



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

April 26, 2023

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

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Don Radke  
David Skeval  
Jim Stelter

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Rachel Woods  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:05 AM on April 26, 2023.

## III. MINUTES & OTHER BUSINESS

Minutes from April 5, 2023 were submitted for approval. Jim Stelter made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

Megan Costa provided a brief update regarding the status of the Plan Onondaga County Comprehensive Plan project. Staff will likely be scheduling a special meeting of the OCPB to review the plan in the upcoming few weeks. Information and the draft document will be forthcoming to members.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-23-14	TManPB	<i>Modification</i>	S-23-15	TPomPB	<i>Modification</i>
Z-23-100	TSaITB	<i>No Position With Comment</i>	Z-23-101	TSaITB	<i>No Position</i>
Z-23-103	TSkaTB	<i>No Position</i>	Z-23-104	TPomZBA	<i>No Position</i>
Z-23-105	TPomPB	<i>Modification</i>	Z-23-106	TPomPB	<i>Modification</i>
Z-23-108	TClaPB	<i>Modification</i>	Z-23-109	TOnoPB	<i>Modification</i>
Z-23-110	TOnoTB	<i>Modification</i>	Z-23-111	TLysPB	<i>No Position With Comment</i>
Z-23-112	TLysTB	<i>No Position With Comment</i>	Z-23-114	TOnoTB	<i>Modification</i>
Z-23-115	TLysPB	<i>No Position With Comment</i>	Z-23-116	TSkaPB	<i>No Position With Comment</i>
Z-23-117	TManPB	<i>Modification</i>	Z-23-118	TManPB	<i>Modification</i>
Z-23-119	TManZBA	<i>No Position With Comment</i>	Z-23-120	TClaTB	<i>Modification</i>
Z-23-121	TLysTB	<i>No Position With Comment</i>	Z-23-122	TManPB	<i>No Position</i>
Z-23-123	TManPB	<i>No Position</i>	Z-23-124	TTuITB	<i>No Position</i>
Z-23-125	TManPB	<i>Modification</i>	Z-23-126	TClaPB	<i>Modification</i>
Z-23-127	TCicPB	<i>Modification</i>	Z-23-129	TCicTB	<i>No Position With Comment</i>
Z-23-130	TCicTB	<i>No Position With Comment</i>	Z-23-95	VSkavB	<i>No Position</i>
Z-23-96	TCamTB	<i>No Position With Comment</i>	Z-23-97	CSyrZA	<i>No Position With Comment</i>
Z-23-98	VMarVB	<i>No Position</i>	Z-23-99	TSaITB	<i>No Position With Comment</i>

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # S-23-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Ryan and Danielle Ewert for the property located at 8291 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 7.342-acre parcel into two new lots, Lot 5A (3.706) and Lot 5B (3.636 acres), in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-23-117), special permit (Z-23-118), and an area variance (V-23-119) referrals regarding this subdivision and plans to open a doggy daycare facility on the new lot, and an Accessory Use Permit (Z-23-125) to legalize an existing landscaping business; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change (Z-22-194) from Residential (R-1) to Restricted Agricultural (RA) to accommodate a pole barn for the proposed doggy daycare facility; and
- WHEREAS, the site is located on East Seneca Turnpike in an area east of the Village of Manlius characterized by residential developments to the south, Fayetteville-Manlius High School to the west, and agricultural land to the east; and
- WHEREAS, the site has an existing driveway leading to a landscaping business (Ryan's Lawncare & Landscaping) consisting of a large gravel area, garage, storage sheds, and outdoor storage along the western boundary of the parcel; a second driveway leads to a single-family home and associated structures; the eastern half of the property is primarily wooded with some grassy lawn; and
- WHEREAS, per the Resubdivision Map (dated 3/8/23), the site will be split into two new lots: proposed new Lot 5A will be 3.706-acres and comprises the western half of the property, encompassing the landscaping business and residential structures; Lot 5A contains both existing driveways on 200' of frontage on East Seneca Turnpike; the applicant is also seeking an accessory use permit to operate the landscaping business as a secondary use to the existing residence on proposed Lot 5A; and
- WHEREAS, proposed Lot 5B will be 3.636-aces and is the vacant eastern half of the property that will house the proposed doggy daycare facility; Lot 5B will have 186.24' of frontage on East Seneca Turnpike and per the Enlarged Site Plan (dated 11/10/22), will have a 20' paved driveway onto East Seneca Turnpike; the applicant is seeking an area variance to provide 186.24' of road frontage for proposed Lot 5B where 200' is required required; and
- WHEREAS, per the Enlarged Site Plan P-2 (dated 11/10/22), the proposed Pawsits Doggie

Daycare (and short-term boarding, per local application) facility will include construction of a 40'x50' metal pole barn with a restroom, a gravel parking lot with 10 parking spaces in front of the building, and a 20' wide driveway leading to East Seneca Turnpike; the building is to be located behind an adjacent parcel; the new building would be approximately 100 feet from existing structures on the adjacent parcel; a stockade fence line separates the parcels; and

ADVISORY NOTE: Any existing or proposed driveways onto E Seneca Turnpike must meet the requirements of the New York State Department of Transportation and any work within the right-of-way requires the issuance of highway access and/or work permits; and

WHEREAS, per the referral notice, the site, presumably the existing house, is currently served by public drinking water provided by Onondaga County Water Authority; the EAF notes regarding public/private water supply: "Not sure yet if we are able to connect to our home or if we will need another line ran"; per OCWA rules and regulations, each separate building requires a separate metered service; the Enlarged Site Plan shows water, electric, and gas lines extending to the proposed building from East Seneca Turnpike;

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

WHEREAS, the Onondaga County Office of Real Property Services indicates that the site is served by public wastewater utilities; wastewater accommodations for the existing house is not indicated on supplied plans; the site is located within the Onondaga County Sanitary District, within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by wet weather flow; the Pleasant Street trunk sewer runs along East Seneca Turnpike in front of the parcel;

the EAF notes the proposed action will not connect to existing wastewater utilities; the Enlarged Site Plan depicts a raised bed septic system in the northeastern corner of new lot 5B; no additional information was provided with project materials regarding plans for disposal of solid waste from the daycare facility;

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

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

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

WHEREAS, the site may contain the Northern Long-eared Bat, or 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate East Seneca Turnpike access plans and drainage plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. It appears the public sewerage is available and accessible to this parcel. As such, the Onondaga County Sanitary Code requires connection to the public utility, versus installation of a septic system. Plans must be modified to reflect a connection to the public sanitary sewer system, and a sewage disposal plan must be approved by the Onondaga County Health Department, prior to, or as a condition of, municipal plan approval.

The Board also offers the following comment:

Given the potential for noise impacts from the proposed use of the pole barn building, the Town and applicant are encouraged to consider addition mitigation for noise impacts to neighboring residences, including potential relocation of the proposed building further from neighboring lands.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # S-23-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Pompey Planning Board at the request of Steve Perry for the property located at 7940 Broadfield Road & vacant lands; 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 Broadfield Road (Route 250), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to resubdivide two parcels into three parcels, Lot 1 (2.018 acres), Lot 2 (9.555 acres) and Lot 3 (7.919 acres), in a Farm (F) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance (Z-23-104) referral for relief from the required 200' of road frontage;
- WHEREAS, the site is located on Broadfield Road in an area characterized by residential developments interspersed with rural wooded or agricultural lots; numerous parcels near and south of the site are enrolled in NYS Agricultural District 4 and some appear to be active farmland (per GIS mapping); West Branch Limestone Creek (a federal wetland) and its associated floodplain and floodway lie to the west of the site; and
- WHEREAS, the two existing parcels, totaling approximately 19.8 acres, contain a single-family home on a 1.17-acre parcel with a wooded area to the rear and approximately 40' of frontage (per GIS mapping) on Broadfield Road, and a vacant, wooded 18.59-acre lot with two points of frontage, approximately 60' and 40', on Broadfield Road; and
- WHEREAS, the Variance Plan dated 1/31/23 shows the applicant is proposing to subdivide two lots into three lots; proposed Lot 1 (2.018 acres) would expand the 1.17-acre lot, containing the existing house, to the rear to include an "Easement For Septic System" area; the remaining lands would be split from north to south into two lots, Lot 2 (9.555 acres) and Lot 3 (7.919 acres); and
- WHEREAS, per the Subdivision Map dated 1/31/23, new Lot 3 will maintain an existing 60.01' of frontage on Broadfield Road at the western side of the site; new Lots 1 and 2 do not indicate any road frontage; a 60' wide "Permanent Right-of-Way For Ingress and Egress" is shown on the Map, extending 255' to the south; the referenced deed indicates this to be a permanent easement granting access between an adjacent parcel (Holden, 004.-03-44.1) and proposed Lots 1 and 2; and
- ADVISORY NOTE: Any existing or proposed access onto Broadfield Road must meet the requirements of the Onondaga County Department of Transportation and the applicant must obtain highway work permits for any work within the County right-of-way; and

- WHEREAS, the applicant is seeking an area variance from the required 200' of road frontage in a Farm zoning district; proposed Lot 3 would have 60' and Lots 1 and 2 would have 0'; and
- WHEREAS, per the referral notice, there is no existing public drinking water service to the site and no changes are proposed; per the Onondaga County Department of Finance Office of Real Property Services, new Lot 1 is served by an individual well; and
- WHEREAS, per the referral notice, there is no existing public wastewater service to the site; per the Onondaga County Department of Finance Office of Real Property Services, new Lot 1 is served by an individual septic system; per the Subdivision Map, a 96' by 435.55' Easement for Septic System will be added to new Lot 1; 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);  
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 Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1 prior to Department endorsement of the subdivision, and prior to, or as a condition of, municipal approval of the subdivision.

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



J.Ryan McMahon, II  
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# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-100

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Nicholas Wendt for the property located at 7145 Buckley 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 Buckley Road (Route 48), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is requesting a zone change on a 1.08-acre parcel from Office (O-1) to Residential (R-4) to allow for the conversion of a medical office to apartments on the first floor of an existing mixed-use building; and
- WHEREAS, the site is in an area characterized by single-family residential neighborhoods on both sides of Buckley Road transitioning north of the site into the commercial land uses near Buckley and Taft Roads, and Clay Park South, a town-owned park; and
- WHEREAS, the parcel contains a two-story house that has been converted to a medical office on the 1st floor and apartment unit on the 2nd floor; per the referral, the house had been a two-family home before the conversion to a medical office; and
- WHEREAS, the applicant states the purpose of the proposed zone change is to convert the medical office to rental “unit(s)”, presumably apartment(s), while maintaining the existing rental unit on the second floor; and
- WHEREAS, per the Town Code, the proposed R-4 District is intended to “provide areas where the living environment associated with multiple-dwelling-unit development is encouraged and preserved” and permits one-family and two-family dwellings, multiple dwellings, townhouse, family day-care home, and group family day-care homes; two-family homes are permitted in R-3 zoning districts, but a three-family home is not; and
- WHEREAS, an approximately 25'-wide driveway leads to a small L-shaped parking lot that wraps the northern and western sides of the building; a shed is located along the southern parcel boundary behind the house;  
ADVISORY NOTE: Any existing or proposed driveways onto Taft Road must meet the requirements of the Onondaga County Department of Transportation, and obtain highway work permits for any work within the County right-of-way; and
- WHEREAS, per the referral notice, the site is served by public drinking water and public sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, in an area designated as flow constrained and impacted by excessive wet weather flow; the referral notes an anticipated

increase to existing service at the site;

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

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

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

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

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

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

Given the location of this site within a sidewalk priority zone as identified by SMTTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Buckley Road frontage.

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-101

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of MAICO for the property located at 1001 Vine 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 within 500 feet of Vine Street (Route 51), a county highway, and the NYS Thruway (Route 90), a state highway; and

WHEREAS, the applicant is requesting a zone change on a 1.08-acre parcel from Office (O-2) to Commercial (C-2) to allow for a retail use in an existing commercial/office building; and

WHEREAS, the area is characterized by office and commercial buildings located just north of the NYS Thruway; and

WHEREAS, the subject parcel contains an approximately 15,100 sf multi-tenant commercial building (per GIS mapping) and parking lot, with frontage, driveways and building entrances on both Vine Street, to the east, and Commerce Boulevard (a local road) to the northeast; and  
ADVISORY NOTE: Any existing or proposed access onto Vine Street must meet the requirements of the Onondaga County Department of Transportation and the applicant must obtain a highway work permit for any work within the County right-of-way; and

WHEREAS, the applicant is proposing a zone change from an O-2: Office and Light Industrial Park zoning district to a C-2: Highway and Commercial zoning district to allow a cosmetics business (eyelashes, hair, and facials), servicing 1 or 2 clients at a time, in the multi-tenant building; the applicant notes that they currently operate a title company in the building; and

WHEREAS, the area around the site is in an O-2 zoning district except for two parcels across Vine Street from the site which are zoned C-2; and

WHEREAS, the Town Code describes the intent of the proposed C-2 district as “commercial uses which primarily serve the motoring public and which function rather independently of each other” and specifically to “confine the use of this district to existing areas”; the C-2 district permits retail sales and service, day-care centers, and offices; allowing restaurants, gas stations, motor vehicle leasing facilities, recreation facilities, funeral homes, animal hospitals, and kennels, transitional parking areas, utility service facilities, and cemeteries with a Special Permit; and

WHEREAS, per the referral notice, the site is served by public drinking water and public sewer and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; the referral notes an anticipated

increase to existing service at the site;

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

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734065 and V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law D of 2023 entitled "A Local Law Amending the Requirements for Offsite/Community and Utility Solar Uses in the Town of Skaneateles"; and
- WHEREAS, per the existing law, the town seeks to encourage solar energy generation with Federal and State programs while regulating the physical characteristics and impacts of solar energy systems which are not regulated through the Federal and State programs; the Town already has standards in place and seeks to adjust and improve those regulations to protect the character of the Town of Skaneateles and lake; and
- WHEREAS, within the current solar law, the Table of Standards was altered to stipulate that off-site/community solar systems and utility solar systems will have a 100' rear yard setback when the Table previously read "Per Zone District Standards applicable to principal use/structure"; and
- WHEREAS, under the Visual Protection section a), the language regarding ground-mounted solar energy systems was changed from "shall be screened to the extent necessary to minimize visual impact to abutting residential property and the public road ROW" to "screened to the maximum extent feasible to minimize visual impacts to nearby residential properties, any public road ROW and Skaneateles Lake"; the sentence "Existing vegetation should be preserved and used for screening whenever practical" was also added; and
- WHEREAS, also within the Visual Protection section c) regarding significant view-sheds, the following was added "Any Off-site/Community or Utility Facility solar system shall be presumed to result in significant visual impacts." with additional language stating the applicant can rebut that assumption and the Planning Board may grant the special permit for an off-site/community or utility facility solar system if the applicant satisfactorily demonstrates there will be minimal negative visual impacts due to "existing screening, topography or the installation of additional vegetative screening."; and
- WHEREAS, under the Visual Protection section, the following were also added: section d) Spacing: preventing Off-site/Community or Utility Facility solar systems from being within 1 mile of one already approved unless the Board finds there will be no impact on the character area; e) prevents off-site/Community or Utility Facility solar systems from 1,500 of the shoreline of Skaneateles Lake; and f) giving the Planning Board the ability to require equipment associated with "solar arrays to be painted a neutral color to minimize visual impacts"; and

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

WHEREAS, a new section regarding sound was added stating the Planning Board may consider sound generated by the solar project when deciding to grant a Special Permit and may require a sound study; and

WHEREAS, Landscaping Plan regulations are extended, giving the Planning Board the authority to specify the species, minimum height and configuration of vegetation utilized for screening and stipulating the Landscaping Plan to include a Landscaping Maintenance Plan to ensure vegetative screening and plantings be maintained; the Board is given the authority to require an escrow or bond to ensure the Maintenance Plan is enforced; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-104

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Steve Perry for the property located at 7940 Broadfield 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 Broadfield Road (Route 250), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing area variances to reduce the required 200' of road frontage as part of a subdivision to create three new tax parcels in a Farm (F) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision (S-23-15) referral for the project; and
- WHEREAS, the site is located on Broadfield Road in an area characterized by residential developments interspersed with rural wooded or agricultural lots; numerous parcels near and south of the site are enrolled in NYS Agricultural District 4 and some appear to be active farmland (per GIS mapping); West Branch Limestone Creek (a federal wetland) and its associated floodplain and floodway lie to the west of the site; and
- WHEREAS, the two existing parcels, totaling approximately 19.8 acres, contain a single-family home on a 1.17-acre parcel with a wooded area to the rear and approximately 40' of frontage (per GIS mapping) on Broadfield Road, and a vacant, wooded 18.59-acre lot with two points of frontage, approximately 60' and 40', on Broadfield Road; and
- WHEREAS, the Variance Plan dated 1/31/23 shows the applicant is proposing to subdivide two lots into three lots; proposed Lot 1 (2.018 acres) would expand the 1.17-acre lot, containing the existing house, to the rear to include an "Easement For Septic System" area; the remaining lands would be split from north to south into two lots, Lot 2 (9.555 acres) and Lot 3 (7.919 acres); and
- WHEREAS, per the Subdivision Map dated 1/31/23, new Lot 3 will maintain an existing 60.01' of frontage on Broadfield Road at the western side of the site; new Lots 1 and 2 do not indicate any road frontage; a 60' wide "Permanent Right-of-Way For Ingress and Egress" is shown on the Map, extending 255' to the south; the referenced deed indicates this to be a permanent easement granting access between an adjacent parcel (Holden, 004.-03-44.1) and proposed Lots 1 and 2; and
- ADVISORY NOTE: Any existing or proposed access onto Broadfield Road must meet the requirements of the Onondaga County Department of Transportation and the applicant must obtain highway work permits for any work within the County right-of-way; and

WHEREAS, the applicant is seeking an area variance from the required 200' of road frontage in a Farm zoning district; proposed Lot 3 would have 60' and Lots 1 and 2 would have 0'; and

WHEREAS, per the referral notice, there is no existing public drinking water service to the site and no changes are proposed; per the Onondaga County Department of Finance Office of Real Property Services, the new Lot 1 is served by an individual well; and

per the referral notice, there is no existing public wastewater service to the site; per the Onondaga County Department of Finance Office of Real Property Services, new Lot 1 is served by an individual septic system; per the Subdivision Map, a 96' by 435.55' Easement for Septic System will be added to new Lot 1; 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);

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

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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-105

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Smith's Quality Egg Farm for the property located at 7047 Kelly 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 Berry Road (Route 186) and Berwyn Road (Route 249), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 12,636 sf commercial agriculture building with retail and dry storage on a 176.37-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the site is located in a rural area characterized by wooded parcels and active agricultural land; and
- WHEREAS, the site is an active farm bound on three sides by Berry Road to the west, Kelly Road (a local road) to the south, and Berwyn Road to the east; the farm buildings are concentrated along Kelly Road near its intersection with Berwyn Road; the site is predominantly active farmland with scattered wooded areas; the site and surrounding lands are enrolled in NYS Agricultural District 4; and
- WHEREAS, per the local application, the applicant is proposing to add a retail area to existing farm operations with the construction of a 12,636 sf pole barn building which will house a 9,072 sf dry storage area to include hay and straw bales, bagged feed-and-seed and tack supplies, and a 3,564 sf retail space to sell eggs as well as pre-packaged food products and goods from other local area farms and businesses; a small office and restroom will also be included; and
- WHEREAS, the proposed building will be located on an existing gravel pad just west of the existing farm operations on Kelly Road, a local road; per the Site Plan (dated 3/30/23), there will be a new 26'-wide driveway leading to the building for the retail area; 12 parking spaces will be located at the southeastern corner of the building including 2 ADA spaces, and a 10-space parking lot expansion area east of the driveway; the application notes customers for the dry storage area will be directed towards the southwestern side of the building for customers to load/unload and exit via a 12'-wide gravel drive to an exit-only egress point onto Kelly Road; and
- WHEREAS, the site is located outside of the Onondaga County Sanitary District; the applicant states a septic design for the proposal has already been submitted to Onondaga County Department of Health; per the included Septic Plan and Details (dated 3/30/23), a septic tank, pump tank, and field are to be located on the northern side of the building; and
- WHEREAS, an existing well is shown north of the proposed exit-only driveway, with an

existing water line wrapping the northside of the building; the waterline for the proposed building runs from the existing piping to the northwest corner of the building; and

WHEREAS, per the Grading, Erosion & Sediment Control, Utility Plan, a swale with check dams will be constructed adjacent to the western side of the building, roof leaders will be directed to the swale which diverts stormwater to a pipe under the exit-only drive and into roadside swales and culverts on Kelly Road; per the Environment Assessment Form dated 3/30/23, 0.80 acres will be disturbed by this proposal; and

WHEREAS, an approximately 400,000 sf wooded area is on the western half and two linear wooded areas running north/south follow riverine federal and state wetlands (per GIS mapping); two NYS Department of Environmental Conservation 500' wetland check zones extend into the site from the south; the wetlands and check zones appear to be located west of the site and existing farm buildings; and

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

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

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-106

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Dan Palladino for the property located at 3149 Sweet 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 Sweet Road (Route 109), a county highway, Jamesville-Pompey Road (Route 91), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 10,000 sf addition to an existing brewhouse (Heritage Hill) in order to establish a meat processing facility on a 117.70-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the site is located along Sweet Road, a county road, in a rural area in the Town of Pompey; and
- WHEREAS, the parcels and much of the surrounding lands in the area are enrolled in New York State Agricultural District 4, and contain actively farmed land (Palladino Farm); the site includes a house, two barns, a brewhouse/restaurant, a “brewseum”, and miscellaneous outbuildings associated with the active farm and event space; and
- WHEREAS, the Board previously reviewed site plan referrals Z-17-100, to construct and operate a farm brewery/restaurant, and Z-16-434, requesting a variance to operate a farmstand on the site; and
- WHEREAS, per the Summary of Proposal, the Palladino Farm, which operates the Heritage Hill brewery/restaurant on site, seeks to expand their existing business by adding a meat-processing facility and partnering with a local butcher shop (Lieh & Steigerwald) to produce and sell NYS-grown meat and meat products on site and locally; the meat-processing facility will employ 12 to 16 full-time employees and operate largely outside of the busy hours of the brewhouse and restaurant; and
- WHEREAS, per the Site Plan dated 1/31/23, the proposed addition will be attached to an approximately 6,900 sf barn which houses Heritage Hill; a metal Quonset barn will be removed to create space for the addition and additional parking; the construction of an 11’ basement for storage will allow for temporary storage trailers to be removed, allowing for additional parking; and
- WHEREAS, this farm property is protected for continual agricultural use through a Farmland Protection Implementation Grant through New York State, which restricts certain nonagricultural use of the land; a letter dated 2/7/23 from the New York Agricultural Land Trust acknowledges their notification of the applicant’s proposal and confirms a USDA-approved meat processing facility falls within the Farmstead Area of the existing conservation easement; and
- WHEREAS, drinking water is to be provided by an existing well; and

WHEREAS, per the application materials, the Onondaga County Health Department has found the site to be in violation due to inadequate on-site sewage treatment, failure to meet deadlines, and for new septic systems being installed without OCHD and DEC approval, with documentation from the OCHD starting 2021; in a letter dated 1/25/23, the applicant is advised to submit a SPDES Permit filed with the NYSDEC, have an informal inspection conducted, and a sewage waste disposal system Certification of Installation by a design professional; per an undated letter to the Town Codes Officer, the applicant notes a planned January 2023 meeting with a septic engineer "in hopes we can get in agreement on a plan with DEC and County Health that will immediately address their concern of our current operation and hopefully allow us to easily add on the new project when the time comes."; at this time the DEC is still awaiting receipt of a required SPDES permit application for the existing system, and the County Health Department has not received plans for wastewater accommodations, including a proposed temporary holding tank, for the proposed expansion; and

WHEREAS, per a letter dated 12/27/22 from Onondaga County Department of Water Environment, the plumbing inspector noted numerous issues with the on-site plumbing that would need to be fixed to bring the facility into compliance; and

WHEREAS, per the EAF dated 4/1/23, two acres of the site will be disturbed by the proposed project;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; and

WHEREAS, the EAF indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; GIS mapping indicates that a small segment of federal wetlands runs east to west through the center of the site and another small area of wetlands is in the southwestern corner of the site along New York State Route 91; 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 Town must ensure Onondaga County Health Department and NYS Department of Environment Conservation approvals as necessary, for both the current and any proposed sanitary sewage facilities on site, prior to municipal approval of the Site Plan.
2. Per the Onondaga County Department of Transportation, the applicant must remove all existing parking from the Onondaga County right-of-way along the front of the parcel, and replace the paved/gravel surface with grass and/or other surface material so as to prevent the continuation of parking in this area. The Site Plan must be modified to reflect the required changes prior to municipal approval.
3. The applicant must also coordinate with the Onondaga County Department of Transportation regarding submission of a drainage study or Stormwater Pollution Prevention Plan (SWPPP), and traffic data and access plans for the project. The Department advises that the two southerly driveways will be required to meet commercial driveway standards, and no additional driveway access will be granted onto Sweet Road. 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Quattro Development, LLC / Take 5 Oil Change for the property located at 7423 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), John Glenn Boulevard (Route 81), and Long Branch Road (Route 35), all county roads; and
- WHEREAS, the applicant is proposing construction of an automotive service building (Take 5 Oil Change) on a 0.32-acre parcel in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board recently offered No Position with Comment on multiple variances sought for the project (Z-23-41); comments included ensuring the applicant worked with Onondaga County Department of Transportation and encouraging the applicant and Town to install pedestrian infrastructure and landscape or solid screening on the site; those variances were approved by the town on 3/13/23; the Board has also reviewed multiple referrals for a Mavis Discount Tire on an adjacent parcel (Z-17-89, Z-17-26, Z-16-240, Z-16-333 and Z-16-406), for which coordination regarding a road abandonment and driveway access from Old Long Branch Road took place; and
- WHEREAS, the site is in an active commercial area with a mixture of retail, medical offices, and motor vehicle repair shops in the vicinity; adjacent parcels are zoned Regional Commercial (RC-1) and Highway Commercial (HC-1), the site has road frontage on three sides - the terminus of Old Long Branch Road, Long Branch Road, and Oswego Road and is approximately 225' south of the intersection of Oswego Road and John Glenn Boulevard; and
- WHEREAS, the applicant is proposing a "Take 5 Oil Change" facility and per the Site Plan (dated 3/30/23), is planning to construct a 1,610 sf building with three drive-through service bays for vehicles, 6 parking spaces, and a dumpster enclosure; the building and associated garage bays will be oriented toward Oswego Road; and
- WHEREAS, the Landscape Plan, dated 3/30/23 shows remaining lands will be planted with grass, with limited trees and ornamental plants along the Longbranch Road side only; no landscaping or screening is shown along the Oswego Road frontage, near the dumpster or adjacent to neighboring land uses; and
- WHEREAS, access to the site would be from Long Branch Road via the Old Long Branch Road spur, and no access is permitted or shown from Oswego Road; the plan shows that Old Long Branch Road dead ends just past the proposed driveway before reaching Oswego Road; ADVISORY NOTE: The proposed driveway onto Old Long Branch Road requires highway access and work permits from the

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

Onondaga County Department of Transportation; no direct access to Long Branch Road or Oswego Road will be permitted; and

WHEREAS, the Utility Plan dated 3/30/23 shows two 4'-diameter drywells for the collection of stormwater at the northeast and northwest corners of the paved surfaces on the lot; per the Environmental Assessment Form dated 3/30/23, 0.3 acres will be disturbed; and

WHEREAS, per the Site Plan and Survey Map dated 12/13/22, a 20' wide permanent easement is shown at the Old Long Branch Road frontage, labeled "to the Town of Clay for a Water System"; the driveway and portions of the paved area on site would occur within this easement; per the EAF, the site is to be served by public drinking water provide by the Town of Clay Water Department; and

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

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial to the community; this site is located within a priority zone; no sidewalks along road frontages are indicated on submitted plans, and limited pedestrian infrastructure currently exists in the area, despite the availability of local bus service and a density of origins and destinations which may support pedestrian activity; and

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

The applicant must contact the Onondaga County Department of Transportation Department to discuss requirements for submission of traffic data, drainage data, and a lighting plan for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of,

municipal approval.

The Board also offers the following comments:

1. The Board encourages the Town to consider requiring the installation of sidewalks along the Oswego Road frontage as development occurs, to foster safe pedestrian travel along the multi-use corridor.
2. The Board encourages additional landscape or solid screening of auto-related uses and parking from the public right-of-way, to improve the aesthetics of the corridor.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-109

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Planning Board at the request of Thomas J. Cerio for the property located at 6200 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of US Route 11, a state highway; and
- WHEREAS, the applicant is proposing to establish a used motor vehicle sales facility in an existing building on a 0.38-acre parcel in a Nedrow Neighborhood Shopping District; and
- WHEREAS, the Board previously offered No Position with Comment on a use variance referral (Z-20-295) to allow an auto repair shop use in a Nedrow Neighborhood Shopping District; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-110) for retail sales of vehicles, which was already granted; and
- WHEREAS, per the submitted Resolution Granting Special Permit allowing a car dealership, up to one vehicle for sale for every 750 sf of lot area (dated 3/21/23) was approved; the Town has also granted an area variance for the 50' required setback from Leonard Avenue (a local road); per the Site Plan (dated, 2/13/23) the building has a 48.05' setback; the Town did not refer these actions to the Board; and
- WHEREAS, the site is located along US Route 11 in Nedrow with commercial land uses along Route 11 and residential neighborhoods immediately to the east and west; the submitted survey map shows the site has additional frontage on Leonard Avenue, a local road, and contains an existing one-story building, formerly Bimbe Auto Shop; aerial imagery dated May 2021 shows the building is surrounded on all sides by asphalt, which covers almost the entirety of the site, and fairly unrestricted access to both roads; and
- WHEREAS, the Site Plan shows the existing lot composition will remain with a one-story building at the center with an asphalt lot comprising most of the remaining surface; 7 parking spots will line the north and eastern sides of the building and an 11-car lot along the western parcel boundary; no reduction to the size of the entrances from Leonard Ave or South Salina Street are indicated on the Site Plan; 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 indicated on the referral or EAF; 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 applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Town Board at the request of Thomas J. Cerio for the property located at 6200 South Salina 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 US Route 11, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a used motor vehicle sales facility in an existing building on a 0.38-acre parcel in a Nedrow Neighborhood Shopping District; and
- WHEREAS, the Board previously offered No Position with Comment on a use variance referral (Z-20-295) to allow an auto repair shop use in a Nedrow Neighborhood Shopping District; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-110) for retail sales of vehicles, which was already granted; and
- WHEREAS, per the submitted Resolution Granting Special Permit allowing a car dealership, up to one vehicle for sale for every 750 sf of lot area (dated 3/21/23) was approved; the Town has also granted an area variance for the 50' required setback from Leonard Avenue (a local road); per the Site Plan (dated, 2/13/23) the building has a 48.05' setback; the Town did not refer these actions to the Board; and
- WHEREAS, the site is located along US Route 11 in Nedrow with commercial land uses along Route 11 and residential neighborhoods immediately to the east and west; the submitted survey map shows the site has additional frontage on Leonard Avenue, a local road, and contains an existing one-story building, formerly Bimbe Auto Shop; aerial imagery dated May 2021 shows the building is surrounded on all sides by asphalt, which covers almost the entirety of the site, and fairly unrestricted access to both roads; and
- WHEREAS, the Site Plan shows the existing lot composition will remain with a one-story building at the center with an asphalt lot comprising most of the remaining surface; 7 parking spots will line the north and eastern sides of the building and an 11-car lot along the western parcel boundary; no reduction to the size of the entrances from Leonard Ave or South Salina Street are indicated on the Site Plan; 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 indicated on the referral or EAF; 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 applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-111

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Lysander III PV, LLC for the property located at 1743 Lamson 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 Lamson Road (Route 29), a county highway; and

WHEREAS, the applicant is proposing construction of a 2.4 MW ground-mounted solar farm on a 22-acre portion of a 120.89-acre parcel in an Agricultural zoning district; and

WHEREAS, the Board previously offered Modification on a subdivision referral (S-07-55) on a 2-acre lot with frontage on Dinglehole Road; and

WHEREAS, the site is in a rural area characterized by vacant wooded land and active farmland; there are federal and NYS wetlands nearby and a NYS DEC 500' wetland check zone crosses into a portion of the western side of the site; and

WHEREAS, the site is bound on three sides by Rabbit Lane to the north, Dinglehole Road to the east, and Lamson Road to the south; per aerial imagery taken in May 2021, there are two houses on the Lamson Road frontage with the remainder of land appearing to be actively farmed with scattered wooded areas; and

WHEREAS, per the Onondaga County Ag Mapper, the subject parcel receives a NYS Agricultural property tax exemption, contains large areas of cultivated land, is located within a significant cluster of agricultural lands; nearly the entirety of the parcel contains prime and statewide important agricultural soils; the Ag Mapper includes scoring of agricultural parcels for priority agricultural value and protection, and this parcel scores in the mid-range of the scoring analysis; and

WHEREAS, per the local application, the applicant is proposing a ground-mounted single-axis tracking system that will consist of approximately 5,096 solar PV modules and 11 inverters connecting to a single transformer; a dry detention pond is depicted on the southern end of the solar array; and

WHEREAS, per the application and Overall Site Plan (dated 4/3/23), a 20'-wide pervious access road from Lamson Road (a county highway) will be the project's main access, the road travels north to the project from between the two houses on the parcel; per the application, a shorter access road to the utility interconnection poles will be from Dinglehole Road (a local road), this road is not depicted on the Overall Site Plan; the solar project will be situated in the middle of the parcel, set back 687.8' from Lamson Rd, 287' from the western parcel boundary, and 868.1' from a single-family house parcel on Dinglehole Road;

ADVISORY NOTE: The proposed driveway onto Lamson Road requires 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 Overall Site Plan depicts some wetland areas scattered across the site, but are shown to be outside of the project area; per GIS imagery (May 2021), there are no federal or NYS wetlands within the site; and

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

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

1. The applicant is advised to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.

2. This project is located in a potential agricultural priority area in Onondaga County. The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. The applicant is advised to avoid configurations that fragment farm fields and production and disturb prime and statewide important agricultural soil types.

Best practices to consider include siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-112

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Lysander Town Board at the request of Landmark Challenger, LLC for the property located at Hayes Road and Cold 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 Cold Springs Road (Route 370), a state highway, North Hayes Road / Hicks Road (Route 157), a county highway, a county-owned wastewater treatment facility, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to approve use of an Incentive Zoning Overlay on 6 parcels totaling 292 acres currently zoned Agricultural Residential (AR-40) zoning district, to facilitate the proposed Melvin Farms residential development; and
- WHEREAS, the Board is concurrently reviewing an update to the Town of Lysander Comprehensive Land Use Plan, which advocates for use of the Incentive Zoning District as a means to facilitate sanitary sewer service on the Cold Springs Peninsula, among other items; and
- WHEREAS, the Board previously recommended Disapproval of a similar referral to apply the Incentive Overlay District to these lands, to build a total of 447 single-family residences (180 under AR-40 zoning) citing inadequate information to fully assess local impacts from the project; and
- WHEREAS, the Board previously offered No Position with Comment on concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning Overlay locations (Z-15-323); in its recommendations, the Board expressed concern about the costs of extending sewers and other publicly funded infrastructure assets into the proposed Incentive Zoning Overlay District, and emphasized that cost/benefits should be carefully weighed, town wide tax implications should be examined, and fiscal analysis should include the entire useful life of both local and regional infrastructure assets; the Board also noted strong public opinion favoring preservation of open space and farmland over residential development during plan outreach; and
- WHEREAS, the Incentive Zoning ordinance text, in its purpose and intent statement, notes "it is appropriate to make adjustments to permissible density and area requirements for specific purposes of preserving farmland and open space as well as to promote the extension of roadways, sewers and other such amenities"; stated objectives of the overlay zone include: A) preservation

/enhancement of natural and cultural features; B) accommodation of uses and arrangements not contemplated in conventional zoning that would further land use conservation and development goals of the Town; C) creation of usable open space, recreation lands and trails; D) preservation of farmland, scenic and water resources, environmentally sensitive areas, and habitats; E) provision of a more desirable environment than would be possible through strict application of existing zoning; and F) promotion of the general health, safety and welfare of the Town; adjustments to certain zoning requirements shall be considered in exchange for a specific community benefit or amenity that provides for the significant preservation of open space in a manner not otherwise allowed by Zoning Law and in excess of actions required to mitigate proposed development impacts; benefits or amenities are defined as parks, utilities, preservation of farmland or open space, and the preservation of cultural, historic, or other community facilities, “and/or cash in lieu of amenities for specific purposes identified”; incentives include changes to the permissible density, use, lot coverage, setbacks, height, floor area, or buffer areas; and

WHEREAS, a Letter of Intent (LOI) from the applicant dated April 5, 2023 was included with the referral materials, describing the details of the application; per the LOI, the project parcels are currently zoned AR-40 and would permit 172 residential lots, per a provided sketch plan; use of the Incentive Zoning Overlay, already on the land, would allow the development of approximately 590 housing units of different types, including: 134 senior apartments (age 50+, four 3-story buildings, 33 apartments each), 168 garden market rate apartments (24 buildings, 7 units each building, with garages, 2.5 stories), 105 market rate apartments (three 3-story buildings, 35 apartments each), 164 townhouses (configuration and own vs. rent to be determined), and 17 single-family lots; a clubhouse and swimming pool are also included; and

WHEREAS, the LOI indicates a solar farm is to be situated on 43 acres of the 100-acre parcel (noted as Lot 4), with approval pending from the Town Planning Board under AR-40 zoning regulations; the applicant notes “no zoning action is required for the solar farm from the Town Board, and the LOI does not apply to the solar farm.”; the referral materials received from the Town, however, do not mention any excluded acreage; and

WHEREAS, areas marked as Lots 6 and 7 in Exhibit 2 of the LOI are noted to be conveyed to and controlled by a land trust entity (entity not identified), and “Restrictions will be placed on the open lands to remain forever wild for non-vehicular recreational use (hiking, eg) by town residents through an environmental covenant that will run with the land.”; these Lots contain all or most of the wooded and encumbered lands on the site, including federal (15.8 acres) and state (22.2 acres) wetlands; a 15-acre strip of agricultural land along NYS Route 370 frontage currently has a conservation easement on, and is leased to and farmed by Abbott Farms; these easements are noted as secondary benefits from the Incentive Zoning application; and

WHEREAS, per the LOI, in return for increased density, as the primary community benefit, the developer would construct a sewer force main from the nearby Baldwinsville-Seneca Knolls Wastewater Treatment Plant to the site, construct a sanitary sewer pump station and gravity mains to serve the proposed development (extending to Hayes Road and NYS Route 370), and allow for the Town to expand the pump station and extend sewerage to other parts of the Peninsula, at the Town’s expense; the LOI notes that easements on adjacent

lands for the sewer lines are still in negotiation and may require the Town's use of condemnation at the Town's expense, to acquire said easements; and

WHEREAS, the LOI notes potential Town sewerage goals for the Cold Springs Peninsula, including: extending to the north approximately 0.6 miles to serve Palmer Elementary School, whose septic system needs replacement, to the north and east to serve existing developments which are equipped with dry sewers, and to the south and east to provide sewer service to undersized lots along the Seneca River; the LOI notes the pump station will originally be constructed with capacity for flow from the proposed project, an 800-student elementary school and 300+/- existing residential units within the Cold Springs West Sewer District (282,000 gallons per day); and

WHEREAS, a Concept Plan dated January 2023 shows the proposed configuration of development and roadways on the site; each type of housing would be clustered in distinct areas; new Town roads would be added which result in one new intersection along NYS Route 370 and 2-3 intersections on Hayes Road, a County-owned road; the 17-unit single-family portion would be on a cul-de-sac; the applicant has been coordinating with the New York State and Onondaga County Departments of Transportation regarding traffic impacts and requirements for the mitigation for the prior proposal for the site; a new state-funded traffic signal was constructed at the corner of Hayes Road and Route 370 in anticipation of the project, with additional mitigation to be provided by the developer; and

WHEREAS, additional materials provided information and agency reviews relating to archeological and historic resources (eligible properties: Melvin Farm, NYS Barge Canal Historic District, for which SHPO recommended mitigation; the site is also noted as being the location of a primary/principal aquifer; and

WHEREAS, the subject parcels, and other nearby lands on the Cold Springs Peninsula are enrolled in the NY Agricultural Districts program, including potential areas contemplated for future public sewer infrastructure by the Town; of the 292 acres comprising the site, approximately 183 acres contain active farmland (per EAF); 168 acres of farmland would be removed by the project, almost all of which contain soils of Prime or Statewide Importance; and

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

The Board offers the following comments relative to the application of Incentive Zoning to the parcel, a sewerage strategy for the Cold Springs Peninsula, sewer infrastructure design and construction, transportation infrastructure coordination, and community design considerations for this project:

A. The purpose of Incentive or Amenity Zoning to increase density is to ensure that the amenity fulfills the Town's goals, which the CLUP adequately characterizes. The Town should ensure through this process that the amenity being offered is substantially adequate to provide a benefit for, and available to, as much of the town as practicable above and beyond any benefits of organic growth. Of specific note:

- As proposed, the sewer infrastructure being proposed and paid for by the

developer primarily benefits the development, and appears to only marginally enable expansion of the system to the elementary school, a fixed number of households and limited additional lands;

- Setting aside lands that are largely constrained by New York State designated wetlands is good policy and design. However some of the land to be set aside would have been difficult to develop. The town should require the developer to show or describe the amenity these set aside areas will provide not only for this development but the town as a whole such as trails, playgrounds, interpretive facilities etc. The formal amenity benefit of setting aside these lands should be valued and considered. It may also be more beneficial for housing to encroach on these areas in order to incorporate more usable greenspace throughout the development ; and
- The proposed solar project should be judged on its own merits or impacts, and not assumed to be an amenity. The town's recent policy considerations and planning point to a need to protect prime farmland from solar installations where possible.

Ultimately the town should weigh the value of the limited amenities against the more than tripling of the density of the entire site. The amenity package should be clearly defined, and for a project of this size should provide benefits above what would otherwise be required, and directly benefit as much of the community as possible.

B. Prior to Town approval of any development project beyond what is currently proposed, the Onondaga County Department of Water Environment Protection (WEP) will require the Town to submit a comprehensive sewer area master plan to establish the anticipated sewer flows from this project and future development of the Cold Springs peninsula. This master plan should include timelines, affected properties, costs and financing strategies (for WEP, and individual homeowner connection costs) for connection to:

- Palmer Elementary School, and related housing accessing that Hicks Rd sewer line expansion;
- Parcels along the Seneca River shoreline (primarily Hayes Rd);
- Additional areas with dry sewers to the east (River Road, Doyle Rd); and
- Any other significant areas on the Peninsula, not covered above, and anticipated for development within the next 20 years.

The Onondaga County Department of Water Environment Protection encourages continued coordination on this significant infrastructure expansion effort.

C. For any sewer infrastructure to be constructed, WEP requires submission of engineer stamped plans and specifications for a sewer extension and capacity assurance review from WEP, the Onondaga County Health Department, and New York State Department of Environmental Conservation. Infrastructure must at a minimum be designed in accordance with Ten State Standards and all applicable Federal, State and local requirements.



The Onondaga County Department of Water Environment Protection further advises that the developer must convey ownership of newly constructed public sewer infrastructure to WEP upon the Engineer's final certification of installation. All new sewer connections will require an Onondaga County licensed plumber to apply for a plumbing permit through WEP's Plumbing Control Division.

D. The New York State and Onondaga County Departments of Transportation require continued coordination regarding traffic and stormwater data, and requirements for mitigation. Approval of increased density on the site should reflect requirements of the respective Departments of Transportation.

E. The following comments relate to potential design considerations for a new community of this scale, with an eye toward ensuring that the proposed development will create a "great neighborhood", and fully integrate with the larger community:

- The plan shows housing divided into distinct segments, whereby integration of housing types throughout the development can avoid monocultures of housing types and segmentation of residents. A development of this type should also explore new housing types, including integrating workforce housing. Avoid garages as the primary visual element, or snout houses, along frontages. Consider organizing buildings with front entries on common greens and alleyways.
- Sidewalks and trails should connect different areas within the neighborhood are encouraged, as well as connecting to other nearby land uses such as transit stops, schools or other destinations.
- The Town is encouraged to explore how this development would enhance planning for a greenway trail along the Seneca River, including connection to the Village of Baldwinsville, and establishment of public access opportunities along the waterway.
- Regarding the dedicated open space resources, how will these areas serve the Town, will there be an assurance of a variety of community uses? The Town may wish to retain ownership of these lands, with a conservation-oriented covenant held by a land trust.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-114

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Grayson Road Holdings, LLC for the property located at Jamesville 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 481, a state highway, Rock Cut Road (Route 103), a county highway, Onondaga County Resource Recovery Agency (OCRRA), a county-owned facility, and the municipal boundaries between the Town of Onondaga and the Town of Dewitt and the Town of Onondaga and the City of Syracuse; and

WHEREAS, the applicant is proposing to install a double-sided off-premises static sign on a 6.09-acre parcel in a Light Industrial (LI) zoning district; and

WHEREAS, the Board previously offered no position with comment on a proposal to install solar LED lighting on an existing off-premise sign; and

WHEREAS, the site is adjacent to Interstate 481 and the New York Susquehanna & Western railway and vacant, wooded land; wooded slopes follow the highway on either side; an Onondaga County Resource Recovery Facility, Syracuse University storage facilities, and Skytop are located nearby; and

WHEREAS, the site is a long, narrow parcel housing railroad tracks belonging to the New York Susquehanna & Western railway running adjacent to Interstate 481; ADVISORY NOTE: Off-premises signs located within 660 feet of the edge of the state right-of-way or are otherwise intended to be visible from the highway must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

WHEREAS, per the referral, the applicant is proposing a double-sided billboard to be placed on railroad property to be visible by traffic on NYS Interstate 481; per the Cross Section (dated 9/22/22), the sign will have a 39' total height with a 14' by 40' sign face located 25' above the railway; ADVISORY NOTE: Per the NYS Department of Transportation, light spillage into the State right-of-way is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no services are proposed as part of the project; 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, the site is located near the following natural communities: Maple-Basswood Rich Mesic Forest, Calcareous Talus Slope Woodland, and Calcareous Cliff Community (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:

Signage and outdoor advertising along state highways is regulated under federal and state law. The applicant must apply for a registered sign permit from the NYS Department of Transportation for the proposed signage.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-115

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of West Genesee Road Solar 1, LLC for the property located at 1235 West Genesee 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 Genesee Road (Route 370), a state highway, Fenner Road (Route 193), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 5 MW ground-mounted commercial solar farm on a 17-acre portion of a 30-acre parcel in an Agriculture zoning district; and
- WHEREAS, the Board previously offered No Position with Comment regarding a proposed subdivision (S-19-87) to split a 1.84-acre parcel from a 32-acre lot; and
- WHEREAS, the site is located in a rural area in the Town of Lysander just north of the Seneca River; per aerial imagery (from May 2021) the site and surrounding lands appear to be active farmland and are enrolled in NYS Agricultural District 3; the opposite side of Fenner Road is lined with a few single-family homes; and
- WHEREAS, the site has frontage on West Genesee Road (NYS Route 370) and Fenner Road, a county road; and
- WHEREAS, per the Environmental Assessment Form (dated 3/30/23), the applicant is proposing a large-scale, ground-mounted, solar photovoltaic system consisting of 8,400 panels with 5 MWH AC-capacity battery storage system; the panels will be mounted on a mechanical tracking system with steel posts and ground screws; inverters, transformers, data system and switch gear will be on equipment pads near the panels; per the Layout and Materials Plan (undated) the solar project will be surrounded by an 8' chainlink fence; and
- WHEREAS, access to the solar project will be via a proposed gravel road that will access West Genesee Road, a state highway, near its intersection with Fenner Road; the gravel road will travel north before turning west and providing access to the 4 groupings of solar panels;  
ADVISORY NOTE: The proposed driveway onto West Genesee Road requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/30/23, 4.2 acres of the site will be disturbed by the proposed project;

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, a letter from LaBella Associates (dated 6/28/22) notes the absence of wetlands or streams, advising no water-related regulatory liabilities or permitting needs for development were found in the project area; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat and 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); a letter from the US Department of the Interior (dated 2/17/22) lists the Indiana Bat and the Monarch Butterfly as species with critical habitat that may be affected by the proposal and recommends a Biological Assessment of the site; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the NYS Department of Parks, Recreation, and Historic Preservation (dated 3/11/22) states the project has been reviewed by the Technical Services Unit and they have no concerns regarding the proposed work; another letter from the NYS Department of Parks, Recreation, and Historic Preservation (dated 2/22/22) states the project is in an archaeologically sensitive area and recommends a Phase 1A/1B archaeological survey be completed; 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 consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.
2. The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. The applicant is advised to avoid configurations that fragment farm fields and production and disturb prime and statewide important agricultural soil types.

Best practices to consider include siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

3. The applicant is required to coordinate West Genesee Road access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-116

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Winding Way Association for the property located at West Lake Road and Wave Way; 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 41 A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing stream remediation on two watercourses for sediment control that intersects 13 tax parcels in a Rural and Farming zoning district and Lake Watershed Overlay District; and
- WHEREAS, the site is in an area characterized by homes that line the shore of Skaneateles Lake, surrounded by vacant parcels that appear to be active farmland (per aerial imagery from May 2021); a significant area west of the site is enrolled in NYS Agricultural District 2; and
- WHEREAS, the site is a housing development with homes situated on two watercourses that run from West Lake Road (a state highway) and discharge into Skaneateles Lake; per the application, the watercourses were stabilized at the time the houses were built, but are not up to current standards for wet-weather events; and
- WHEREAS, per the proposal, these watercourses have been and continue to contribute to sediment and nutrient dumping in Skaneateles Lake and this neighborhood specifically has been a significant contributor to the outbreaks of Harmful Algal Blooms (HABs) that threaten the lake's ecosystem and the drinking water supply to the city of Syracuse; this proposal is to comply with the recommendations of the DEC's Skaneateles Lake HAB Action Plan and
- WHEREAS, the proposal states the neighborhood has been working with the NYS Department of Environmental Conservation (DEC) to prepare an appropriate mitigation plan; Phase 1 was completed in 2022 and replaced two undersized culverts; this referral is for Phase 2 which will stabilize the two watercourses with riprap, vegetative swales, turbidity curtains, and check dams: riprap will stabilize the channel and check dams slow the water flow, reducing the watercourses' sediment load as it flows into Skaneateles Lake (per the North Water Course Site Plan and South Water Course Site Plan, both dated 3/9/23); and
- WHEREAS, the Site Plans show the watercourses and proposed work, some of which starts at West Lake Road, a NYS highway;  
ADVISORY NOTE: Work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the referral form states that NYS Department of Environmental Conservation, U.S. Army Corps of Engineers, and City of Syracuse Department of Water reviews are pending; and

WHEREAS, a memo from the City of Syracuse Department of Water provides the following comments: "1. the description of the project narrative is generalized and project specific information should be provided and 2. check dams typically require maintenance due to the build-up of sediment and debris behind the structures, and project approval should be subject to a defined maintenance plan including designating a responsible party"; 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;

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 approved site plan should incorporate any mitigation as required by the NYS Department of Environmental Conservation, the U.S. Army Corps of Engineers, and the City of Syracuse Department of Water.

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-117

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Ryan and Danielle Ewert for the property located at 8291 East Seneca Turnpike; 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 Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is proposing Site Plan approval for construction of a doggy daycare facility on a proposed 3.636-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-23-117), special permit (Z-23-118), and an area variance (V-23-119) referrals regarding this subdivision and plans to open a doggy daycare facility on the new lot, and an Accessory Use Permit (Z-23-125) to legalize an existing landscaping business; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change (Z-22-194) from Residential (R-1) to Restricted Agricultural (RA) to accommodate a pole barn for the proposed doggy daycare facility; and
- WHEREAS, the site is located on East Seneca Turnpike in an area east of the Village of Manlius characterized by residential developments to the south, Fayetteville-Manlius High School to the west, and agricultural land to the east; and
- WHEREAS, the site has an existing driveway leading to a landscaping business (Ryan's Lawncare & Landscaping) consisting of a large gravel area, garage, storage sheds, and outdoor storage along the western boundary of the parcel; a second driveway leads to a single-family home and associated structures; the eastern half of the property is primarily wooded with some grassy lawn; and
- WHEREAS, per the Resubdivision Map (dated 3/8/23), the site will be split into two new lots: proposed new Lot 5A will be 3.706-acres and comprises the western half of the property, encompassing the landscaping business and residential structures; Lot 5A contains both existing driveways on 200' of frontage on East Seneca Turnpike; the applicant is also seeking an accessory use permit to operate the landscaping business as a secondary use to the existing residence on proposed Lot 5A; and
- WHEREAS, proposed Lot 5B will be 3.636-aces and is the vacant eastern half of the property that will house the proposed doggy daycare facility; Lot 5B will have 186.24' of frontage on East Seneca Turnpike and per the Enlarged Site Plan (dated 11/10/22), will have a 20' paved driveway onto East Seneca Turnpike; the applicant is seeking an area variance to provide 186.24' of road frontage for proposed Lot 5B where 200' is required; and
- WHEREAS, per the Enlarged Site Plan P-2 (dated 11/10/22), the proposed Pawsits Doggie Daycare (and short-term boarding, per local application) facility will include

construction of a 40'x50' metal pole barn with a restroom, a gravel parking lot with 10 parking spaces in front of the building, and a 20' wide driveway leading to East Seneca Turnpike; the building is to be located behind an adjacent parcel; the new building would be approximately 100 feet from existing structures on the adjacent parcel; a stockade fence line separates the parcels; and

ADVISORY NOTE: Any existing or proposed driveways onto E Seneca Turnpike must meet the requirements of the New York State Department of Transportation and any work within the right-of-way requires the issuance of highway access and/or work permits; and

WHEREAS, per the referral notice, the site, presumably the existing house, is currently served by public drinking water provided by Onondaga County Water Authority; the EAF notes regarding public/private water supply: "Not sure yet if we are able to connect to our home or if we will need another line ran"; per OCWA rules and regulations, each separate building requires a separate metered service; the Enlarged Site Plan shows water, electric, and gas lines extending to the proposed building from East Seneca Turnpike;

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

WHEREAS, the Onondaga County Office of Real Property Services indicates that the site is served by public wastewater utilities; wastewater accommodations for the existing house is not indicated on supplied plans; the site is located within the Onondaga County Sanitary District, within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by wet weather flow; the Pleasant Street trunk sewer runs along East Seneca Turnpike in front of the parcel;

the EAF notes the proposed action will not connect to existing wastewater utilities; the Enlarged Site Plan depicts a raised bed septic system in the northeastern corner of new lot 5B; no additional information was provided with project materials regarding plans for disposal of solid waste from the daycare facility;

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

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

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

WHEREAS, the EAF notes approximately 1 acre will be disturbed for the project; the parcel appears to slope down toward the East Seneca Turnpike frontage; and  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal

approval; and

WHEREAS, the site 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);

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

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

1. The applicant is required to coordinate East Seneca Turnpike access plans and drainage plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. It appears the public sewerage is available and accessible to this parcel. As such, the Onondaga County Sanitary Code requires connection to the public utility, versus installation of a septic system. Plans must be modified to reflect a connection to the public sanitary sewer system, and a sewage disposal plan must be approved by the Onondaga County Health Department, prior to, or as a condition of, municipal plan approval.

The Board also offers the following comment:

Given the potential for noise impacts from the proposed use of the pole barn building, the Town and applicant are encouraged to consider addition mitigation for noise impacts to neighboring residences, including potential relocation of the proposed building further from neighboring lands.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-118

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Ryan and Danielle Ewert for the property located at 8291 East Seneca Turnpike; 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 Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a doggy daycare facility on a proposed 3.636-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-23-117), special permit (Z-23-118), and an area variance (V-23-119) referrals regarding this subdivision and plans to open a doggy daycare facility on the new lot, and an accessory use permit (Z-23-125) to legalize an existing landscaping business; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change (Z-22-194) from Residential (R-1) to Restricted Agricultural (RA) to accommodate a pole barn for the proposed doggy daycare facility; and
- WHEREAS, the site is located on East Seneca Turnpike in an area east of the Village of Manlius characterized by residential developments to the south, Fayetteville-Manlius High School to the west, and agricultural land to the east; and
- WHEREAS, the site has an existing driveway leading to a landscaping business (Ryan's Lawncare & Landscaping) consisting of a large gravel area, garage, storage sheds, and outdoor storage along the western boundary of the parcel; a second driveway leads to a single-family home and associated structures; the eastern half of the property is primarily wooded with some grassy lawn; and
- WHEREAS, per the Resubdivision Map (dated 3/8/23), the site will be split into two new lots: proposed new Lot 5A will be 3.706-acres and comprises the western half of the property, encompassing the landscaping business and residential structures; Lot 5A contains both existing driveways on 200' of frontage on East Seneca Turnpike; the applicant is also seeking an accessory use permit to operate the landscaping business as a secondary use to the existing residence on proposed Lot 5A; and
- WHEREAS, proposed Lot 5B will be 3.636-aces and is the vacant eastern half of the property that will house the proposed doggy daycare facility; Lot 5B will have 186.24' of frontage on East Seneca Turnpike and per the Enlarged Site Plan (dated 11/10/22), will have a 20' paved driveway onto East Seneca Turnpike; the applicant is seeking an area variance to provide 186.24' of road frontage for proposed Lot 5B where 200' is required required; and
- WHEREAS, per the Enlarged Site Plan P-2 (dated 11/10/22), the proposed Pawsits Doggie

Daycare (and short-term boarding, per local application) facility will include construction of a 40'x50' metal pole barn with a restroom, a gravel parking lot with 10 parking spaces in front of the building, and a 20' wide driveway leading to East Seneca Turnpike; the building is to be located behind an adjacent parcel; the new building would be approximately 100 feet from existing structures on the adjacent parcel; a stockade fence line separates the parcels; and

ADVISORY NOTE: Any existing or proposed driveways onto East Seneca Turnpike must meet the requirements of the New York State Department of Transportation and any work within the right-of-way requires the issuance of highway access and/or work permits; and

WHEREAS, per the referral notice, the site, presumably the existing house, is currently served by public drinking water provided by Onondaga County Water Authority; the EAF notes regarding public/private water supply: "Not sure yet if we are able to connect to our home or if we will need another line ran"; per OCWA rules and regulations, each separate building requires a separate metered service; the Enlarged Site Plan shows water, electric, and gas lines extending to the proposed building from East Seneca Turnpike; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the Onondaga County Office of Real Property Services indicates that the site is served by public wastewater utilities; wastewater accommodations for the existing house is not indicated on supplied plans; the site is located within the Onondaga County Sanitary District, within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by wet weather flow; the Pleasant Street trunk sewer runs along East Seneca Turnpike in front of the parcel; the EAF notes the proposed action will not connect to existing wastewater utilities; the Enlarged Site Plan depicts a raised bed septic system in the northeastern corner of new Lot 5B; no additional information was provided with project materials regarding plans for disposal of solid waste from the daycare facility; ADVISORY NOTE: If the project plans to connect to the municipal sewer system, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or

associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the EAF notes approximately 1 acre will be disturbed for the project; the parcel appears to slope down toward the East Seneca Turnpike frontage; and ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

1. The applicant is required to coordinate East Seneca Turnpike access plans and drainage plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. It appears the public sewerage is available and accessible to this parcel. As such, the Onondaga County Sanitary Code requires connection to the public utility, versus installation of a septic system. Plans must be modified to reflect a connection to the public sanitary sewer system, and a sewage disposal plan must be approved by the Onondaga County Health Department, prior to, or as a condition of, municipal plan approval.

The Board also offers the following comment:

Given the potential for noise impacts from the proposed use of the pole barn building, the Town and applicant are encouraged to consider addition mitigation for noise impacts to neighboring residences, including potential relocation of the proposed building further from neighboring lands.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-119

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Manlius Zoning Board of Appeals at the request of Ryan and Danielle Ewert for the property located at 8291 East Seneca Turnpike; 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 Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is requesting an area variance for road frontage (186' where 200' is required) on a proposed 3.636-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-23-117), special permit (Z-23-118), and an area variance (V-23-119) referrals regarding this subdivision and plans to open a doggy daycare facility on the new lot, and an Accessory Use Permit (Z-23-125) to legalize an existing landscaping business; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change (Z-22-194) from Residential (R-1) to Restricted Agricultural (RA) to accommodate a pole barn for the proposed doggy daycare facility; and
- WHEREAS, the site is located on East Seneca Turnpike in an area east of the Village of Manlius characterized by residential developments to the south, Fayetteville-Manlius High School to the west, and agricultural land to the east; and
- WHEREAS, the site has an existing driveway leading to a landscaping business (Ryan's Lawncare & Landscaping) consisting of a large gravel area, garage, storage sheds, and outdoor storage along the western boundary of the parcel; a second driveway leads to a single-family home and associated structures; the eastern half of the property is primarily wooded with some grassy lawn; and
- WHEREAS, per the Resubdivision Map (dated 3/8/23), the site will be split into two new lots: proposed new Lot 5A will be 3.706-acres and comprises the western half of the property, encompassing the landscaping business and residential structures; Lot 5A contains both existing driveways on 200' of frontage on East Seneca Turnpike; the applicant is also seeking an accessory use permit to operate the landscaping business as a secondary use to the existing residence on proposed Lot 5A; and
- WHEREAS, proposed lot 5B will be 3.636-aces and is the vacant eastern half of the property that will house the proposed doggy daycare facility; Lot 5B will have 186.24' of frontage on East Seneca Turnpike and per the Enlarged Site Plan (dated 11/10/22), will have a 20' paved driveway onto East Seneca Turnpike; the applicant is seeking an area variance to provide 186.24' of road frontage for proposed Lot 5B where 200' is required required; and
- WHEREAS, per the Enlarged Site Plan P-2 (dated 11/10/22), the proposed Pawsits Doggie

Daycare (and short-term boarding, per local application) facility will include construction of a 40'x50' metal pole barn with a restroom, a gravel parking lot with 10 parking spaces in front of the building, and a 20' wide driveway leading to East Seneca Turnpike; the building is to be located behind an adjacent parcel; the new building would be approximately 100 feet from existing structures on the adjacent parcel; a stockade fence line separates the parcels; and

ADVISORY NOTE: Any existing or proposed driveways onto East Seneca Turnpike must meet the requirements of the New York State Department of Transportation and any work within the right-of-way requires the issuance of highway access and/or work permits; and

WHEREAS, per the referral notice, the site, presumably the existing house, is currently served by public drinking water provided by Onondaga County Water Authority; the EAF notes regarding public/private water supply: "Not sure yet if we are able to connect to our home or if we will need another line ran"; per OCWA rules and regulations, each separate building requires a separate metered service; the Enlarged Site Plan shows water, electric, and gas lines extending to the proposed building from East Seneca Turnpike; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the Onondaga County Office of Real Property Services indicates that the site is served by public wastewater utilities; wastewater accommodations for the existing house is not indicated on supplied plans; the site is located within the Onondaga County Sanitary District, within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by wet weather flow; the Pleasant Street trunk sewer runs along East Seneca Turnpike in front of the parcel; the EAF notes the proposed action will not connect to existing wastewater utilities; the Enlarged Site Plan depicts a raised bed septic system in the northeastern corner of new Lot 5B; no additional information was provided with project materials regarding plans for disposal of solid waste from the daycare facility;

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

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

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

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

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or



associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the EAF notes approximately 1 acre will be disturbed for the project; the parcel appears to slope down toward the East Seneca Turnpike frontage; and ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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 required to coordinate East Seneca Turnpike access plans and drainage plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. It appears the public sewerage is available and accessible to this parcel. As such, the Onondaga County Sanitary Code requires connection to the public utility, versus installation of a septic system. Plans must be modified to reflect a connection to the public sanitary sewer system, and a sewage disposal plan must be approved by the Onondaga County Health Department, prior to, or as a condition of, municipal plan approval.

The Board also offers the following comment:

Given the potential for noise impacts from the proposed use of the pole barn building, the Town and applicant are encouraged to consider addition mitigation for noise impacts to neighboring residences, including potential relocation of the proposed building further from neighboring lands.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-120

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Delta Sonic Car Wash for the property located at 3627 & 3809 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a Delta Sonic gas station, convenience store, car wash and detailing center with a drive-thru on three parcels totaling 10.3 acres in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on referral Z-22-281 to allow a zone change from Residential Agricultural (RA-100) to Limited Use for Gasoline Services (LuC-1) zoning district for the project; and
- WHEREAS, the site is located along the NYS Route 31 corridor in the Town of Clay; the site is surrounded to the north, east, and south by commercial land uses including a large shopping center, restaurants, and a medical care facility; Willow Stream Apartments are southwest of the site, and a railroad borders the site to the west; Willow Field Elementary School is further east of the site along Route 31; and
- WHEREAS, aerial imagery dated May 2021 shows the site contains an existing building that appears to be a vacant residence that would be demolished by the project; the remainder of the land appears to be forested or covered with vegetation;
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, per the Site and Pavement Marking Plan dated 11/9/22, the applicant is proposing a Delta Sonic facility on the three parcels, to include a detailing and indoor vacuum building (26,421 sf), car wash (14,383 sf) convenience store with drive-thru (5,791 sf), a fueling area with 9 gas pump islands and canopy, 12 outdoor vacuum stations, and two parking areas for employees and customers (93 spaces); and
- WHEREAS, in addition to extensive internal road circulation to access the various portions of the site and staging of vehicles, the plan shows a one full driveway and one right-in-only driveway from NYS Route 31; per the application, a traffic signal was proposed at the main access driveway and submitted to and approved by the NYS Department of Transportation, no changes to the Route 31 intersection are included on submitted plans; no vehicular or pedestrian connections are shown between the proposed parcels and adjacent land uses,

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which includes a major retail shopping plaza and signalized intersection; and

WHEREAS, per the site plan, sidewalks are proposed in front of the convenience store and car wash only, with no connections to adjacent uses or along Route 31; per the Environmental Assessment Form (EAF) dated 3/29/23, the site will have LED pole mounted and building mounted light fixtures that will be dark sky compliant; landscaping and screening plans were not submitted with referral materials; and

WHEREAS, per the referral notice, there is no existing drinking water service to the site and a new connection is proposed to serve the facility; per the EAF, anticipated water usage is 35,000 gallons per day;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/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 referral notice, there is no existing wastewater service to the site and it is located within the Wetzel Road Wastewater Treatment Plant Service area in a location being diverted to the Oak Orchard Wastewater Treatment Plant; a new connection is proposed to serve the facility; per the EAF, anticipated liquid waste generation is 35,000 gallons per day and there will be a water reclamation system that allows approximately 40% of the total water being used each day to have been recycled from previous use;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>;  
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, 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, 10.31 acres of the site will be disturbed by the proposed project; per the Site and Pavement Marking Plan, there are three proposed stormwater management facilities throughout the site as well as a bioretention area;  
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Indiana Bat and/or 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 Proposed Site Plan it appears that some significant wooded areas on site will be removed;  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State

Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The applicant must continue to coordinate Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant will be required submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Given the extent of proposed water usage for the site, the Town should ensure that proper plumbing control approvals and review by the Onondaga County Department of Water Environment Protection has been completed prior to, or as a condition of, municipal site plan approval.
3. Municipal extension of public sewers must be approved by Onondaga County Health Department (OCHD) prior to issuance of building permits. Applicant must submit sewage disposal infrastructure to the Onondaga County Department of Water Environment Protection and OCHD. Municipality must ensure OCHD approval prior to and as a condition of municipal approval of the site plan.

The Board also offers the following comments:

1. With enhanced transit anticipated along the Route 31 corridor, and introduction of residential uses in proximity to shopping and employment, the Board and New York State Department of Transportation advise that revised site plans should also reflect higher quality pedestrian, bicycle and transit accommodations along Route 31 and within the site. Of note regarding the Site and Pavement Marking Plan provided, sidewalks or pathways along the frontage of the site should be installed and set back from the curblines of Route 31.
2. The Board and NYS Department of Transportation encourage working with adjacent landowners to provide a roadway connection to the existing shopping center to the north, which will alleviate pressure on Route 31 and allow for more direct access from nearby destinations. Sidewalk infrastructure along NYS Route 31 should also be considered.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-121

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Town of Lysander Town Board at the request of Town of Lysander for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the Town of Lysander is proposing adoption of an update to its Comprehensive Land Use Plan (CLUP); and
- WHEREAS, this plan is an update to the 2015 Town of Lysander Comprehensive Land Use Plan; the Plan notes that the Town now has nearly 23,074 people, and grew about 4.7% in the last decade; and “this update guides the Town in continuing to grow in a controlled manner not only attractive to its current citizens but to those looking to join and enjoy the values addressed.”; and
- WHEREAS, the plan sets forth a new mission statement which reads “The Mission of the Comprehensive Land use Plan (CLUP) is to provide a blueprint for the Town of Lysander to achieve its goal of fostering needed economic growth through a planned and balanced facilitation of residential, industrial, and commercial development while realizing its objective of preserving those attributes and characteristics that make Lysander a unique and special place.”; and
- WHEREAS, the plan recommends to “Add a new section on Renewable Energy Opportunities that overviews both the potential for renewable energy development as well as the challenges/conflicts that this development poses for Lysander (i.e. most notably commercial solar farms and preservation of open space and prime agricultural land)”; a maximum 30% (versus current 50%) lot coverage on prime agricultural soils is recommended for solar projects; regulation of commercial wind energy projects is also encouraged; and
- WHEREAS, regarding transportation, the plan notes “The core elements of the 2015 “Transportation” section remain valid. Adopt the suggested rewrites/updates; issues include: carrying capacity on highways, protection of the functioning of highways/bridges serving the Town, need for the proposed Baldwinsville Bypass extension, a needed hierarchy of road and related need for new collector roads, and cost-benefit disparities of new road construction; policies include road widening, access management, reverse fronting of subdivisions, creation of local streets, interconnections; the minimum right-of-way for collector roads is recommended at 80’; cluster subdivision design is also encouraged; and
- WHEREAS, various questions were posed regarding a vision and planning for the River System, with emphasis on preserving wetlands and flood storage, protection of waterways from faulty septic systems, erosion control, and enhanced public access; similar emphasis on wetland and flood protection was included in the

Physical Environment section; and

WHEREAS, the Committee recommends the Town replace the 2015 Parks and Recreation section, with specific recommendations for the establishment of a new park in the Cold Springs area and the creation of a number of additional general access sites to the river system; per the plan “Walkways should be considered for major new developments to interconnect between developments and to other attractions such as public river access, the YMCA and the abovementioned park. The Town will require these walkways be owned and maintained by the developer or a Home Owners Association (HOA)”; and

WHEREAS, the plan adds a new section to the Agriculture chapter, noting “the importance of linking Town goals and objectives to the preservation of agricultural resources is a key aspect of the quality of life the Town wishes to maintain.”; a Town Agriculture & Farmland Protection Plan and policies for conservation and protection of agricultural land are recommended; on the Cold Springs Peninsula, farmland along Route 370 is noted as recommended for protection; developments nearby should be allowed at increased density, however, through the application of incentive zoning, which would exchange increased density for provision of sewer extensions and buffers between farmland and residences; and

WHEREAS, the Public Facilities section notes trends toward mixed use and mixed home size communities, and that the Cold Springs Peninsula needs sewer, which the Town intends to construct utilizing incentive zoning and new development; the extension of sewers was specifically added to incentive zoning objectives; and

WHEREAS, the plan notes zoning for commercial and industrial land uses appears to be adequate, with close to 500 acres of undeveloped industrial land in Radisson Corporate Park; Route 370 west of the Village should maintain AR-40 zoning to discourage commercial development; retail and service businesses should be concentrated in hamlets, near the Village of Baldwinsville, or in special retail areas on major arterials; scattered strip retail must be discouraged as a general policy; Industrial and Commercial lot coverage maximums are proposed at 70-80% versus the current 30%; and

WHEREAS, residential development is promoted through the use of the incentive zoning (IZ) district; policies include allowances for higher densities in the IZ; 2-acre lots outside the County Sanitary District, flexible subdivision design, development to accomplish sewerage goals, “housing at a pace and in locations consistent with the availability of public facilities”, and protection of the Seneca River from environmental degradation; 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 commended for its thoughtful update to the Comprehensive Land Use Plan. The Board recommends continued planning related to the long-term land use implications of introduction of public utilities to the character and scale of development in the Cold Springs Peninsula area. Planning activities may include refinement of long-term land use and community development goals for the area, options for preservation of the viability of farmland, fiscal impacts and service needs.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-122

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Hogan Drs., LLC for the property located at 8104-8110 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is proposing to convert the second floors of two existing two-story office buildings into residential apartments on two parcels in a Residential Multiple-Use (RM) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals for the project (Z-23-122 and -123); and
- WHEREAS, the Board recently offered No Position on a zone change referral (Z-22-195) to change four parcels, including the currently affected parcels, from Commercial A (CA) and Restricted Agricultural (RA) to Residential Multiple-Use (RM); and
- WHEREAS, the site is located in a primarily residential area east of Mill Run Park; Suburban Park apartment complex borders the site to the southeast and other apartment complexes and dwellings exist to the north and west; Syracuse Orthodontics borders the site to the north and the property abuts forested land containing Limestone Creek to the southwest; and
- WHEREAS, the site consists of two buildings of a four-building complex accessed from a shared driveway from Cazenovia Road, a state highway; per the property survey (dated 1/6/22), an Ingress Egress easement provides access via an asphalt driveway to the four buildings on the complex; and
- WHEREAS, the applicant is proposing to convert the second floors of two existing office buildings into dwelling units; per the Proposed Second Floor Layout of Buildings 1, 2 & 3 (dated 6/3/22), the converted second floors of each building will have three dwelling units, accessed via a central, interior staircase; per the Proposed Building Conversions Plan dated 3/10/23, the buildings included in this proposal are known as Buildings 1 and 2; these buildings are also addressed at 8108 and 8112 Cazenovia Road (per GIS mapping); and
- WHEREAS, per the property survey, the site has multiple easements running through the property: an Ingress-Egress easement for the driveway accessing the complex (described above), a 30' utility easement, a 20' wide water line easement, two 20' sanitary sewer easements, and a 20' drainage easement; and
- WHEREAS, per the referral, no changes will be made to the exterior of the buildings or to the current parking areas; building 1 has 24 parking spaces and building 2 has 18 parking spaces; and



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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed;

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

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

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 site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-123

- 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 Town of Manlius Planning Board at the request of Hogan Drs., LLC for the property located at 8104-8110 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is proposing a special permit to allow residential apartments to be constructed on the second floor of two existing two-story buildings, on two parcels in a Residential Multiple-Use (RM) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals for the project (Z-23-122 and -123); and
- WHEREAS, the Board recently offered No Position on a zone change referral (Z-22-195) to change four parcels, including the currently affected parcels, from Commercial A (CA) and Restricted Agricultural (RA) to Residential Multiple-Use (RM); and
- WHEREAS, the site is located in a primarily residential area east of Mill Run Park; Suburban Park apartment complex borders the site to the southeast and other apartment complexes and dwellings exist to the north and west; Syracuse Orthodontics borders the site to the north and the property abuts forested land containing Limestone Creek to the southwest; and
- WHEREAS, the site consists of two buildings of a four-building complex accessed from a shared driveway from Cazenovia Road, a state highway; per the property survey (dated 1/6/22), an Ingress Egress easement provides access via an asphalt driveway to the four buildings on the complex; and
- WHEREAS, the applicant is proposing to convert the second floors of two existing office buildings into dwelling units; per the Proposed Second Floor Layout of Building 1, 2 & 3 (dated 6/3/22), the converted second floors of each building will have three dwelling units, accessed via a central, interior staircase; per the Proposed Building Conversions Plan dated 3/10/23, the buildings included in this proposal are known as Buildings 1 and 2; these buildings are also addressed at 8108 and 8112 Cazenovia Road (per GIS mapping); and
- WHEREAS, per the property survey, the site has multiple easements running through the property: an Ingress-Egress easement for the driveway accessing the complex (described above), a 30' utility easement, a 20' wide water line easement, two 20' sanitary sewer easements, and a 20' drainage easement; and
- WHEREAS, per the referral, no changes will be made to the exterior of the buildings or to the current parking areas; building 1 has 24 parking spaces and building 2 has 18 parking spaces; and

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed;

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

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

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 site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-124

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 SPECIAL PERMIT from the Town of Tully Town Board at the request of Tully Four, LLC / Tully Five, LLC for the property located at 800 State Route 11; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Routes 11 and 81, both state highways, North Road (Route 111), a county highway, the municipal boundary between the Town of Tully and the Village of Tully, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to construct a Tier 3 Solar Energy System on six parcels totaling 203 acres in Residential (R-1, R-2) and Business (B-1) zoning districts; and

WHEREAS, the Board previously offered No Position with Comment on a zone change to apply the Town's Tier 3 Solar Overlay District to these six parcels (Z-23-76) and recommended Modification of a special use permit referral (Z-20-93) for the Potter North solar project which is situated within the site area; and

WHEREAS, the 200+ acres are in the Town of Tully, just north of the Village of Tully boundary; the area is characterized by a mix of wooded land adjacent to US Route 11, actively farmed agricultural land, and houses along the road front; just south of the site are various commercial businesses and residential developments along NYS Route 80 leading to the Village Center; a portion of the site is enrolled in NYS Agricultural District 4; and

WHEREAS, the subject parcels contain a mix of land uses including a significant area of farmed land on lands fronting on North Road; the 7.5 MW Potter North Solar Project has been approved on 33 acres of this 117-acre parcel; other parcels contain woods on sloped lands along NYS Route 11, and at the southwestern corner of the site nearest the Village, a number of smaller parcels with limited driveway access and clearing, as well as storage of materials, per aerial photography; and

WHEREAS, the applicant is requesting special permits for two solar projects (37.5 and 11.2 acres, respectively); the six parcels are in three zoning districts: Business (B-1), Residential (R-1), and Residential (R-2), and within a Tier 3 Solar Overlay District; and

WHEREAS, the Combined Projects Plan (12/22/22) shows the general location and layout of the three solar projects covering approximately half of the overall site; Potter North is a 7.5 MW project (previously approved) consisting of 28.7 acres on a 117-acre parcel, on wooded and cleared lands along the southern portion of the site; Tully North (37.5 acres of 165 acres, 5 MW) is shown in three parts to occur north and west of Potter North on cleared and wooded lands; Shirley (11.2 acres of 37 acres, 2.8 MW) is a single cluster of solar panels set parallel to Route 11 toward the western portion of the site; the

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panels for each of the three projects appear to be significantly set back from road frontages; and

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

WHEREAS, the Shirley Solar Project Layout, Lighting and Landscape Plan (dated 12/30/22) shows a 20'-wide gravel access drive with paved driveway apron connecting to NYS Route 11 at the southern end of the site; the Tully North Solar Project Layout and Material Plan (dated 12/30/22) shows a 20' gravel access drive with paved driveway apron connecting to NYS Route 11 just south of the southern boundary of parcel 114.-01-20.0;  
ADVISORY NOTE: Any proposed driveways are required to meet commercial driveway standards, and any work within the State right-of-way requires a highway work permit from the New York State Department of Transportation; and

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

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

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

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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-125

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 OTHER AUTHORIZATION from the Town of Manlius Planning Board at the request of Ryan & Danielle Ewert for the property located at 8291 East Seneca Turnpike; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway; and

WHEREAS, the applicant is requesting an accessory use permit to continue an existing landscaping business on residential property on a proposed 3.706-acre parcel in a Restricted Agricultural zoning district; and

WHEREAS, the Board is concurrently reviewing site plan (Z-23-117), special permit (Z-23-118), and an area variance (V-23-119) referrals regarding this subdivision and plans to open a doggy daycare facility on the new lot, and an Accessory Use Permit (Z-23-125) to legalize an existing landscaping business; and

WHEREAS, the Board previously offered No Position with Comment on a zone change (Z-22-194) from Residential (R-1) to Restricted Agricultural (RA) to accommodate a pole barn for the proposed doggy daycare facility; and

WHEREAS, the site is located on East Seneca Turnpike in an area east of the Village of Manlius characterized by residential developments to the south, Fayetteville-Manlius High School to the west, and agricultural land to the east; and

WHEREAS, the site has an existing driveway leading to a landscaping business (Ryan's Lawncare & Landscaping) consisting of a large gravel area, garage, storage sheds, and outdoor storage along the western boundary of the parcel; a second driveway leads to a single-family home and associated structures; the eastern half of the property is primarily wooded with some grassy lawn; and

WHEREAS, per the Resubdivision Map (dated 3/8/23), the site will be split into two new lots: proposed new Lot 5A will be 3.706-acres and comprises the western half of the property, encompassing the landscaping business and residential structures; Lot 5A contains both existing driveways on 200' of frontage on East Seneca Turnpike; the applicant is also seeking an accessory use permit to operate the landscaping business as a secondary use to the existing residence on proposed Lot 5A; and

WHEREAS, proposed Lot 5B will be 3.636-aces and is the vacant eastern half of the property that will house the proposed doggy daycare facility; Lot 5B will have 186.24' of frontage on East Seneca Turnpike and per the Enlarged Site Plan (dated 11/10/22), will have a 20' paved driveway onto East Seneca Turnpike; the applicant is seeking an area variance to provide 186.24' of road frontage for proposed Lot 5B where 200' is required; and

WHEREAS, per the Enlarged Site Plan P-2 (dated 11/10/22), the proposed Pawsits Doggie Daycare (and short-term boarding, per local application) facility will include construction of a 40'x50' metal pole barn with a restroom, a gravel parking lot with 10 parking spaces in front of the building, and a 20' wide driveway leading to East Seneca Turnpike; the building is to be located behind an adjacent parcel; the new building would be approximately 100 feet from existing structures on the adjacent parcel; a stockade fence line separates the parcels; and

ADVISORY NOTE: Any existing or proposed driveways onto East Seneca Turnpike must meet the requirements of the New York State Department of Transportation and any work within the right-of-way requires the issuance of highway access and/or work permits; and

WHEREAS, per the referral notice, the site, presumably the existing house, is currently served by public drinking water provided by Onondaga County Water Authority; the EAF notes regarding public/private water supply: "Not sure yet if we are able to connect to our home or if we will need another line ran"; per OCWA rules and regulations, each separate building requires a separate metered service; the Enlarged Site Plan shows water, electric, and gas lines extending to the proposed building from East Seneca Turnpike;

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

WHEREAS, the Onondaga County Office of Real Property Services indicates that the site is served by public wastewater utilities; wastewater accommodations for the existing house is not indicated on supplied plans; the site is located within the Onondaga County Sanitary District, within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by wet weather flow; the Pleasant Street trunk sewer runs along East Seneca Turnpike in front of the parcel; the EAF notes the proposed action will not connect to existing wastewater utilities; the Enlarged Site Plan depicts a raised bed septic system in the northeastern corner of new Lot 5B; no additional information was provided with project materials regarding plans for disposal of solid waste from the daycare facility;

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

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

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

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

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or



associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the EAF notes approximately 1 acre will be disturbed for the project; the parcel appears to slope down toward the East Seneca Turnpike frontage; and ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

1. The applicant is required to coordinate East Seneca Turnpike access plans and drainage plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. It appears the public sewerage is available and accessible to this parcel. As such, the Onondaga County Sanitary Code requires connection to the public utility, versus installation of a septic system. Plans must be modified to reflect a connection to the public sanitary sewer system, and a sewage disposal plan must be approved by the Onondaga County Health Department, prior to, or as a condition of, municipal plan approval.

The Board also offers the following comment:

Given the potential for noise impacts from the proposed use of the pole barn building, the Town and applicant are encouraged to consider addition mitigation for noise impacts to neighboring residences, including potential relocation of the proposed building further from neighboring lands.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-126

- 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 SPECIAL PERMIT from the Town of Clay Planning Board at the request of Chick-fil-A, Inc. for the property located at 3920 Brewerton 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 South Bay Road (Route 208) and East Taft Road (Route 19), both county highways, South Main Street (Brewerton Road / Route 11), a state highway, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a drive-thru restaurant (Chick-fil-A) on two parcels in the Town of Clay totaling 1.311 acres in Limited Use Restaurant (LuC-2); and
- WHEREAS, the Board recently recommended a Modification of a Site Plan for this proposed Chick-fil-A, requiring the applicant continue to work New York State and Onondaga County Departments of Transportation and encouraging the Town to consider the appropriateness of this site for the projected intensity of use, recommending the extension of sidewalks along East Taft and South Bay Roads, and encouraging the applicant to screen or move the dumpster enclosure from visibility; and
- WHEREAS, the site currently contains two houses and the Basil Leaf Ristorante (6,350 sf); the site would be cleared in its entirety for the proposed project; per aerial imagery dated May 2021, the site is located in a commercial corridor surrounded by primarily restaurant and retail uses, as well as a NYSDOT North Syracuse Maintenance Facility and a nearby junior high school campus; the project also occurs within two jurisdictions, the Town of Clay and Village of North Syracuse (this review is intended to satisfy submission requirements from both jurisdictions);
- 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
- WHEREAS, the Zoning Site Plan (dated 2/8/22, but revised on 4/5/23 and will be referred to as the "Revised Site Plan") shows the applicant is proposing to construct a 2,780 sf building, behind the drive-thru lanes; the building includes a walk-up window and patio with 24 seats, and no indoor seating is proposed; and

- WHEREAS, the site layout has a three-lane drive-thru that accommodates stacking for 39 vehicles; traffic is circulated in a one-way direction; the drive-thru includes a detached 1,812 sf meal-ordering canopy; and
- WHEREAS, the Revised Site Plan shows 50 parking spaces interspersed along the frontage on East Taft and South Bay Roads and in the site's interior with minimal setback; parking spaces were shifted in location from the site's southern parcel boundary to the interior of the site, but no screening for the parking has been added; plans show portions of parking spaces for an adjacent parcel continuing to occur on the proposed site plan, noting "adjoiners parking lot encroachment"; it remains unclear whether formal easements are on file for the encroachment; and
- WHEREAS, per the Revised Site Plan, there is one full-access driveway on to South Bay Road and one right-only exit onto East Taft Road, both County roads; ADVISORY NOTE: Per the New York State and Onondaga County Departments of Transportation, all existing or proposed driveways must meet Department requirements, and work permits are required for any work within the respective State or County rights-of-way; and
- WHEREAS, previous recommendations from this Board included the addition of pedestrian-friendly elements; the project had been amended and sidewalks were added along Route 11 and crosswalks are to be installed across Route 11 and East Taft Road and accessing the building, but no sidewalks or crosswalks were shown along other frontages; and
- WHEREAS, per the EAF, parking lot lighting will be added with down lit dark sky compliant area light fixtures; and
- WHEREAS, a Landscape Plan (dated 2/8/22, but revised on 4/5/23 and will be referred to as the "Revised Landscape Plan") shows shrubbery, ornamental grasses, and perennials have been added to either side of the South Bay Road driveway, the corner of the site near the intersection of South Bay Road and East Taft Road, and between the drive-thru and the site's boundaries on East Taft Road, Route 11, and the neighboring parcel to the south; and
- WHEREAS, the Board had previously recommended (Z-23-67) the dumpster area be removed from the corner of East Taft and South Bay Roads to increase the appeal of the highly visible corner, per the Revised Site Plan and Revised Landscaping Plan, the dumpster enclosures were moved to the southeast corner of the site, and plantings have been placed between the dumpster area and the exit onto South Bay Road; and
- WHEREAS, the site is currently served by public drinking water and sewers; the site is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Environmental Assessment Form, dated February 6, 2022 states that the anticipated drinking water demand and wastewater generation are 1,000 gallons per day; an approximately 30' wide Town sewer easement was shown on the prior submitted Location Plan along all the South Bay frontage, however notes indicate all sewer infrastructure is fully located within the public rights-of-way surrounding the site; and  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; any and all

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

WHEREAS, per the Environmental Assessment Form (EAF) dated February 6, 2022, 1.36 acres of the site will be disturbed by the proposed project; per the EAF, the stormwater will be collected in a network of catch basins and discharged to the County right-of-way as it does today; a Stormwater Pollution Prevention Plan (SWPPP) was submitted with the referral;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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 County Departments of Transportation for site plan review, the applicant must submit copies of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, sidewalk infrastructure, and lighting plan to the Departments 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.

The Board also offers the following comments:

While vehicular access and circulation details as reflected in the revised site plan appear to meet Department of Transportation requirements for access, there are still concerns regarding the proposed use of this site. Given the size of the parcel and intensity of vehicular circulation and drive-thru accommodations on site, the vast majority of this prominent and highly visible site is dedicated to asphalt, drive-thru lanes and parking. The building and features such as the patio area, are relegated to the interior of the site, in a compromised fashion. Landscaping, screening and pervious surfaces are minimal. The Town should consider whether this site plan represents a positive change and reflects community design and planning goals for the area.

Specifically, the Board recommends extending sidewalks and crosswalk infrastructure along East Taft and South Bay Roads and increasing the appeal of the highly visible corner of East Taft Road and South Bay Roads by the inclusion of trees and more landscaping.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-127

- 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 Cicero Planning Board at the request of Griffiths Engineering for the property located at 6054 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing construction of a 10,640 sf Dollar General store with associated amenities on a proposed 2.053-acre portion of a 5.15-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the Board previously recommended Modification on a subdivision referral (S-23-12) creating two new lots and a site plan (Z-23-92) referral regarding one of the created lots; the current site plan is regarding a proposal for the other newly created lot; and
- WHEREAS, the site is located just northeast of the airport on a primarily commercial/industrial corridor with some residential development on the north side of East Taft Road; and
- WHEREAS, the site is vacant with some trees on a newly created parcel with 220' of frontage on East Taft Road, a county highway; and
- WHEREAS, the Site Layout and Utility Plan (dated 3/10/23) shows a 30'-wide driveway from East Taft Road leading to an asphalt parking lot that wraps the north and east sides of the proposed store; the parking lot has 30 slot-parking spaces including 2 ADA spaces; a dumpster area and proposed loading area are located by the southeast corner of the building, at the end of the parking lot; concrete sidewalks extend around the west, north, and east sides of the building; and
- WHEREAS, per the Site Plan application (dated 3/20/23), the Dollar General will operate from 8am to 9pm, 7 days a week; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/20/23, 1.68 acres of the site will be disturbed by the proposed project; the EAF states the site will be graded in such a manner to cause stormwater to run off into a bio-retention area, but a Proposed Grading and Drainage Plan (dated 3/10/23) shows the grading of the parking lot, but no specific "bio-retention area"; a Landscaping Plan was not submitted with this application; and  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site will require new public water service;

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

WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas in an area designated as flow constrained and impacted by excessive wet weather flow; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

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

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

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-129

- 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 ZONE CHANGE from the Town of Cicero Town Board at the request of GGA Enterprises, LLC for the property located at 5840 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of South Bay Road (Route 208), a county highway and Route 81, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change on a 10.79-acre parcel from Agricultural (AG) to Industrial (IND) to allow for a public storage business on the parcel; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-07-436) and Disapproval of a site plan referral (Z-07-143) for a former horse farm, citing drainage and driveway requirements; and
- WHEREAS, the site is located in a suburban area with a mix of land uses, with frontage onto South Bay Road; the parcel also abuts Interstate Route 81 to the west; further west is Driver's Village auto mall; to the east of the parcel is a vacant 10-acre wooded parcel under common ownership; beyond the wooded parcel are residential neighborhoods; and
- WHEREAS, the 10.8-acre parcel is the site of a former horse farm; the parcel contains two large barn buildings, sheds and enclosed stable areas; the remainder of the parcel is wooded land and open land; and
- WHEREAS, the current zoning on the site is Agricultural, to reflect the use of land as a horse farm; the parcel is also enrolled in NYS Agricultural District 3; and
- WHEREAS, the referral materials indicated the applicant is seeking a zone change to Industrial (IND), to allow for a public storage use on the site; and
- WHEREAS, the site has an existing narrow driveway onto South Bay Road, a county road, at the northernmost point; the remainder of the parcel's frontage is encumbered with guide rail and sloped lands related to a bridge crossing Route 81;
- ADVISORY NOTE: Any existing or proposed driveways onto South Bay Road must meet Department standards and any work within the right-of-way requires highway access and work permits from the Onondaga County Department of Transportation, and will be subject to the availability of sight distance; and
- WHEREAS, areas of FEMA floodplain and a narrow federal wetland corridor encumber the northern portion of the site, along South Bay Road;
- ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with



the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged;  
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the Boundary Survey shows 40' and 20' sewer right-of-ways running along the Route 81 parcel boundary; the 20' right-of-way also extends along the South Bay Road frontage; a 10' wide Niagara Mohawk easement extends into the parcel from South Bay Road; the Survey also shows filed encroachments of a shed and driveway from an adjacent parcel; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>;  
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain an animal or plant species (Least Bittern), or its associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper);  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), 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

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:

For any future change of use or development on site, the applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on South Bay Road, in order to satisfy commercial driveway standards, which may require widening. 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-130

- 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 Cicero Town Board at the request of Hart Lyman Companies for the property located at 6800 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of South Bay Road (Route 208) and Lakeshore Road (Route 15), both county highways, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting a zone change on approximately 63 acres of a 69-acre parcel from Agricultural (AG) to Residential Multiple (R-M); and
- WHEREAS, the Board recently recommended Modification of a zone change referral (Z-23-84) for the project; additional information and consultation with the municipality and applicant has resulted in resubmission to the County Planning Board; and
- WHEREAS, the site is located on land flanked by South Bay Road on the west and the Lakeshore Yacht and Country Club golf course on the east, in northern Cicero; the site is located near the Oneida Lake shoreline, characterized by residential developments; the only development on the parcel is South Bay Motors used car dealer at the intersection of South Bay and Lakeshore Roads; the remainder of the site is wooded areas and wetlands; and
- WHEREAS, the nearby Lakeshore Country Club Planned Development project (Lakeshore Village) plans to develop the lakefront area with shops, restaurants, entertainment, a marina, and a residential section with townhouses, single-family houses, and luxury units. It is unclear whether the current rezoning is related to this project; and
- WHEREAS, the northern corner of this parcel, approximately 5 acres, is currently zoned Neighborhood Commercial (NC) with the remainder zoned Agricultural (AG); the applicant is proposing to change the AG portion to Residential-Multiple (RM); and
- WHEREAS, the proposed change from AG to RM would allow multiple-family residences with site plan review and two-family dwellings and townhouses; an adjacent 8.84-acre parcel is already zoned RM, for an apartment building which has not been completed; and
- WHEREAS, the revised application includes a Zone Change Concept Plan dated 4/11/23, which shows six three-story buildings with a total of 234 units, and 470 parking spaces on approximately 30 acres of the site in the generally developable portion of the parcel to be rezoned; and
- WHEREAS, the subject parcel has approximately 2,100' of frontage along South Bay Road with one informal driveway from South Bay Road (visible on the property

survey and in GIS); the Concept Plan shows two new potential full-access driveways onto South Bay Road; per a letter from the applicant's engineer dated April 11, 2023, a traffic study has been prepared, and includes the overall impacts and mitigation measures associated with the this application, as well as the adjacent Lakeshore Village PUD; and  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Rd must meet Department requirements; and

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

WHEREAS, per the referral notice, the site, presumably the existing business at the corner, is served by public drinking water provided by the Onondaga County Water Authority; the referral states there are no wastewater services present at the site, but per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers and is located in the Brewerton Wastewater Treatment Plant service area; and  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;  
ADVISORY NOTE: The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity;  
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

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

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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 and applicant should consider how this zoning action will integrate with the adjacent proposed development and zoning of nearby land uses.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-95

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Village of Skaneateles is proposing Local Law #5 of 2023 to amend the Village Code relating to zoning definitions and accessory uses and buildings; and
- WHEREAS, the code amends the definitions listed in Chapter 225, Article II, Section 225-4 to define “Accessory Building” and further delineate and regulate “Carriage House”, change the term “Apartment” and its regulation to “Dwelling Unit”, and define “Garage” and its uses; the method of measuring “Height of Building or Structure” is specified; and
- WHEREAS, updates to Chapter 225, Article V, Section 225-14 updates the Interpretation of the Density Control Schedule regarding “Accessory uses and buildings” to limit Accessory uses enclosed in a building and accessory buildings to the rear yard, while distinguishing one- and two-car garages or storage sheds from other accessory buildings; additionally, one- or two-car garages are limited to not exceed 650 square feet; and
- WHEREAS, chapter 225, Article V, Section 225-15 is updated to limit the height of an Accessory building; previously the Accessory building was limited to not exceed the height of the principal dwelling on the lot, the new language limits the Accessory building to a height based on roof pitch and the height of the principal dwelling, but not to exceed 30’; Chapter 225, Article VII, Section 225-23 reflects updated specifications, uses, setbacks, and regulations for Supplemental Dwelling Units and Carriage Houses; and
- WHEREAS, parking regulations (Chapter 225, Article XII, Section 225-58) will be amended to require one parking space for the supplemental dwelling unit plus the required space for the primary dwelling unit; and
- WHEREAS, the Density Control Schedule and Permitted Use Chart will be modified to reflect the updates to the Village Code and to add “Carriage House” as a conditional use in all zoning districts; 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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-96

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Camillus Town Board at the request of Town of Camillus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Camillus is proposing Local Law No. C of 2023 to amend Article XVII - Site Plan Review for Manure Storage Facilities, to require a 1000-foot setback of manure storage facilities from neighboring residences; and
- WHEREAS, the Board previously recommended No Position with Comment on two referrals regarding this matter: Z-22-280 to amend the zoning law regarding site plan review for manure storage facilities to add provisions related to setbacks and submission of a geology report, and Z-22-163 to amend the regulation to add a provision to require site plan review for manure storage facilities associated with Concentrated Animal Feeding Operations (CAFOs); the Board recommended consultation with NYS Department of Agriculture & Markets regarding Agricultural District consistency; and
- WHEREAS, per the Town's Zoning Code, the purpose and intent of Article XVII- Regulating Manure Storage Facilities is to "review the location, construction, installation, operation, use and abandonment of manure storage facilities for Concentrated Animal Feeding Operations (CAFOs) in order to prevent water pollution and other environmental impacts and thereby protect the health of the residents of the Town of Camillus, and promote the prosperity and general welfare of the residents of the Town of Camillus"; the Town notes that it understands the necessity of farmers to have manure storage facilities to assist with carrying out farming duties in an environmental, economic, and efficient manner, however it feels that manure storage facilities can pose a potential threat to the "health, safety, and welfare" of the Town's residences; and
- WHEREAS, the existing local law includes definitions, regulated activities, submission requirements, review procedures, inspection authority, abandonment document requirements and penalties; current activities requiring site plan review include design, construction, installation, or enlargement of a manure storage facility; and
- WHEREAS, the site plan submission requirements outline 21 items necessary for site plan review, including renderings, maps and narrative detailing the proposed facilities, a description of the farm operation, its animals and intended use of proposed facilities, storage and detailed load information, information on professional advisors, any documentation submitted to the NYS DEC or US EPA, location and characteristics of environmental features including wells, soil tests, drainage and runoff control, schedule, methods and materials in transferring manure into and from the facility, maintenance plan, and other



items; and

WHEREAS, the proposed local law amends the site plan submission requirements, adding a 22nd requirement: “Manure Storage Facilities shall be designed and installed with a minimum of a one thousand (1000’) foot setback from a neighboring residence”; and

WHEREAS, the NYS Department of Environmental Conservation requires general permits for CAFOs, primarily on dairy farms with 300 or more cows and associated cropland; farms regulated through a CAFO permit must follow a current Comprehensive Nutrient Management Plan (CNMP); manure storage requires professional engineering and certification and conformance with stormwater requirements; NYSDEC also has authority to enforce against pollution from CAFOs that cause a Water Quality Standards violation; NYS SEQRA law generally considers the construction of manure facilities to be farm buildings and structures, and are thus considered Type II actions; and

WHEREAS, per NYS Agriculture & Markets Law, farmlands actively enrolled in the NYS Agricultural Districts program are afforded protections through the Department “in an effort to preserve, protect and encourage the development and improvement of agricultural land for the production of...agricultural products”; farmland protections within the Agricultural Districts law include that local governments “avoid unreasonable restrictions in the regulation of farm operations when exercising their powers to enact and administer comprehensive plans, local laws, ordinances, rules and/or regulations” (NYS DAM Agricultural District Law Summary); and

WHEREAS, according to Onondaga County mapping, the Town of Camillus has approximately 245 parcels currently enrolled in the NYS Agricultural Districts program, totaling 5,356 acres; enrolled lands are primarily located in the westernmost portion of the town, with additional pockets of enrolled farmland to the south of the Village of Camillus and in areas surrounding the Camillus Forest; soil quality of enrolled lands is highly productive for agriculture; and

WHEREAS, the subject local law is likely related to a controversial proposed manure storage facility on a farm on Munro Road, a county road, in the Town of Camillus; a series of documents containing information on review of the proposed facility are included on the Town’s website; and

WHEREAS, typically and as evidenced in court cases, any land use that is permitted by NYS may also be regulated by zoning with regard to location and external impacts of the operation, such as on nearby residences; the NYS Permit itself, however, is not subject to local regulation; as such, the town has some regulatory authority as to where these activities occur, but not the operation of the facility itself. (Examples include mining and natural gas drilling which are both permitted by NYS as well as regulated in local zoning codes with regard to location.); and

WHEREAS, the Town of Camillus Comprehensive Plan (Dec 2016) notes the presence of prime farmland in the town, and threats from encroachment of development, and sets policy stating “Promote the conservation of land for agricultural uses and develop more effective programs supporting agricultural practices.”, under Implementation of that policy, the plan notes “The Town supports State policy which protects and promotes agriculture as an industry. The Town will consider additional proposals authorized by State Law which are intended to protect and perpetuate farmland within the Town. However, such consideration must also take into account the long-term impacts of any such

proposal upon the future development of the Town and the obnoxious odor emissions of some farming practices such as Nutrient Management.; 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 continue to consider feedback from the New York State Department of Agriculture & Market and other agencies as necessary, in its review of the proposed law.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-97

- 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 Ray Brooks, Upstate LLC (RB Woodcraft) for the property located at 1840-1870 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of project site reviews and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing a 5,840 square foot warehouse expansion and restriping of a parking area on a 1.58-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the Board previously recommended Modification of project site review referral (Z-10-427) for a proposed addition and loading dock, stipulating the applicant must work with New York State Department of Transportation to obtain appropriate permits, install a concrete sidewalk, and the center driveway must be closed; per the current Site Plan, the center driveway to Erie Blvd East remains in use; the Board also recommended green infrastructure and the addition of a sidewalk on Erie Blvd East, set back and buffered by a grass strip; and
- WHEREAS, the site is located at the corner of Erie Boulevard East, a State-owned road, and Ives Avenue, a City street, among commercial businesses that line Erie Boulevard East, backed by a multi-family residential neighborhood; and
- WHEREAS, the parcel contains an existing two-story building at the center, flanked by two parking lots; the perimeter of the site is fenced and gated (to remain); and
- WHEREAS, the Site Plan (1/26/23) shows a single-story warehouse addition with loading docks to be constructed on the western side of the approximately 25,000 square foot existing two-story concrete block commercial building; the addition will occur on existing paved land; and
- WHEREAS, the plan and application also note that parking on the east and west sides of the building will be reconfigured and striped to include a total of 50 spaces (10 required per zoning); three existing driveways onto Erie Boulevard East are shown to remain; in a prior OCPB review, the NYS Department of Transportation required closure of the center driveway, which appears to not have been closed; and
- ADVISORY NOTE: Per the New York State Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; any existing or proposed driveways must meet Department requirements; and
- WHEREAS, per aerial photography, there is a curbed asphalt walkway on Erie Boulevard East; and

WHEREAS, the site is located in the Onondaga Creek watershed in the Onondaga Lake basin; per the Environmental Assessment Form (EAF) dated 2/6/23, 0.2 acres of the site will be disturbed by the proposed project; per GIS mapping, almost the entire site is constructed of impermeable surfaces (building and asphalt); per the Site Plan, no stormwater runoff mitigation features or new permeable surfaces are proposed; per the EAF, existing stormwater runoff patterns will remain unchanged and the site will continue to drain towards Erie Boulevard East and its stormwater drainage system; and

WHEREAS, the site is currently served by City of Syracuse drinking water and wastewater infrastructure and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to combined sewer overflows; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the EAF notes that the site is within 2,000 feet of a NYS DEC remediation site (743047,0B00146, C764090, B00072); the applicant notes "Off-site remediation only. Remediation site is located at corner of Erie Boulevard and Peat Street."; and

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

The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, a reduction in asphalt or impermeable surfaces, or landscaping along the road frontage and around the parking lots, to further reduce stormwater runoff and improve stormwater quality.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-98

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Marcellus Village Board at the request of Village of Marcellus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 3 of 2023 to add Chapter 148 of the Code of the Village of Marcellus enacting a moratorium on the issuance of building permits to alter the exterior appearance of buildings within the Village Center zoning district until Design Standards for the Village of Marcellus are amended; and
- WHEREAS, per the draft minutes from the 3/27/23 Public Hearing held at the Village of Marcellus Town Hall, the Design Guidelines in the Village Code are not legally enforceable; the proposed moratorium allows the Village Board and Planning Board time to draft an amendment to the Village Code that will make design guidelines in the Village Center zoning district mandatory; and
- WHEREAS, the new law grants the Village Code Enforcement Office the ability to make exceptions and issue building permits for exterior building appearance changes when those changes are minor or nominal in nature; and
- WHEREAS, the moratorium will last for a period of six months from the date of enactment; and
- WHEREAS, Village Center zoning primarily occurs on parcels with frontage along East and West Main Street; 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;

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 Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 26, 2023

OCPB Case # Z-23-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Old Liverpool Point, LLC for the property located at 105 Electronics Parkway; 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 Electronics Parkway (Route 148) and Old Liverpool Road (Route 137), both county highways; and
- WHEREAS, the applicant is requesting a zone change on a 0.28-acre parcel from Residential (R-4) to Residential (R-5) to allow limited commercial uses on the first floor of a multiple-family dwelling; and
- WHEREAS, the Board previously offered Modification on concurrent site plan and area variance referral (Z-14-203, 204) to construct a 28-unit apartment complex on an adjacent parcel, with access through this site, primarily citing agency permitting requirements and suggestions on urban design elements; the Board also offered No Position with Comment on a zone change (Z-13-42) on six parcels to Residential (R-4), including the subject parcel; and
- WHEREAS, the site is located in a moderately dense, mixed-use, and transitional location near the corner of Electronics Parkway and Old Liverpool Road; and
- WHEREAS, the 0.28-acre parcel has a driveway on the southwestern end of the parcel's frontage onto Electronics Parkway leading to an eight-space parking lot located at the rear of an approximately 3,100 sf building; a monument signs identifies the building as being associated with Old Liverpool Point Apartments; the parking lot connects to a driveway on a neighboring property that leads to the apartment complex; and  
ADVISORY NOTE: Any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation, and the applicant must obtain a work permit for any work within the County right-of-way; and
- WHEREAS, the applicant is proposing to change zoning on the parcel to a Residential-5 (R-5) zoning district; the applicant states in the Uniform Petition for Change of Zone they intend to have residential rental units and commercial use on the site; no plans for the future of this site have been submitted; and
- WHEREAS, per the Town Code, the R-5 Districts: Multiple-Family Residential/Commercial District is intended to "provide a similar use as the R-4 District but to permit limited commercial uses on the first floor of a multiple dwelling erected in an appropriate location for this type of use"; the commercial uses permitted under R-5 are retail sales and services, offices and personal service shops, and restaurants; and
- WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a

Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

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

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

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

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

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

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

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

Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Electronics Parkway frontage.

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



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Syracuse City Planning Commission

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

**DATE:** 4/20/2023

**RE:** Administrative Review – Onondaga County Water Environment Protection Subdivision

**RECOMMENDATION:** NO POSITION

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

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

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

**CASE NUMBER:** S-23-13

**REFERRING BOARD:** Syracuse City Planning Commission

**DATE RECEIVED:** APRIL 19, 2023

**TYPE OF ACTION:** SUBDIVISION

**APPLICANT:** ONONDAGA COUNTY DEPARTMENT OF WATER ENVIRONMENT PROTECTION

**LOCATION:** DICKERSON STREET

**WITHIN 500' OF:** A WASTEWATER TREATMENT FACILITY AND THE M.O.S.T.(BOTH COUNTY-OWNED FACILITIES) AND WEST STREET, A NYS ARTERIAL

**TAX ID(s):** 101.-12-02.6 and 101.-12-02.7

**Project Summary:**

The applicant is proposing the subdivision of two County-owned properties off Dickerson Street in Downtown Syracuse into three new lots. Lot 1 will be 2.096 acres, Lot 2 will be 3.788 acres, and Lot 3 will be 0.240 acres. Onondaga County Department of Water Environment Protection will retain new Lots 1 and 3 which are situated at the northwest and southeast ends of the combined property, each of which contain sewage treatment infrastructure. New Lot 2 consists of a parking area that will be sold to LAZ Parking Realty Investors.

A significant portion of the site is located within the 100-year floodplain and Onondaga Creek (a federal wetland) follows the western boundary of the site. The eastern boundary is defined by a concrete retaining wall and raised railway. A 20' sanitary easement runs along the western boundary, a 10' wall easement runs adjacent to the retaining wall along the eastern boundary, and a P.E. Proposed Water Easement lies within new Lot 2. Access to the site is from Dickerson Street and from West Jefferson Street, through a tunnel under the railroad.

**Recommendation:** NO POSITION





J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, City of Syracuse Office of the Zoning Administrator  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 4/20/2023  
**RE:** Administrative Review – City Center Sign Waiver  
**RECOMMENDATION:** NO POSITION

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

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

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**CASE NUMBER:** Z-23-102  
**REFERRING BOARD:** CITY OF SYRACUSE OFFICE OF THE ZONING ADMINISTRATOR  
**DATE RECEIVED:** APRIL 3, 2023  
**TYPE OF ACTION:** SIGN WAIVER  
**APPLICANT:** 400 SOUTH SALINA STREET LLC  
**LOCATION:** 400 SOUTH SALINA STREET  
**WITHIN 500' OF:** ONONDAGA COUNTY LIBRARY IN THE GALLERIES AND THE MOST (COUNTY OWNED)  
**TAX ID(s):** 101.-10-01.03

**Project Summary:**

The applicant is seeking a sign waiver for 18 new signs to be placed on the newly renovated City Center building (the former Sibleys building) in a Central Business District-Retail (CBD-R) zoning district. The building occupies the entirety of the 2.22-acre parcel in downtown Syracuse and has frontage along South Salina Street, West Jefferson Street, and South Clinton Street. Currently, there are six tenants in the four-story building. The proposed signs include 3 signs for Huntington Ingalls, 2 for the Hayner Hoyt Corporation, 2 for Impel, and 1 each for the Redhouse, CXtec and Tompkins Community Bank to be placed on the building's façades. 9"-high individual box letter signs (4 total) will be used to identify building and garage entrances. The Redhouse is also proposing a 10'4" x 20' projecting triangular marquee to be placed over their main entrance on S Salina St. The application also depicts possible placement of signs for future tenants to be submitted at a later date. All signs will be internally lit, box letter signs except the Hayner Hoyt sign which will have internally lit cabinet-style signs.

Requirements in CBD-R zoning district allow 1 sign per wall to identify a business if it's the sole tenant of the building and 1 sign per wall to identify the building. The City Center building does not have a sole tenant.

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

**Recommendation :** NO POSITION



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Town of Clay Zoning Board of Appeals  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 4/20/2023  
**RE:** Administrative Review – Sign Variance for Moyers Corners Volunteer Fire Department  
**RECOMMENDATION:** No Position

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

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

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

**CASE NUMBER:** Z-23-107  
**REFERRING BOARD:** TOWN OF CLAY ZONING BOARD OF APPEALS  
**DATE RECEIVED:** APRIL 10, 2023  
**TYPE OF ACTION:** AREA VARIANCE  
**APPLICANT:** MOYERS CORNERS VOLUNTEER FIRE DEPARTMENT  
**LOCATION:** 7697 MORGAN ROAD  
**WITHIN 500' OF:** MORGAN AND BUCKLEY ROADS, BOTH COUNTY HIGHWAYS  
**TAX ID(s):** 086.-19-04.1

**Project Summary:**

The applicant is requesting three area variances to erect a freestanding sign for the Moyers Corners Volunteer Fire Department. The requested variances are to reduce the front yard setback from 25' to 0', an increase in permitted sign height from 6' to 9'1", and an increase in allowed square footage from 24 sf to 39 square feet. The Fire Department is located on Morgan Road, north of its intersection with Buckley Road in an RA-100 zoning district.

The sign is comprised of a 20" by 7' 10.5" "I.D. Sign" displaying "Moyers Corners Fire Department Station 2" over a 3' 1<sup>13</sup>/<sub>16</sub>" by 7'11.5" full color LED message center sign. The total height of the sign will be 9'1" and will be located south of the driveway entrance to the site. The applicant states the requested variances are necessary for the visibility of the sign on Morgan Road and will display "Amber Alerts and other pertinent info". A gas station with auto repair shop lies to the south, a vacant lot across the street, and a residential lot is to the north.

**Recommendation:** NO POSITION WITH COMMENT

**Comment(s):**

The Board generally discourages area variances to increase the allowable scale of signage beyond maximums prescribed in zoning, as it can set a negative precedent for other sites within the Town. The Town is additionally

advised to review brightness settings to ensure there will not be obtrusive glare onto nearby roadways or impacting neighboring uses.

Per the Onondaga County Department of Transportation, the sign must not encroach into the right of way.



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Lysander Town Board

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

**DATE:** 4/20/2023

**RE:** Administrative Review – Solar Farm Moratorium

**RECOMMENDATION:** No Position with Comment

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

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

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**CASE NUMBER:** Z-23-113

**REFERRING BOARD:** LYSANDER TOWN BOARD

**DATE RECEIVED:** 4/11/23

**TYPE OF ACTION:** LOCAL LAW

**APPLICANT:** TOWN OF LYSANDER

**LOCATION:** Townwide

**WITHIN 500' OF:** N/A

**TAX ID(s):** Townwide

**Project Summary:**

The Town of Lysander is proposing a moratorium on large scale Solar Photovoltaic Energy Systems (solar farms) requiring special permit and site plan approval. The local law states the intent of this moratorium is to allow the Town to review existing laws pertaining to solar farms to make updates if needed, make sure policies and procedures are in place that serve the best interest of the Town, and to complete a solar use and capacity study to understand how many solar PV collection systems may be installed. Additionally, the Town is in the process of creating the Town of Lysander Comprehensive Plan and this moratorium will ensure the Comprehensive Plan and laws pertaining to solar farms are compatible. The Town states protection of the environment, productive farmland, and the viewshed will be considered when reviewing the current law.

The Town will temporarily suspend the review and approval of all expansions to existing solar farms and approval of new solar farms. Exceptions to this moratorium are existing special use permits or site plans that are required to come regularly before the Town Planning Board for re-approval and solar photovoltaic energy systems designed to provide residential homes or existing commercial or public structures with renewable energy through the placement of a solar panel on the home or its property. The moratorium will remain in effect for a period of six months unless otherwise rescinded.

**Recommendation:** NO POSITION



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Town of Cicero Zoning Board of Appeals

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

**DATE:** 4/20/2023

**RE:** Administrative Review – Kassis Superior Signs – WellNow Urgent Care

**RECOMMENDATION:** No Position

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

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

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

**CASE NUMBER:** Z-23-128

**REFERRING BOARD:** Town of Cicero Zoning Board of Appeals

**DATE RECEIVED:** 4/14/2023

**TYPE OF ACTION:** AREA VARIANCE

**APPLICANT:** KASSIS SUPERIOR SIGNS, CHRISTINA CACERES

**LOCATION:** 7851-7853 BREWERTON ROAD

**WITHIN 500' OF:** BREWERTON ROAD (NYS ROUTE 11) AND NYS INTERSTATE 481

**TAX ID(s):** 037.-01-23.1

**Project Summary:**

The applicant is proposing an area variance to legalize a recently constructed pole sign that is 19.4' from the street where closer than 20' is prohibited. The site is a 1.48-acre parcel located at the northwest corner of Brewerton Road and Circle Road in a General Commercial zoning district. The sign is located near the southeast corner of the site with visibility to both Brewerton and Circle Roads. The sign is 20' from Circle Road, but 19.4' from Brewerton Road. The sign face is 10' by 6', mounted on a 18'-pole, and has a total height of 24'.

**Recommendation:** NO POSITION



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, City of Syracuse Office of the Zoning Administrator  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 4/20/2023  
**RE:** Administrative Review – Signs for Catholic Charities  
**RECOMMENDATION:** No Position

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

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

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

**CASE NUMBER:** Z-23-131  
**REFERRING BOARD:** CITY OF SYRACUSE OFFICE OF THE ZONING ADMINISTRATOR  
**DATE RECEIVED:** 4/17/23  
**TYPE OF ACTION:** SIGN WAIVER  
**APPLICANT:** CATHOLIC CHARITIES  
**LOCATION:** 1801 ERIE BOULEVARD EAST  
**WITHIN 500' OF:** ERIE BOULEVARD EAST, A NYS HIGHWAY  
**TAX ID(s):** 032.1-01-19.0

**Project Summary:**

Catholic Charities is seeking a sign waiver to install 1 ground sign, 3 wall signs, and 2 awning business identification signs for a new men’s shelter with associated case-management facilities at 1801 Erie Boulevard East with a parking lot from Devine Street, a City street. The applicant is renovating and constructing an addition to an existing building that will contain an 80-bed emergency shelter for homeless men, a medical clinic, a commercial kitchen and dining room, leisure space, laundry service, and office-space for 54 staff members. The signs will identify the complex, direct cars to Devine Street for parking, and identify specific entrances for those seeking shelter, services, and/or the offices.

Waivers are being sought to exceed the number and size of signage to occur on multiple building faces. The applicant notes that the building does not include direct street frontage, however it desires signage visible from Interstate 690, Erie Boulevard West and Teall Avenue. Five of eight signs are proposed to be internally lit box construction.

**Recommendation:** No Position