Z-21-144	TDewPB	<i>No Position</i>	Z-21-145	TLysPB	<i>Modification</i>
Z-21-146	TDewPB	<i>Modification</i>			



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # S-21-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Pompey Zoning Board of Appeals at the request of John & Mary Jane Foley for the property located at 3044 Oran Delphi 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 Oran Delphi Road (Route 5), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to increase a residential property from 1.341 acres to 2.012 acres in a Farm zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-129) as part of the proposed project; and
- WHEREAS, the site is located in a rural area along Oran Delphi Road; surrounding land uses are low-density residential and agricultural; the site and adjacent parcels are enrolled in NYS Agricultural District 4; nearby parcels appear to contain active farmland, including some of the parcels enrolled in the Ag District; and
- WHEREAS, the submitted subdivision map shows the site contains an existing two-family house; the house is served by a u-shaped driveway with two access points onto Oran Delphi Road, one on the subject parcel and one on an adjacent agricultural parcel under common ownership; and
- WHEREAS, per the plan, the proposed lot line adjustment will increase the parcel from 1.341 acres to 2.012 acres where 4 acres is required for a two-family structure; the added lands include the existing driveway that currently serves the house; ADVISORY NOTE: any proposed or future driveways onto Oran Delphi 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, the local application indicates the applicant intends to sell the remainder of the adjacent agricultural parcel to a local farmer; the area variance request will allow the applicant to sell all of the farmland without needing to divide out additional lands; and
- WHEREAS, the site is served by an individual septic system and well; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # S-21-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Village of Camillus Village Board at the request of Sergey Germakovski for the property located at 107-109 Glade Ridge Court; 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 Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 0.39-acre parcel into two new parcels to allow for construction of a townhouse in a Residential (R4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-132) to allow for construction of the proposed townhouse; and
- WHEREAS, the vacant parcel is located on Glade Ridge Court, a local road, in a residential area near the outskirts of the Village boundary; the site abuts a cemetery to the west; and
- WHEREAS, the submitted preliminary plat shows the parcel will be subdivided into two roughly equal lots; construction of a new two-family, attached townhouse is proposed with the proposed property line bisecting the two units; the other parcels on Glade Ridge Court and Timber Ridge Drive have already been developed with townhouses; and
- WHEREAS, a Notice of Public Hearing, included with the referral materials, indicates that two area variances are requested as part of the proposed project; the variances would reduce one of the side yard setbacks from 20' to 10' on each of the proposed lots; the area variance actions are included in the Village's intermunicipal agreement with the County exempting certain actions from referral under GML 239, and therefore not subject to review by the County Planning Board; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections are required for the townhouses;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734142) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # S-21-25

- 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 Camillus Planning Board at the request of Honeywell International Inc. for the property located at Airport Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Warners Road (Route 63), Airport Road (Route 100), Bennet Road (Route 190), and Gere Lock/Belle Isle Road (Route 220), all county highways, Route 695, a state highway, and the municipal boundary between the Town of Camillus and Town of Geddes; and
- WHEREAS, the applicant is proposing to subdivide a 755.73-acre parcel into three lots, New Lot 1 (714.53 acres), New Lot 2A (19.1), and New Lot 2B (22.1 acres), in Industrial and Residential (R-3) zoning districts; and
- WHEREAS, the 755.73-acre parcel is owned by Honeywell and contains a Solvay waste bed; the site has frontage on Airport Road and Warners Road and abuts I-695; there is a CSX rail line along the northern boundary of the site; adjacent land uses include the Camillus Landfill, OCRRA Amboy Compost Site, Town parkland, and recreational trails; and
- WHEREAS, per the local application, the eastern portion of the parcel is used in connection with the Onondaga Lake NPL site remediation; the western portion of the site, across Airport Road, is undeveloped; the proposed subdivision will create two new tax lots on the western portion of the site to allow for future conveyance; no development is currently proposed; and
- WHEREAS, the submitted subdivision plan dated October 15, 2020 shows proposed New Lot 1 (714.53 acres) will contain the eastern portion of the site, which contains several large detention ponds, several small structures, one larger building at the center of the lot, and a network of asphalt and tarvia drives with access to Gere Lock Road; the western portion of the site is shown to be New Lot 2A (19.1 acres) and New Lot 2B (22.1 acres) and will each be a new tax parcel; there is an undeveloped parcel separating New Lots 2A and 2B; and
- WHEREAS, Ninemile Creek, a classification C(T), impaired waterbody, crosses the rear of New Lots 2A and 2B; current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to the creek are located within the 100-year floodplain and floodway; more than half of this new tax parcel appears to be encumbered by the creek and floodplain and floodway areas; only the creek boundary is shown on the subdivision plan; and
- WHEREAS, GIS mapping shows parts of the site may also be encumbered by state or federal wetlands; New Lot 1 appears to have multiple potential federal wetland areas, some of which overlap with a detention pond; on New Lots 2A and 2B potential state and federal wetland areas further reduce the amount of

unencumbered land for development; and

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

WHEREAS, no drinking water or wastewater services are proposed; the site is located outside of the Onondaga County Sanitary District boundary and does not have access to public sewerage; public drinking water is available in this area; and

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # S-21-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of LaFayette Planning Board at the request of Douglas Bartelt for the property located at 1916 Route 11A; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 11A, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 45.763-acre parcel into two new lots, Lot 1 (43.444 acres) and Lot 2 (2.319 acres), in an Agricultural/Residential (AR) zoning district; and
- WHEREAS, the site is located along NYS Route 11A in a rural area in the Town of LaFayette; surrounding land uses include low-density residential lots, agricultural lands, and large tracts of forestland; the site is enrolled in NYS Agricultural District 1 though it does not appear to contain active farmland; other parcels in the surrounding area are also enrolled in the Agricultural District, including ones west across Route 11A that contain crop land; and
- WHEREAS, the submitted subdivision plan dated March 5, 2021 shows proposed Lot 1 (43.444 acres) will contain the existing house, barn and shed, which are served by an existing gravel driveway; aerial imagery dated May 2020 shows the structures are generally surrounded by maintained lawn and the remainder of the site is forested; proposed Lot 2 (2.391 acres) is located at the northern corner of the property will contain vacant, vegetated land; and
- WHEREAS, GIS mapping shows the site may contain federal and state wetland areas; proposed Lot 2 is almost entirely covered by potential state wetland and its 100' buffer; the state wetland is shown on the plan as delineated from the NYSDEC Environmental Resource Mapper website; the plan notes that wetland boundaries are approximate; and
- WHEREAS, the proposed subdivision is intended to create a building lot, to be developed with a 1,400 sf cabin and a new driveway onto Route 11A;
ADVISORY NOTE: the proposed driveway onto Route 11A requires a residential driveway permit from the NYS Department of Transportation Onondaga East Residency office; and
- WHEREAS, the site is served by an individual well and septic system; the local application indicates the cabin will be served by a proposed closed tank sewage system and drinking water will be obtained from an on-site spring;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service Lot 2 prior to Department endorsement of the subdivision; and

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

WHEREAS, Onondaga Creek crosses parcels located west across Route 11A from the site; aerial imagery shows a tributary to the creek is located on the site; and

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

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

The Town must ensure that the proposed subdivision will create a developable, real property tax parcel that demonstrates the following conditions:

1. The Town must ensure access to Route 11A will be granted by the NYS Department of Transportation East Residency Office prior to, or as a condition of, municipal approval of the subdivision.
2. The applicant must contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site. The Town is advised to ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval of the subdivision.
3. The Town must condition approval of the subdivision on Onondaga County Health Department's Bureau of Public Health Engineering approval of sewage disposal plans for Lot 2.
4. The Town must require a revised subdivision plan that shows all confirmed wetlands and buffers, existing and proposed buildings and access, the location of existing and proposed sewage disposal systems and wells, and the distances between each.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # S-21-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Manlius Planning Board at the request of Brolex Properties for the property located at 7430 Highbridge 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 Highbridge Road (Route 92), a state highway and Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 23.17-acre parcel to allow for a neighborhood development and construction of 12 single-family dwellings in a Residential (R-1) zoning district; and
- WHEREAS, in 2020, the Board offered no position with comment for a zone change referral (Z-20-204) as part of the proposed project; the Board previously reviewed concurrent zone change and site plan referrals (Z-20-136, Z-20-137) for a previous iteration of the project; and
- WHEREAS, the site is located along Highbridge Road (NYS Route 92) with surrounding residential land uses; the site is bound to the south and west by Limestone Creek, a classification C(T) stream and impaired waterbody (per EAF Mapper); Highbridge Street, a county road, is located on the west side of Limestone Creek, with Route 92 crossing the road via an overpass; the submitted Existing Features and Demolition Plan dated December 15, 2020 shows roughly 4 acres at the front of the site is maintained lawn and contains an existing building, to be demolished; there is an existing driveway onto Highbridge Road; the remainder of the site appears to be undeveloped and treed; and
- WHEREAS, the submitted Overall Site Plan dated December 15, 2020 shows the site will be served by a proposed dead-end public road with a circle, which will occur in roughly the same location as the existing driveway; there are 12 proposed houses around the circle, two of which will have direct driveway access to the circle and the remainder will be served by two shared private driveways; proposed landscaping is shown along the Route 92 frontage and new trees are shown along the public road and shared driveways; and
- WHEREAS, the submitted subdivision plan dated January 25, 2021 (revised April 1, 2021) shows each proposed house will be its own lot; Lot 13 will be Forever Wild Greenspace maintained by the Homeowners Association; a copy of the proposed Declaration of Covenants was included with the referral materials and indicates maintenance of stormwater management features will also be the responsibility of the Homeowners Association and include a "reserve fund" to insure facilities may be maintained; and
- WHEREAS, the previous referral materials (Z-20-204) noted the front of the site is currently zoned R-1 and the remainder of the site is RA; the zone change

request would change the entirety of the parcel to R-3, and when used in conjunction with NYS Town Law §278, allow for clustering of a limited number of homes on the subject site and the perpetual preservation of over 75% (17+ acres) of open, undisturbed green space; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 11, 2020 indicates 4.8 acres of the site will be disturbed by the proposed project and stormwater discharges will be directed to storm inlets and conveyed to a stormwater facility; the subdivision plan shows three proposed detention basins within the developed area; a Stormwater Pollution Prevention Plan (SWPPP) was also included with the referral materials and indicates a SPDES General Permit for Stormwater Discharges from Construction Activity was issued by the NYSDEC in January 2020;

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

WHEREAS, the site is served by public drinking water and the EAF notes that the proposed project will connect to the existing public drinking water infrastructure; per the Onondaga County Water Authority (OCWA), a cluster development will likely be too dense to allow for a public water main to be installed on the property; installation of one large service tap in a meter pit or above structure at the road right-of-way will be required, with reading and billing occurring at the master meter; any submetering would be the responsibility of the applicant, or Homeowner's Association; backflow prevention devices will also be required, and details for public fire hydrants will be determined based on a proposed site plan;

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

WHEREAS, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the EAF notes that the proposed project will connect to the existing public sewer infrastructure; 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: per the Onondaga County Department of Water Environment Protection (WEP), any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; WEP asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity; the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer, and a letter of acceptance of the offset plan must be submitted to WEP; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site, excluding the 4-acre cleared area, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; lands along the western lot line and Limestone Creek are also located in the more restrictive floodway; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of

local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located near the following natural communities: Northern White Cedar Swamp and Marl Fen (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; the applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

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); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the site contains some significant wooded areas;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

The applicant must continue to coordinate Highbridge Road access plans with the New York State Department of Transportation to ensure all permitting requirements are met. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-123

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of Giovanni LaFace for the property located at 407 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Main Street (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is requesting a special permit to allow a residential use with a non-residential use in an existing vacant convent on a 0.959-acre parcel in a Commercial (C-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-124) as part of the proposed project; the Board recently offered no position with comment for a zone change referral (Z-21-8) to change the zoning of the subject area from Residential 9000 to Business (C-1), which has since been approved; and
- WHEREAS, the submitted Preliminary Plan dated February 23, 2021 shows three parcels with frontage on South Main Street (US Route 11) and South Bay Road containing St. Rose of Lima Church and School; the three parcels are shown in the plan to be subdivided into two new lots, Lot No. 1 (5.2 acres) and Lot No. 2 (0.959 acres); per the submitted Narrative dated March 18, 2021, this simple subdivision was approved administratively and is in the filing process; variances for side and rear yard setbacks have also been granted by the Village to facilitate the subdivision; Lot No. 2 is the subject of the proposed project and the recent zone change (Z-21-8), though tax maps do not reflect the subdivision yet; and
- WHEREAS, the submitted Site Plan Existing dated February 23, 2021 shows the site contains an existing two-story convent building with parking on the southern side of the lot and an existing driveway and sidewalks on Route 11; the parking area is contiguous with parking for the St. Rose of Lima School on the adjacent parcel, which has additional access to South Bay Road; sidewalks on the site are also interconnected to the St. Rose of Lima Church and School property; and
- WHEREAS, per the submitted Narrative dated March 18, 2021, the building will be converted to an apartment building with 12 market rate units targeted to individuals ages 55 and over; no exterior renovations are proposed; units will be a mix of one- and two-bedroom apartments and there will be on-site laundry facilities; no changes to site lighting, drainage, parking (35 spaces), or circulation are proposed; and
- WHEREAS, the submitted Site Plan Proposed dated February 23, 2021 shows proposed

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E-mail Address: countyplanning@ongov.net

site modifications to include a new dumpster enclosure at the rear of the building with 6-foot tall cedar fence screening and a landscape bed and freestanding sign (16 sf) are shown at the front of the site; the existing driveway onto South Main Street will remain; the Narrative notes that a cross access easement is planned to accommodate the existing interconnection to the St. Rose of Lima School property; and

WHEREAS, the local application indicates that the special use permit is requested to allow for a non-residential use to also occur on the site; the applicant does not have a specific user at this time and no additional information regarding the proposed non-residential use was provided; 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; the proposed site plan indicates projected daily water usage will be 1,200 gallons;

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, 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 continue to coordinate with the New York State and Onondaga County Departments of Transportation regarding traffic data requirements. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-124

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Giovanni LaFace for the property located at 407 South Main 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 South Main Street (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to renovate an existing vacant convent for residential use and non-residential use on a 0.959-acre parcel in a Commercial (C-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-123) as part of the proposed project; the Board recently offered no position with comment for a zone change referral (Z-21-8) to change the zoning of the subject area from Residential 9000 to Business (C-1), which has since been approved; and
- WHEREAS, the submitted Preliminary Plan dated February 23, 2021 shows three parcels with frontage on South Main Street (US Route 11) and South Bay Road containing St. Rose of Lima Church and School; the three parcels are shown in the plan to be subdivided into two new lots, Lot No. 1 (5.2 acres) and Lot No. 2 (0.959 acres); per the submitted Narrative dated March 18, 2021, this simple subdivision was approved administratively and is in the filing process; variances for side and rear yard setbacks have also been granted by the Village to facilitate the subdivision; Lot No. 2 is the subject of the proposed project and the recent zone change (Z-21-8), though tax maps do not reflect the subdivision yet; and
- WHEREAS, the submitted Site Plan Existing dated February 23, 2021 shows the site contains an existing two-story convent building with parking on the southern side of the lot and an existing driveway and sidewalks on Route 11; the parking area is contiguous with parking for the St. Rose of Lima School on the adjacent parcel, which has additional access to South Bay Road; sidewalks on the site are also interconnected to the St. Rose of Lima Church and School property; and
- WHEREAS, per the submitted Narrative dated March 18, 2021, the building will be converted to an apartment building with 12 market rate units targeted to individuals ages 55 and over; no exterior renovations are proposed; units will be a mix of one- and two-bedroom apartments and there will be on-site laundry facilities; no changes to site lighting, drainage, parking (35 spaces), or circulation are proposed; and
- WHEREAS, the submitted Site Plan Proposed dated February 23, 2021 shows proposed site modifications to include a new dumpster enclosure at the rear of the

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E-mail Address: countyplanning@ongov.net

building with 6-foot tall cedar fence screening and a landscape bed and freestanding sign (16 sf) are shown at the front of the site; the existing driveway onto South Main Street will remain; the Narrative notes that a cross access easement is planned to accommodate the existing interconnection to the St. Rose of Lima School property; and

WHEREAS, the local application indicates that the special use permit is requested to allow for a non-residential use to also occur on the site; the applicant does not have a specific user at this time and no additional information regarding the proposed non-residential use was provided; 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; the proposed site plan indicates projected daily water usage will be 1,200 gallons;

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, 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 continue to coordinate with the New York State and Onondaga County Departments of Transportation regarding traffic data requirements. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-125

- 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 Home Headquarters for the property located at 664 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing façade alterations to an existing commercial building, along with site improvements on a 0.31-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located in the City's Northside neighborhood at the intersection of Burnet Avenue and Lodi Street, both city streets; surrounding land uses are primarily commercial; the site abuts I-690 to the south; and
- WHEREAS, the submitted survey map shows the site contains an existing two-story building that occupies the western half of the site; the eastern half is covered by asphalt parking that has mostly unrestricted access to Lodi Street; aerial imagery shows an existing concrete sidewalk along Burnet Avenue and a sidewalk along the Lodi Street frontage that appears to have been paved over; and
- WHEREAS, the submitted Site Plan dated February 24, 2021 shows site modifications will include reducing access to one 24' wide driveway and installing a 5' wide concrete sidewalk along Lodi Street with planting strip and street trees on either side of the sidewalk; the reduced parking area will be re-surfaced with porous pavement and a partial asphalt overlay; a designer concrete flatwork area is shown at the building entrance and will have a new bike rack; the local application indicates parking lot improvements are intended to incorporate Save the Rain funding; and
- WHEREAS, per the local application, exterior alterations to the building include new siding, an entrance canopy, and second floor windows; the second floor will be renovated for open plan office space (2,496 sf); the first floor retail (2,400 sf) and retail accessory office (2,000 sf) uses for the existing tenant, DeJulio's, will remain; there are no proposed changes to first floor; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated , 0.224 acres will be disturbed by the proposed project; the plans show new roof drains and catch basins to collect stormwater on the roof and distribute it to the pervious areas on-site; per the EAF, stormwater overflow will be directed to Burnet Avenue; 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 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 project is within 2,000 feet of multiple sites (IDs: V00502, B00075) 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 and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-126

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 Sharkey's Beach Volleyball & Restaurant for the property located at 7240 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), a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and

WHEREAS, the applicant is proposing to modify the use of an existing outdoor pavilion on a 6.18-acre property in a Limited Use / Restaurant (LuC-2) zoning district; and

WHEREAS, in 2019, the Board recommended modification of a site plan referral (Z-19-102) to construct an open-air pavilion on the subject site, requiring the applicant to coordinate with the Onondaga County Department of Transportation on traffic data and site plan reviews; the referral currently under review is a modification to the previously approved site plan; the Board previously reviewed zone change (Z-15-297), site plan (Z-16-88) and area variance (Z-16-122) referrals to construct an 84,000 square foot indoor sports center building on the subject parcel and four adjacent parcels; the project does not appear to have been approved; in 2012, the Board reviewed concurrent referrals from the Town of Clay and the Town of Salina (Z-12-132, 139, and 140) to establish outdoor volleyball courts and parking areas at the existing restaurant; and

WHEREAS, the site consists of a landlocked parcel set back over 400' from Oswego Road, a county road, and containing a portion of the Sharkey's Beach Volleyball and Restaurant complex; Sharkey's complex occupies 7 parcels, including the subject parcel, and 15.17 acres and is partially located in the neighboring Town of Salina; surrounding land uses include an Amazon distribution center and retail, office, and several residential buildings along Oswego Road; and

WHEREAS, the submitted Amended Site Plan dated June 5, 2019 (revised March 1, 2021) shows the subject parcel contains an existing one-story building (Sharkey's restaurant), a rear outdoor deck and patio, an outdoor stage structure, and a 5,000 sf pavilion; there is some parking on the site as well; and

WHEREAS, per the Amended Site Plan, the remainder of the Sharkey's complex falls on the adjacent parcels and includes contiguous paved and gravel parking areas, 12 sand volleyball courts, and a bocce area; there is an existing full access driveway on Oswego Road which serves the entire complex; the driveway is shown to have a landscape median and ground sign and two 25' wide ingress & egress easements; one of the gravel parking areas for Sharkey's has a gravel drive connecting to an adjacent commercial lot and ultimately providing additional access to Oswego Road; the plan notes this drive will be barricaded at the property line to prevent access to 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 Amended Site Plan, the use areas of the site are categorized as restaurant, patio & deck, pavilion, and open space (bocce, volleyball); the restaurant use area (12,882 sf) is considered fixed restaurant space and the patio and deck (1,393 sf) is flex restaurant space; the modified use of the pavilion (5,000 sf) is intended to provide additional flex restaurant space; the open space area accounts for 2.30 acres of the site; and

WHEREAS, parking requirements are calculated for each use area based on the Town Zoning Code; the entire Sharkey's complex requires 571 parking spaces, including 18 handicap accessible spaces, and 1 loading space; a significant amount of the parking shown does not currently exist and is in-reserve; two of the reserve parking areas extend to the road boundary though no additional access to Oswego Road is shown; 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 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 establishing some of the reserve parking now or in the future would require significant tree clearing; and

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

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

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

1. The Town is advised to consider a long-term access management and parking strategy for this area in coordination with the applicant, adjacent business owners, Town of Salina, Onondaga County Department of Transportation, and local emergency service providers. Specific recommendations include replacing single-use commercial driveways with an internal road network to reduce the number of access points onto Oswego Road, provide shared access, and facilitate shared parking areas.

2. Given the proximity to the adjacent Town of Salina, the Board encourages coordination between the applicant and the Towns to ensure all proposed plans meet the requirements of both municipalities and do not negatively impact the existing commercial properties along Oswego Road in this location.

3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

4. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access easements and parking agreements are in place for any shared driveways or parking areas.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-127

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of SunCap Property Group for the property located at 241 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is proposing construction of a commercial parking area for a vehicle rental facility on a 36.9-acre parcel in an Industrial (IA) zoning district; and
- WHEREAS, in 2020, the Board recommended modification of concurrent site plan (Z-20-216), special permit (Z-20-217), and preliminary and final subdivision (S-20-39) referrals to establish a Ryder motor vehicle sales and rental facility on the subject parcel; the Board previously offered no position for concurrent special permit and area variance referrals (Z-20-69, Z-20-70) to maintain an existing 6' tall chain link fence with barbed wire on the subject site, which was previously installed for a temporary marshalling yard (Z-19-188) for National Grid; previously, the Board recommended modification of a site plan referral (Z-19-55) to demolish the existing 160,000 sf building and construct a new warehouse on the subject parcel; in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; aerial imagery dated May 2020 and the submitted Demolition Plan dated February 3, 2021 show almost 40 acres of undeveloped, forested lands at the rear of the site; the front, developed portion is almost entirely covered by tarvia and contains a 10,211 sf building and a 3,120 sf temporary canvas covered structure within a fenced enclosure at the rear of developed area; and
- WHEREAS, the site is served by three existing driveways on a portion of Farrell Road that is under Town jurisdiction; County jurisdiction of Farrell Road begins 200' from the John Glenn Boulevard intersection; the southernmost driveway has a 30' Ingress/Egress Easement and serves the rear developed lands; the northernmost driveway partially falls on an adjacent parcel; there is a connection between this driveway on the center drive, that creates a u-shaped

drop-off area at the front of the site; the submitted Site Plan dated March 19, 2021 shows the driveway connection will be removed and the center drive will be replaced by a new 25' wide driveway; and

WHEREAS, the Site Plan shows the proposed project to include a 6.03-acre lease area with 25 employee parking spaces, 100 van spaces, 44 tractor spaces, and 66 trailer spaces; the employee parking area will be served by the new driveway and occur at the front of the site; a row of 22 future employee spaces is shown adjacent to the parking area; the remainder of the parking will be enclosed by a 6' tall chain link fence with gated entrance via the ingress/egress driveway and easement; proposed lighting will include new light poles generally spaced around the perimeter of the parking area; and

WHEREAS, per the local application, the proposed parking area is intended for a new vehicle freight service use on the site with space for trucks or transports that are rented, leased, kept for hire, or stored; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 18, 2021, 6.09 acres of the site will be disturbed by the proposed project; there are two points of discharge from the property that drain to existing stormwater piping systems; these points of discharge will be maintained as part of the proposed action; a new bioretention basin is proposed and shown in Grading and Utility Plan to occur between rows of parking;

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 Baldwinsville Seneca Knolls Wastewater Treatment Plant service area; no municipal connections to the existing infrastructure are proposed; and

WHEREAS, the site is adjacent to the Seneca River; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear forested portion of the site is located within the 100-year floodplain and floodway, which may require elevation of structures and other mitigation; GIS mapping shows this area is also encumbered by state and federal wetlands; all existing and proposed development appears to fall outside of these environmentally sensitive areas; 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 adjacent parcel to the northwest, which contains an existing building, is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as a Classification 4 site (ID: 734055) in the State Superfund Program; per the NYS DEC, "[t]his classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring"; and

WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or bald eagle, 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

WHEREAS, 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

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 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 lighting plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies for review. Any modifications required by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The applicant and municipality are encouraged to provide landscaping along the road frontage and in the parking area to improve the aesthetics of the site, aid in stormwater management, and screen parking areas.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-128

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Pack Rat Storage / Chad Parks for the property located at 4717 Wetzel 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 Wetzel Road (Route 252) and Henry Clay Boulevard (Route 121), both county highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 200 feet to 115 feet to construct a self-storage facility on a 6.24-acre parcel in an Industrial-1 zoning district; and
- WHEREAS, the triangular-shaped parcel is bounded by Wetzel Road, Henry Clay Boulevard and part of its right-of-way, and a CSX rail line; surrounding parcels include industrial land uses and a utility substation to the west and a town park and residential lots to the east; and
- WHEREAS, aerial imagery dated May 2020 shows the parcel is split into two portions by Henry Clay Boulevard; the northern portion of the site appears to contain an asphalt parking area that serves the park; the southern portion is vacant and wooded; and
- WHEREAS, the submitted Variance Map dated February 20, 2021 shows the developable area of the site is limited by the triangular-shape of the parcel and the 200' required setback for both road frontages; per the plan, if the variance request is granted, the new building line be 115' from both Henry Clay Boulevard and Wetzel Road, which could accommodate 9 self-storage buildings of varying lengths with 23' wide drive aisles between them; and
- WHEREAS, no access plans are indicated;
ADVISORY NOTE: any proposed driveways onto Henry Clay Boulevard or Wetzel 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, no information regarding stormwater management was included with the referral materials;
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 referral notice indicates new public drinking water and wastewater

services are proposed for the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area; no additional information regarding drinking water and wastewater services was provided;

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office early in the planning process to determine sewer availability and capacity; and

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

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

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:

Should the municipality grant the variance request, the Board offers the following comments for the next phase of development:

1. The applicant is advised to contact the Onondaga County Department of Transportation early in the planning process regarding access plans for the proposed project and any Department requirements for traffic, drainage, or lighting data.
2. The Board encourages the applicant to retain as much tree cover as is practical and provide additional landscaping along both road frontages to improve the aesthetics of the site, aid in stormwater management, and screen drive aisles and parking areas.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-129

- 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 Pompey Zoning Board of Appeals at the request of John & Mary Jane Foley for the property located at 3044 Oran Delphi 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 Oran Delphi Road (Route 5), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to allow a two-family dwelling on a proposed 2.012-acre parcel where 4 acres is required in a Farm zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-21-23) as part of the proposed project; and
- WHEREAS, the site is located in a rural area along Oran Delphi Road; surrounding land uses are low-density residential and agricultural; the site and adjacent parcels are enrolled in NYS Agricultural District 4; nearby parcels appear to contain active farmland, including some of the parcels enrolled in the Ag District; and
- WHEREAS, the submitted subdivision map shows the site contains an existing two-family house; the house is served by a u-shaped driveway with two access points onto Oran Delphi Road, one on the subject parcel and one an adjacent agricultural parcel under common ownership; and
- WHEREAS, per the plan, the proposed lot line adjustment will increase the parcel from 1.341 acres to 2.012 acres where 4 acres is required for a two-family structure; the added lands include the existing driveway that currently serves the house; ADVISORY NOTE: any proposed or future driveways onto Oran Delphi 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, the local application indicates the applicant intends to sell the remainder of the adjacent agricultural parcel to a local farmer; the area variance request will allow the applicant to sell all of the farmland without needing to divide out additional lands; and
- WHEREAS, the site is served by an individual septic system and well; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-130

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of TH Kinsella, Inc. for the property located at multiple parcels on East Genesee Street and Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, Salt Springs Road (Route 132), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a zone change on six parcels totaling 248.96 acres, currently zoned Commercial District A (CA) and Restricted Agricultural (RA), to Natural Resource Removal District (NRRD) to allow for excavation and quarrying of stone; and
- WHEREAS, the site has frontage on East Genesee Street (NYS Route 5) to the north and Salt Springs Road to the south; Gulf Road, a local road, bounds the site to the east; there are two vacant structures along the Route 5 frontage, to be demolished; the remainder of the site contains undeveloped, wooded lands and farm fields; two of the subject parcels contribute over 180 acres of site, where the bulk of the mining operation will occur, and are enrolled in NYS Agricultural District 3; one of the parcels contains an active farm operation; and
- WHEREAS, elevation of the site ranges from approximately 525 feet near Route 5 to 1,000 feet at Salt Springs Road; and
- WHEREAS, per the local application, the proposed zone change is intended to allow for a new mining operation, the East Fayetteville Quarry; the quarry will occupy 213.79 acres of the 248.96 acres with 25' setbacks applied to all property lines; and
- WHEREAS, a presentation made to the Town by the applicant indicates there will be a 1-2 year overlap between the proposed quarry and the existing Fayetteville Quarry located west of the site between Route 5 and Salt Springs Road; excavation of the site will occur in three phases and affect 209 acres; a plant and stockpile area and scale house are shown in the Phase I excavation area; buffers and screening will be maintained for decades; when mining is complete, the site will be reclaimed to a stable landform for productive use as required by NYSDEC regulations; and
- WHEREAS, the presentation indicates that required approvals, including Mining Permit, Air Facility Registration, and Stormwater Coverage (MSGP), will be sought from the NYSDEC; a copy of the Application for Mining Permit and Mined Land Use Plan was included with the referral materials and includes a reclamation plan; and

WHEREAS, the quarry will be served by a new driveway onto Route 5, which will align with NYS Route 290 and an existing traffic signal; the access road will affect 4.79 acres of the site; a proposed entrance sign is shown adjacent to the driveway and appears to be within the state right-of-way; the applicant has contacted the NYSDOT regarding Commercial Access Work Permit requirements; per the NYSDOT, traffic information will be required as part of the permit review process to identify potential impacts to the existing state roads and traffic signal; any mitigations will be the responsibility of the applicant; ADVISORY NOTE: per the NYS Department of Transportation, private advertising signs are not permitted in the state right-of-way; and

WHEREAS, no drinking water or wastewater services are proposed for the project; the site is located outside of the Onondaga County Sanitary District boundary; and

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

WHEREAS, the National Wetland Inventory (NWI) mapper shows a 0.16-acre wetland within the mining area; there is no indication that the US Army Corps of Engineers has issued a jurisdictional determination for the wetland area; 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 site is near the Mycenae Schoolhouse, which is listed on the National and State Registers of Historic Places; a letter from a representative of the applicant to the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP), dated May 4, 2020, indicating additional information and surveys will be required for the project; per the Expanded Environmental Assessment, Phase IA/IB cultural resource surveys will be conducted prior to any mining disturbances; and

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

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

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

1. The Town is advised to ensure Route 5 access plans are approved by the New York State Department of Transportation and any mitigation as may be determined by the Department is reflected in the project plans.
2. The Board encourages the Town to consider the potential environmental

impacts of the zone change, including the loss of valuable agricultural land, reduction in forest land, noise, traffic, and air quality impacts to surrounding properties, water quality impacts to any wetlands on site, Pools Brook, and the aquifer in this area, which provides drinking water to parts of the Town.

3. The Town is encouraged to consider where land uses like this would be most suitable as part of any long-term or comprehensive planning efforts.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-131

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Empire Management - Muraco for the property located at 112 South Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of South Burdick Street (Route 94), a county highway, East Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing a zone change on a 2.07-acre parcel from Restricted Agriculture (RA) to Residential Multiple Use (RM) to allow an existing residential structure to be converted to office space; and
- WHEREAS, the site is located just south of the Genesee Street commercial corridor and Fayetteville Towne Center shopping plaza; the site is located at the rear of several commercial properties, including the Craftsman Inn, and abuts residential lots to the south; and
- WHEREAS, per the submitted plan dated October 13, 2016, the site has frontage of South Burdick Street and contains an existing house; there is an existing driveway onto South Burdick Street that appears to be shared with an adjacent residential parcel; and
- WHEREAS, the local application indicates the zone change is intended to allow for an office use on the site, which will be used by Empire Management of CNY; no changes to the building exterior or site are proposed; and
- WHEREAS, per the Town Zoning Code, the proposed R-M zoning district is “designed to train the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas”; and
- WHEREAS, the following uses are permitted in an R-M district: single-family dwellings, offices of religious and educational institutions, offices of physicians, surgeons, dentists, lawyers, architects, engineers, planners, real estate agents, public stenographers, mailing service without presses, and telephone answering services, funeral homes, day-care centers, care homes, teaching of music, dance or other similar instruction to 5 pupils at a time or less, bed-and-breakfast accommodations, dressmaker and/or tailoring, decorator, photographer, art studio, and apartments for residential uses; 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;
ADVISORY NOTES: given the proposed change of use, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to ensure sewer availability and capacity; the applicant is advised to also contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

WHEREAS, the site may contain the 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); and

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

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

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

1. The applicant is advised to contact the Onondaga County Department of Transportation regarding the existing driveway onto South Burdick Street, which must meet commercial driveway standards given the proposed change of use.
2. The Town is advised to ensure appropriate access agreements or easements are in place for any shared driveways.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-132

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Camillus Village Board at the request of Sergey Germakovski for the property located at 107-109 Glade Ridge Court; 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 Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a townhouse dwelling in a Residential (R4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-21-24) to divide the parcel into two lots as part of the proposed project; and
- WHEREAS, the vacant parcel is located on Glade Ridge Court, a local road, in a residential area near the outskirts of the Village boundary; the site abuts a cemetery to the west; and
- WHEREAS, the submitted preliminary plat shows the parcel will be subdivided into two roughly equal lots; construction of a new two-family, attached townhouse is proposed with the proposed property line bisecting the two units; the other parcels on Glade Ridge Court and Timber Ridge Drive have already been developed with townhouses; and
- WHEREAS, a Notice of Public Hearing, included with the referral materials, indicates that two area variances are requested as part of the proposed project; the variances would reduce one of the side yard setbacks from 20' to 10' on each of the proposed lots; the area variance actions are included in the Village's intermunicipal agreement with the County exempting certain actions from referral under GML 239, and therefore not subject to review by the County Planning Board; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections are required for the townhouses;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734142) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-133

- 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 Anthony Daniele (Royal Car Wash) for the property located at 5813 Route 31, 5813 Route 31 Rear, 5807 Route 31 and 8396 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, Brewerton Road (Route 11) and Route 81, all state highways, and Pardee Road (Route 253), a county highway; and
- WHEREAS, the applicant is proposing construction of a 4,100 sf car wash facility on four parcels totaling 6.46 acres in a General Commercial (GC) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of a site plan referral (Z-08-513) to construct a hotel and restaurant on two of the subject parcels, which does not appear to have occurred; and
- WHEREAS, the site is located just west of I-81 along two highly traveled NYS Routes, 11 and 31; surrounding land uses are a mix of commercial and professional office; the site abuts National Grid property containing overhead utility lines; and
- WHEREAS, aerial imagery dated May 2020 shows an existing house, a remnant parking area, and two driveways on the Route 31 frontage; there is an existing house and detached garage on the Route 11 frontage, which are served by an existing driveway; a bulk of the site is wooded and undeveloped and occurs at the rear of the residential structures and other adjacent parcels fronting on Route 11 and Route 31; it appears that all existing structures and driveways will be removed, and some trees will be cleared as part of the proposed project; and
- WHEREAS, the submitted Concept Plan dated April 2021 shows the Royal Car Wash development to occur on less than 2 acres along the Route 31 frontage; the development will include a new building (4,096 sf) with a single bay car wash; a proposed driveway onto Route 31 is shown, which will lead to 3 one-way drive aisles for queueing on one side of the building; a parking lot is shown on the other side of the building with a row of vacuum stalls; there will be 31 parking spaces on-site, including 2 handicap accessible spaces and 12 vacuum stalls;
- ADVISORY NOTE: proposed driveways onto Route 11 and Route 31 will require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; a work permit will be required for any work within the state right-of-way, including removal of existing driveways; and
- WHEREAS, another parking area is shown in the Concept Plan and appears to be contiguous with parking on an adjacent parcel; the parking area does not appear to connect to the car wash development; a proposed driveway onto

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Route 11 is shown, which would extend through the undeveloped, wooded land; and

WHEREAS, per the local application, hours of operation will be Monday through Saturday from 7AM to 9PM and Sunday 8AM to 7PM; there will be a maximum of 6 employees on-site at one time; the submitted sign plan shows proposed signage to include four building mounted signs, one on each face of the building; the two signs on the front and rear of the building will be 32.5 sf and the two signs on the sides will be 77.3 sf; a pole-mounted sign (58 sf per face, 24' tall) will be added at the front of the site; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 30, 2021, 1.5 acres of the site will be disturbed by the proposed project; a proposed stormwater management area is shown at the rear of the development;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new municipal connections to the drinking water and wastewater infrastructure are proposed;

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

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

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

WHEREAS, per the EAF, there may be a state regulated freshwater wetland as identified by a check zone; the EAF notes NYSDEC Zone 2 will be consulted on the necessity of a field delineation; 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, access to Route 31 will be limited to right-in right-out only. The applicant is required to coordinate Route 11 and Route 31 access plans with the Department and must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a

lighting plan, and traffic data and a queue analysis 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. Given sewer capacity constraints in this area and the intensive water usage of the proposed use, the applicant must contact the Onondaga County Department of Water Environment Protection (WEP) regarding sewer and treatment capacity, tie-in requirements, and offset requirements. The Town must ensure capacity assurances are obtained prior to, or as a condition of, municipal approval of the project.

The Board also offers the following comments:

1. Given the existing heavy traffic conditions in the area, the Town, applicant, and NYSDOT are encouraged to work together to identify alternatives to Route 31 access to the site and for this activity node, including utilizing Route 11 and/or sharing access with adjacent properties.

2. The Town is advised to ensure any appropriate easements or agreements are in place for parking areas that are used by adjacent property owners.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-134

- 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 James Swank, Jr. for the property located at 6505 South Bay 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), a county highway; and
- WHEREAS, the applicant is proposing to establish a firearms dealership as a home occupation on a 1.60-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is located in transitional area with active agricultural operations, undeveloped wooded lands, and suburban-style residential developments in the surrounding area; and
- WHEREAS, the submitted survey map shows the site has frontage on South Bay Road and contains an existing two-story house, a shed structure, and a u-shaped driveway with two access points onto South Bay Road; the local application indicates no changes to the site are proposed; and
- WHEREAS, per the local application, the firearms dealer use would be located in the garage attached to the house; there is no proposed signage and business will be by appointment only; the owner will be the only employee; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southern corner of the site is located within the 100-year floodplain; no existing or proposed development occurs within this area; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Don Cross for the property located at 2072 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing installation of a ground-mounted 6.48kW solar array on a 1.99-acre residential parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on West Lake Road on the west side of Skaneateles Lake; surrounding land uses are mostly lakefront residential lots on the east side of the street and agricultural uses on the west; parcels across the street from the site are enrolled in NYS Agricultural District 2 and appear to contain active farm operations; and
- WHEREAS, the site has additional frontage on Lakeview Lane, a local road serving lakefront residential lots to the north, and contains an existing two-story house, barn, and detached garage; there is an existing asphalt driveway onto West Lake Road and a gravel drive on the property that encircles the garage; and
- WHEREAS, the submitted Site Plan and Equipment Layout dated November 12, 2020 shows two proposed pole-mounted solar arrays (9 panels each) 25'-7" off a rear corner of the house; the arrays will be connected to the house and proposed battery, meters, breaker panel, AC combiner box, and AC disconnect by an electrical trench; per the local application, no tree clearing, grading or significant excavation is proposed; and
- WHEREAS, the site is served by an individual well and septic system; the well is shown on the plans to be located outside of the project area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, a letter from the City of Syracuse Department of Water to the Town, dated March 17, 2021, was included with the referral materials and notes that the application has been reviewed by the Department and there are no comments regarding the project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-136

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Joseph & Linda Dwyer for the property located at 867 Milford Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is requesting area variances to increase impermeable surface coverage and total coverage to allow for construction of an attached 2-car garage, a rear deck, a front porch and a paver walkway on a 0.28-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located in a residential neighborhood just outside the Village boundary; aerial imagery dated May 2020 shows the site has frontage on Milford Drive, a local road, and contains an existing one-story house with an attached one-car garage; there is an existing driveway onto Milford Drive, to be relocated and reduced in size; and
- WHEREAS, the submitted Site Plan and elevation drawings dated March 22, 2021 show the project to include construction of a new, two-car garage (22' x 22'), replacement of the existing front patio with a new porch (8' x 20') and walkway, and construction of a new deck (12' x 20') at the rear of the house; floor plans show interior renovations are planned that will convert the existing garage into a bedroom and convert a former bedroom into a laundry room and mudroom; and
- WHEREAS, per the local application, impermeable surface coverage (17.4% where 15% is allowed) and total lot coverage (20.2% where 20% is allowed) are both pre-existing non-conforming; the proposed project will increase impermeable surface coverage to 20.8% and total lot coverage to 24.4% and require area variances; the submitted Narrative dated March 25, 2021 notes that the applicant proposed a lot line adjustment with a neighboring property owner to bring the site into conformance; however, the proposal was not accepted; and
- WHEREAS, per the Narrative, a bioswale will be added to filter stormwater and direct it to the road ditch, protecting the adjacent septic system and preventing runoff to the neighbor's property; and
- WHEREAS, the site is served by public drinking water and an individual septic system, which is shown to occur at the rear of the house; the local application indicates a second bathroom will be added; the number of bedrooms will not change; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is just outside of the Skaneateles Lake watershed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

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sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Thom Filicia for the property located at 3133 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct three additions and add a dormer window on an existing residence on a 1.09-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-138) as part of the proposed project; the Board previously offered no position with comment for a number of referrals for various property renovations (Z-09-325, Z-09-340, Z-11-340, Z-11-391, Z-11-392, Z-15-219) with comments regarding lake water quality, decreasing impermeable surfaces, and approvals for water and septic; and
- WHEREAS, the site is located on East Lake Road on the east side of Skaneateles Lake; surrounding land uses are mostly lakefront residential lots on the west side of the street and agricultural uses on the east; parcels across the street from the site are enrolled in NYS Agricultural District 2 and appear to contain active farm operations; and
- WHEREAS, the submitted Site Plan dated March 31, 2021, elevation drawings, and floor plans show the site contains an existing house and detached garage; there is an existing driveway onto East Lake Road; shoreline structures include a shed and steps down to the lake; the centerline of a ditch is shown along the northern lot line; and
- WHEREAS, per the plans, the proposed project includes construction of a front entry addition (9' x 8.7') over the existing walkway, construction of (2) additions over the existing deck (113 sf each) at the rear of the house, and the addition of a second floor dormer on the north side of the house; a slate walkway will be converted to permeable walkway and the driveway will be reduced to maintain 13.9% impermeable surface coverage, which is allowed by a previously-issued special permit; and
- WHEREAS, the site is served by an individual septic system, which is shown in the Site Plan to occur at the front of the site, and drinking water is drawn directly from the lake; a new individual well is proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the

watershed; impermeable surface coverage is currently 13.9% where 10% is permitted; the existing non-conformity will not be exacerbated following the proposed project; and

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

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

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

The Town is advised to ensure updated acceptance and/or approvals are obtained from the Onondaga County Health Department and the City of Syracuse Department of Water prior to approving the proposed application.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-138

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Thom Filicia for the property located at 3133 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct three additions to an existing residence and add a dormer window on a 1.09-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-137) as part of the proposed project; the Board previously offered no position with comment for a number of referrals for various property renovations (Z-09-325, Z-09-340, Z-11-340, Z-11-391, Z-11-392, Z-15-219) with comments regarding lake water quality, decreasing impermeable surfaces, and approvals for water and septic; and
- WHEREAS, the site is located on East Lake Road on the east side of Skaneateles Lake; surrounding land uses are mostly lakefront residential lots on the west side of the street and agricultural uses on the east; parcels across the street from the site are enrolled in NYS Agricultural District 2 and appear to contain active farm operations; and
- WHEREAS, the submitted Site Plan dated March 31, 2021, elevation drawings, and floor plans show the site contains an existing house and detached garage; there is an existing driveway onto East Lake Road; shoreline structures include a shed and steps down to the lake; the centerline of a ditch is shown along the northern lot line; and
- WHEREAS, per the plans, the proposed project includes construction of a front entry addition (9' x 8.7') over the existing walkway, construction of (2) additions over the existing deck (113 sf each) at the rear of the house, and the addition of a second floor dormer on the north side of the house; a slate walkway will be converted to permeable walkway and the driveway will be reduced to maintain 13.9% impermeable surface coverage, which is allowed by a previously-issued special permit; and
- WHEREAS, the site is served by an individual septic system, which is shown in the Site Plan to occur at the front of the site, and drinking water is drawn directly from the lake; a new individual well is proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the

watershed; impermeable surface coverage is currently 13.9% where 10% is permitted; the existing non-conformity will not be exacerbated following the proposed project; and

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

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

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

The Town is advised to ensure updated acceptance and/or approvals are obtained from the Onondaga County Health Department and the City of Syracuse Department of Water prior to approving the proposed application.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-139

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Bruce & Lorraine Reid for the property located at 3342 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances to reduce the side yard setback from 24 feet to 8 feet and increase impermeable surface coverage from 10% to 12.08% to allow construction of a detached garage on a 0.87-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on East Lake Road on the east side of Skaneateles Lake; surrounding land uses are mostly lakefront residential lots on the west side of the street and agricultural and residential uses on the east; parcels south and east of the site are enrolled in NYS Agricultural District 2 and appear to contain active farm operations; and
- WHEREAS, the submitted survey map dated January 1, 2021 shows the site contains an existing one- and two-story house; there is an existing driveway onto East Lake Road; the map shows the proposed one-story detached garage (24' x 28') will be constructed on the south side of the house, at the end of the existing driveway; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 10.3%, where 10% is permitted, and will increase to 12.08% following the proposed project; and
- WHEREAS, a letter from the City of Syracuse Department of Water to the Town, dated April 6, 2021, was included with the referral materials; the letter indicates the Department reviewed the application and found that they did not have a record of the septic system servicing the residence, and prior to site work and construction, septic system components should be located and isolated; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The septic system must be located and accepted by the City of Syracuse in accordance with the Skaneateles Lake Watershed Rules & Regulations.

The Board also offers the following comment:

The Town is advised to ensure appropriate access agreements or easements are in place for the driveway encroachment.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-140

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of James Ranalli for the property located at 1808 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a new driveway to be shared with an adjacent parcel, TM# 062.-01-09.3, on a 3.2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2020, the Board recommended modification of a site plan referral (Z-20-152) to construct a pool and patio and reconstruct the existing driveway on the subject site; the pool and patio have already been constructed; the amended site plan currently under review (Z-21-140) eliminates the driveway plans from the 2020 application; and
- WHEREAS, the site is located on West Lake Road on the west side of Skaneateles Lake; surrounding land uses are mostly lakefront residential lots on the east side of the street and agricultural uses on the west; parcels across the street from the site are enrolled in NYS Agricultural District 2 and appear to contain active farm operations; and
- WHEREAS, the submitted survey map dated April 8, 2020 shows the site contains an existing three-story house with an attached garage; there is an existing asphalt driveway onto West Lake Road with a gate occurring towards the front of the site; the plan shows tennis court remains in the front yard and paver walkways and decks at the rear of the house; shoreline structures are shown to include a stone retaining wall, a shed and a dock; the previously approved and constructed pool and patio area occurs at the rear of the house; and
- WHEREAS, the submitted Site Layout Plan shows the existing driveway and tennis court remains will be restored to natural open space; and
- WHEREAS, the submitted Project Narrative dated March 31, 2021 indicates the proposed driveway will straddle the northern lot line with 6' of driveway on the subject parcel and 5' on the adjacent vacant lot to the north; the adjacent lot is under common ownership and the Board is concurrently reviewing site plan and special permit referrals (Z-21-141, Z-21-143) to construct a new house on the vacant parcel; the proposed shared driveway will allow each parcel to have paved access to West Lake Road, while minimizing impervious surface coverage;
- ADVISORY NOTE: the proposed driveway onto West Lake Road and removal of the existing driveway require a highway work permit from the NYS Department of Transportation Onondaga West Residency office; and

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WHEREAS, the Site Layout Plan shows a proposed 30' access easement centered on the shared driveway; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 31, 2021, 0.25 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to stormwater collection and treatment within bioswales and connect to the existing drainage pipe on the site; and

WHEREAS, the site is served by an individual septic system and drinking water is drawn directly from the lake; a force main runs along the northern portion of the property and the septic system is located in the northwestern corner of the property; no changes to the existing infrastructure are proposed; and

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

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

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

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

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

1. The applicant is required to coordinate West Lake Road access plans with the New York State Department of Transportation Onondaga West Residency office. 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 force main and septic system on-site must be located to ensure that they are not affected by the proposed driveway prior to municipal approval of the project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-141

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of James Ranalli for the property located at 1812 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a single-family dwelling on a vacant 2.9-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-143) as part of the proposed project; and
- WHEREAS, the vacant site is located on West Lake Road on the west side of Skaneateles Lake; surrounding land uses are mostly lakefront residential lots on the east side of the street and agricultural uses on the west; parcels across the street from the site are enrolled in NYS Agricultural District 2 and appear to contain active farm operations; and
- WHEREAS, the submitted Site Layout Plan dated April 1, 2021 and floor plans show a proposed 7-bedroom dwelling and 4-car garage with a rear permeable patio/deck; a driveway circle and fountain are shown at the front of the house; shoreline structures (680 sf) will include permeable fire pit patio and steps and rock retaining wall; a proposed dock is shown and noted "to be permitted through NYSDEC";
ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and
- WHEREAS, the site will be served by a proposed driveway that will straddle the southern lot line of the site with 5' of driveway on the subject parcel and 6' on the adjacent residential lot to the south; the adjacent lot is under common ownership and the Board is concurrently reviewing a site plan referral (Z-21-140) for the driveway work on the parcel; the proposed shared driveway will allow each parcel to have paved access to West Lake Road, while minimizing impervious surface coverage;
ADVISORY NOTE: the proposed driveway onto West Lake Road requires a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 1, 2021, 2 acres of the site will be disturbed by the proposed project; four bioretention

areas will be constructed around the perimeter of the house to treat stormwater runoff prior to discharging to the lake;

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

WHEREAS, per the Town Zoning Code, a special permit is required for the change of grade, which will occur within 100' of the lake line; the submitted Site Grading Plan shows grade changes at the sides and rear of the house, generally occurring near the bioretention areas; and

WHEREAS, per the EAF, drinking water and wastewater services will be provided by a proposed well and septic system, respectively; the proposed septic location is shown in the front yard with a reserve area; the well will be located at the rear of the house;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally approve, respectively, any proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage will be 10%, where 10% is permitted; and

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

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

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

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

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

2. The applicant is required to coordinate West Lake Road access plans with the New York State Department of Transportation Onondaga West Residency

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-142

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Crossroads Commons, LLC for the property located at 4705, 4709, 4713 Crossroads Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Henry Clay Boulevard (Route 45), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce front and side yard setbacks on a 4.044-acre parcel in an Industrial (I-1) zoning district to facilitate a proposed subdivision; and
- WHEREAS, the site is located at the intersection of Henry Clay Boulevard and Crossroads Park Drive, a local road, in an industrial park, Crossroads Commons; other surrounding land uses include multi-family and single-family residential; and
- WHEREAS, the submitted Variance Map dated March 23, 2021 shows the corner lot contains three existing multi-tenant office buildings and associated parking areas and drive aisles; the entirety of the site is served by two driveways onto Crossroads Park Drive; and
- WHEREAS, per the plan, a two-lot subdivision is planned that will create Lots 1 (0.705 acres) and 2 (3.339 acres); Lot 1 will contain one of the buildings and its adjacent parking areas and Lot 2 will contain the remainder of the site; the proposed lot line is shown to divide one of the existing driveways, which will have a 30' ingress/egress & utility easement; and
- WHEREAS, per the plan, the area variances are requested for one of the existing principal structures and an accessory structure, a shed; the non-conformities are existing and will not be created by the subdivision; both structures will be contained on proposed Lot 2; and
- WHEREAS, the plan shows the existing principal structure occurs 173' from the front lot line, where 200' is required, and 15' from the north side lot line, where 25' is required; the existing accessory structure occurs 4' from the north side lot line, where 25' is required; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; a sanitary sewer line is shown on the property, which appears to be a private-owned line serving both proposed lots; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, which prohibits connection to a privately-owned sewer line; information regarding

this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734125) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

Water and sewer services for each lot must run separately to the public utilities. The north-south sanitary sewer shown within the site appears to be private and therefore cannot serve these separate lots. Separate sewer connections must be made prior to, or as a condition of, the subdivision approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-143

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of James Ranalli for the property located at 1812 West Lake Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to allow a grade change within 100 feet of the lake line as part of a proposed project to construct a single-family dwelling on a vacant 2.9-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-141) as part of the proposed project; and

WHEREAS, the vacant site is located on West Lake Road on the west side of Skaneateles Lake; surrounding land uses are mostly lakefront residential lots on the east side of the street and agricultural uses on the west; parcels across the street from the site are enrolled in NYS Agricultural District 2 and appear to contain active farm operations; and

WHEREAS, the submitted Site Layout Plan dated April 1, 2021 and floor plans show a proposed 7-bedroom dwelling and 4-car garage with a rear permeable patio/deck; a driveway circle and fountain are shown at the front of the house; shoreline structures (680 sf) will include permeable fire pit patio and steps and rock retaining wall; a proposed dock is shown and noted "to be permitted through NYSDEC";

ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and

WHEREAS, the site will be served by a proposed driveway that will straddle the southern lot line of the site with 5' of driveway on the subject parcel and 6' on the adjacent residential lot to the south; the adjacent lot is under common ownership and the Board is concurrently reviewing a site plan referral (Z-21-140) for the driveway work on the parcel; the proposed shared driveway will allow each parcel to have paved access to West Lake Road, while minimizing impervious surface coverage;

ADVISORY NOTE: the proposed driveway onto West Lake Road requires a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 1, 2021,

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

E-mail Address: countyplanning@ongov.net

2 acres of the site will be disturbed by the proposed project; four bioretention areas will be constructed around the perimeter of the house to treat stormwater runoff prior to discharging to the lake;

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

WHEREAS, per the Town Zoning Code, a special permit is required for the change of grade, which will occur within 100' of the lake line; the submitted Site Grading Plan shows grade changes at the sides and rear of the house, generally occurring near the bioretention areas; and

WHEREAS, per the EAF, drinking water and wastewater services will be provided by a proposed well and septic system, respectively; the proposed septic location is shown in the front yard with a reserve area; the well will be located at the rear of the house;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally approve, respectively, any proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage will be 10%, where 10% is permitted; and

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

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

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

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

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

2. The applicant is required to coordinate West Lake Road access plans with

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-144

- 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 Town of DeWitt Planning Board at the request of T-Mobile Northeast, LLC - Brent Gannon for the property located at 6567 Kinne 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing modifications to an existing wireless telecommunications facility on a 0.86-acre parcel in a Business zoning district; and
- WHEREAS, the site is located just east of the highly commercialized Erie Boulevard corridor and near Shoppingtown Mall; the submitted survey map dated March 2, 2021 shows the site has frontage on Kinne Road, a local road, and contains two existing buildings (one to two stories), a front parking lot, and two curb cuts onto Kinne road; and
- WHEREAS, a letter from the applicant dated December 2, 2020, included with the referral materials, indicates T-Mobile will be performing minor modifications to its antenna facility within an existing lease area; modifications will include removing (9) antennas and replacing them with (9) new antennas, removing (3) tower mounted amplifiers and replacing them with (3) new remote radio units, removing (3) remote radio units and replacing them with (3) new remote radio units, and removing (1) existing ground cabinet and replacing it with (1) new battery cabinet; and
- WHEREAS, the submitted Equipment Layout Plants and elevation drawings show the telecommunications facility is installed on the building at the rear of the property; all modifications will generally occur in the same location; no other site modifications are proposed; 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 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); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-145

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 Lysander Planning Board at the request of Ranalli ALA, LLC for the property located at 8626 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 Hencle Boulevard (Route 95 / Route 631) and Church Road (Route 192), both county highways, and Route 690 and Route 48 (Oswego Road / Oswego Street), both state highways; and

WHEREAS, the applicant is proposing construction of a one million sf warehouse (United Auto Supply) with associated site amenities on three vacant parcels totaling 122 acres in an Industrial zoning district; and

WHEREAS, the site is located in a rural area in the Town of Lysander with surrounding land uses being low-density commercial, residential and agricultural; the site is just east of the Three Rivers State Wildlife Management Area; aerial imagery shows the site is vacant with active agricultural land and forest; and

WHEREAS, the site is located at the signalized intersection of Hencle Boulevard/Church Road and NYS Route 690/Oswego Road; the submitted survey map dated January 24, 2021 shows the site has frontage on Hencle Boulevard and two frontages on Oswego Road, which are separated by two properties containing utility uses; the approximate location of NYSDEC and Federal wetland limits are shown to occur in the wooded areas generally to the north and east sides of the site; and

WHEREAS, the submitted Layout Plan dated February 4, 2021 shows the proposed building, Building A (1,007,500 SF), will be constructed on the southern half of the property; there will be 100 loading docks on the north side of the building and 41 at the rear; vehicle parking will occur at the front of the building and along the south sides with 750 parking spaces shown in total; and

WHEREAS, nearly all of the development is shown to occur on TM # 055.-01-19.1; portions of the proposed parking areas appear to be located in the federal wetland area and/or state wetland buffer; the submitted Environmental Assessment Form (EAF) dated March 16, 2021 indicates a wetland delineation has been scheduled to determine the wetland boundary; and

WHEREAS, per the Layout Plan, the site will be served by three proposed driveways, one onto Oswego Road and two onto Hencle Boulevard;
ADVISORY NOTES: the proposed driveway onto Oswego Road requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; the proposed driveways onto Hencle Boulevard 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, the project will be constructed in 3 phases; the facility will operate 24 hours, 7 days a week; general parking lot and security lighting is to be determined; and

WHEREAS, per the EAF, 51 acres of the site will be disturbed by the proposed project; stormwater will be directed to on-site management and then discharged at a controlled rate equal or less than existing conditions in conformance with NYS DEC regulations; there is no information regarding where the stormwater will be discharged to;

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

WHEREAS, new connections to existing public drinking water and wastewater services are proposed; the northern half of the site is located outside of the Onondaga County Sanitary District boundary; the southern half is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the local application indicates extensions to public water and sewer will be required to serve the project; per the EAF, anticipated water usage per day and anticipated liquid waste generation per day are each estimated at 11,250 gallons; per the Onondaga County Department of Water Environment Protection, a capacity assurance letter has already been issued for the proposed project;

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

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

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

1. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.
2. The applicant must continue to coordinate with the Onondaga County Department of Water Environment Protection regarding sewer availability and capacity and tie-in requirements. The Town must ensure any approvals or mitigations are obtained prior to, or as a condition of, municipal approval of the project.
3. The applicant is required to coordinate access plans with the New York

State and Onondaga County Departments of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study (TIS) for full build out, and a 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.

4. Federal and state wetland boundaries and the 100-foot state wetland buffer must be confirmed by the U.S. Army Corps of Engineers or NYS Department of Environmental Conservation, respectively. All confirmed wetlands should be shown on the plans for the site. The municipality must ensure any necessary permits are 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.

The Board also offers the following comments:

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

2. The Towns of Lysander, Van Buren and the Village of Baldwinsville are encouraged to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, given potential constraints at the Baldwinsville-Seneca Knolls Wastewater Treatment Plant, and to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 21, 2021

OCPB Case # Z-21-146

- 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 Thomas Douglas for the property located at Butternut Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 481, a state highway; and
- WHEREAS, the applicant is proposing construction of three multi-story senior housing buildings with associated amenities on a 10.72-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, in December 2020, Syracuse-Onondaga County Planning Agency staff provided an informal review of this project while it was in the early stages of review and provided feedback to the Town; and
- WHEREAS, the vacant parcel has frontage on two Town roads, Kinne Road to the north and Butternut Drive to the south, and is located between Erie Boulevard (NYS Route 5), a highly commercialized corridor, and Interstate 481 (I-481); Meadow Brook runs parallel to Butternut Drive across from this location; the site is east of two parcels containing Shoppingtown Mall and its associated parking lots and two additional parcels containing an office building, the Excellus Building, and its associated parking lots; there are single-family residential lots along the northern boundary of the site and additional residential uses and a cemetery across Kinne Road from the site; and
- WHEREAS, Onondaga County recently announced that it will take ownership of the mall properties, including the subject parcel, and will solicit large scale redevelopment proposals for the 50+ acre site; this area has largely focused on auto-oriented development since buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, just north of the site; trail users can access this new section of the EST a quarter-mile east of the site at the intersection of Kinne Road and Towpath Road; and
- WHEREAS, the submitted Master Plan dated March 1, 2021 shows the three proposed buildings, BLDG A, B, and C, will be constructed along the lot lines adjacent to the Shoppingtown and office building parcels; three parking lots are proposed, one at the front of each building; the site will be served by an access road with a connection to both Kinne Road and Butternut Drive; proposed sidewalks are shown along the internal drives and portions of the access road, ultimately connecting to proposed sidewalks along both road frontages; a network of stone dust/gravel trails is also proposed and a future connector walkway is

shown to connect the site to Shoppingtown; and

WHEREAS, per the Master Plan, the apartment complex will have 143 units and 218 parking spaces; trees and shrubs will be planted throughout the site; there will also be a waste/recycling area in each of the parking lots and two monuments signs, one at each entrance to the development; the Master Plan shows a proposed bridge over Meadow Brook, which would connect to a parcel on the east side of the watercourse that is owned by National Grid and contains overhead utility lines; the parcel that the bridge is located on appears to be NYS Canal Lands; the submitted Neighborhood Plan shows how the site connects to the major primary and secondary access routes in the surrounding area, as well as pedestrian routes; a pedestrian connection is shown on the National Grid parcel though it does not appear in aerial imagery dated May 2020; and

WHEREAS, the Master Plan indicates the proposed use is not permitted in the current R-2 zoning district; a zone change to R-3 is proposed; required parking for the project is 286 spaces, which will require a parking relief variance of 68 spaces; a letter from a representative for the applicant to the Town Planning Board, dated March 29, 2021, indicates the housing project is intended for seniors 55 years and up; units will be two-bedrooms or roof top terrace units with a den; additional amenities will include an exercise facility, meeting & community rooms, and a full-service copy and business center; a vegetated and treed slope will be preserved to buffer the adjacent residential uses; and

WHEREAS, per the submitted letter, 4.5 acres of the site will be disturbed by the proposed project; the Master Plan shows two proposed stormwater facilities and notes that a SWPPP will be provided at a later date;
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 located within the Onondaga County Sanitary District and has access to public sewers; there is a County-owned trunk sewer along Butternut Drive, which flows to the Meadowbrook-Limestone Wastewater Treatment Plant; the Onondaga County Department of Water Environment Protection (WEP) notes that this is a flow-constrained facility, and development in this area is subject to the development of a 2 gallon to 1 gallon sanitary flow offset plan/project; and

WHEREAS, the site has access to public drinking water provided by the Town; and

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the 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:

The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) regarding sewer availability and capacity, tie-in requirements, and offset requirements. The Town must ensure any approvals or mitigations are obtained prior to, or as a condition of, municipal approval of the project.

The Board also offers the following comments:

1. The Board strongly encourages the creation of local road networks to connect a mix of uses and alleviate traffic impacts on arterial roadways that serve the larger community. Mixed-use developments, in particular, often focus on the creation of small blocks with pedestrian-scale design elements and infrastructure to promote walkability. Establishing a street network with multiple connection points, on-street parking, sidewalks, crosswalks, and street trees, will help to seamlessly integrate the project as part of a new town center and better connect its residents to nearby amenities. To facilitate the creation of a potential local road network, the Town is advised to require a cross-access easement to the Town to allow for future connections to the Shoppingtown redevelopment and other adjacent parcels.

2. The Town is advised to ensure the applicant has coordinated any plans for pedestrian connections on and to the adjacent watercourse and National Grid property prior to, or as a condition of, municipal approval of the project.

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