



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

April 30, 2025

Onondaga County Department of Planning
Carnegie Building
335 Montgomery Street, 1st Floor
Syracuse, New York 13202

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Kevin Casserino
Renee Dellas
Craig Dennis
Don Radke

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Kathryn Ryan
Robin Coon

GUESTS PRESENT

Isabelle Harris

II. CALL TO ORDER

The meeting was called to order at 9:00 AM on April 30, 2025.

III. MINUTES & OTHER BUSINESS

Minutes from April 9, 2025 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Renee Dellas seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

Z-25-110	TClaPB	<i>Modification</i>	Z-25-111	TClaTB	<i>Modification</i>
Z-25-112	TDewPB	<i>No Position</i>	Z-25-113	TDewPB	<i>No Position</i>
Z-25-114	TDewZBA	<i>No Position</i>	Z-25-116	TLysTB	<i>No Position With Comment</i>
Z-25-118	TSalTB	<i>No Position With Comment</i>	Z-25-119	TManPB	<i>Modification</i>
Z-25-120	TManPB	<i>No Position</i>	Z-25-121	TManPB	<i>No Position</i>
Z-25-122	TDewPB	<i>No Position</i>	Z-25-123	TSalZBA	<i>Modification</i>
Z-25-124	TOnoTB	<i>Modification</i>	Z-25-125	TSpaTB	<i>No Position</i>
Z-25-127	CSyrPB	<i>No Position</i>			

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Canandaigua National Bank - John Glenn for the property located at 7515 & 7519 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) and John Glenn Boulevard (Route 81), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 2,800 sf bank with drive-thru on a portion of a 74.82-acre Shopping Center parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-111) for this proposed bank; and
- WHEREAS, the site is located amongst the commercial land uses along Oswego Road with residential located to the rear; nearby commercial uses include Bayberry Plaza, a laundromat, bank, retail, and fast food; and
- WHEREAS, the site is a large shopping plaza containing a Wegmans grocery store and an Ashley Home store to the rear of a large parking lot; a Citizens bank and McDonald's restaurant and their associated parking lots are located along the road frontage; the site has two full access driveways to Oswego Road (County Route 91), and a full access driveway to Elmcrest Road, a local road; a greenspace is located between the two driveways to Oswego Road;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted; and
- WHEREAS, the applicant is proposing construction of a 2,800 sf Canandaigua National Bank with drive-thru to be located between the two driveways to Oswego Road; per the referral materials, the bank will operate six days a week and expects to serve 100-125 customers per day; per the Site Layout Plan dated 3/17/25, the 24-space parking lot will be located along the Oswego Road frontage with the bank building to the rear and the drive-thru circulating around the rear of the building; access will come from the Wegmans parking lot; a clock tower, bench, and concrete patio will be located adjacent to the bank driveway, between the bank parking lot and the Wegmans parking lot; the Site Layout Plan shows a sidewalk to be located along the front of the bank building, but no sidewalks along the Oswego Road frontage or leading to the rear of the site; per the Site Planting Plan dated 3/17/25, shrubbery and plantings will be installed around the bank building and on the sides of the parking lot, but not between the portion of the parking lot along the Oswego Road frontage; and

- WHEREAS, a Site Photometric Plan dated 3/17/25 was included with the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/25/25, 0.8 acres of the site will be disturbed by the proposed project; per the Existing Features Plan dated 4/5/23, some stormwater infrastructure currently directs runoff to the proposed bank location; per the Site Grading, Drainage and Utilities Plan dated 3/17/25, the subject area will connect to existing stormwater infrastructure in the Wegmans parking lot which directs runoff to basins along the northwest side of the parking lot;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the bank; per the EAF, the proposed bank is anticipated to use 150 gallons of drinking water per day;
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, per the referral notice, a new connection to public sewers is proposed to serve the bank; the site is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas; per the EAF, the proposed bank is anticipated to generate 150 gallons of wastewater per day; per the Site Sanitary Sewer Plan dated 3/17/25, sanitary sewer infrastructure will be routed through the Wegmans parking lot to the proposed bank;
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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://ongov.net/wep/connections.html>; and
- WHEREAS, GIS mapping shows portions of the site may contain state and federal wetlands, which appear to be located outside of the developed area, primarily between the Wegmans building and John Glenn Boulevard, a county route; per EAF Mapper, the site contains a federally protected Class C stream (ID 897-40) and a 44.2-acres NYS wetland (ID BRE-23); the plans do not show any wetlands or wetland boundaries, but the EAF notes the 6.67 acres of wetlands on site will remain; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and bus stops are located adjacent to the site; 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, the site is located over, or immediately adjoining, primary and principal

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E-mail Address: countyplanning@ongov.net

aquifers (per EAF Mapper); the site may contain the Bald eagle and Indiana bat, or their associated habitat, which have 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 in the subject area; and

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

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;

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

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

The applicant is required to coordinate Oswego 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), traffic data, 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 offers the following comments:

1. 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 siting the building along the Oswego Road frontage and landscaping along the road frontage.
2. 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 to require the installation of sidewalks along the Oswego Road frontage and to connect internal sidewalks to onsite sidewalks.
3. Limited transit accommodations on Oswego Road serve multiple destinations. The Town is encouraged to require installation of enhanced transit accommodations on part of this development and as buildout of outparcels occurs. The applicant and Town should coordinate with CENTRO on location and design of facility.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - abstain; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-111

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Canandaigua National Bank - John Glenn for the property located at 7515 & 7519 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57) and John Glenn Boulevard (Route 81), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 2,800 sf bank with drive-thru on a portion of a 74.82-acre Shopping Center parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-110) for this proposed bank; and
- WHEREAS, the site is located amongst the commercial land uses along Oswego Road with residential located to the rear; nearby commercial uses include Bayberry Plaza, a laundromat, bank, retail, and fast food; and
- WHEREAS, the site is a large shopping plaza containing a Wegmans grocery store and an Ashley Home store to the rear of a large parking lot; a Citizens bank and McDonald's restaurant and their associated parking lots are located along the road frontage; the site has two full access driveways to Oswego Road (County Route 91), and a full access driveway to Elmcrest Road, a local road; a greenspace is located between the two driveways to Oswego Road;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted; and
- WHEREAS, the applicant is proposing construction of a 2,800 sf Canandaigua National Bank with drive-thru to be located between the two driveways to Oswego Road; per the referral materials, the bank will operate six days a week and expects to serve 100-125 customers per day; per the Site Layout Plan dated 3/17/25, the 24-space parking lot will be located along the Oswego Road frontage with the bank building to the rear and the drive-thru circulating around the rear of the building; access will come from the Wegmans parking lot; a clock tower, bench, and concrete patio will be located adjacent to the bank driveway, between the bank parking lot and the Wegmans parking lot; the Site Layout Plan shows a sidewalk to be located along the front of the bank building, but no sidewalks along the Oswego Road frontage or leading to the rear of the site; per the Site Planting Plan dated 3/17/25, shrubbery and plantings will be installed around the bank building and on the sides of the parking lot, but not between the portion of the parking lot along the Oswego Road frontage; and

- WHEREAS, a Site Photometric Plan dated 3/17/25 was included with the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/25/25, 0.8 acres of the site will be disturbed by the proposed project; per the Existing Features Plan dated 4/5/23, some stormwater infrastructure currently directs runoff to the proposed bank location; per the Site Grading, Drainage and Utilities Plan dated 3/17/25, the subject area will connect to existing stormwater infrastructure in the Wegmans parking lot which directs runoff to basins along the northwest side of the parking lot;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the bank; per the EAF, the proposed bank is anticipated to use 150 gallons of drinking water per day;
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, per the referral notice, a new connection to public sewers is proposed to serve the bank; the site is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service areas; per the EAF, the proposed bank is anticipated to generate 150 gallons of wastewater per day; per the Site Sanitary Sewer Plan dated 3/17/25, sanitary sewer infrastructure will be routed through the Wegmans parking lot to the proposed bank;
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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://ongov.net/wep/connections.html>; and
- WHEREAS, GIS mapping shows portions of the site may contain state and federal wetlands, which appear to be located outside of the developed area, primarily between the Wegmans building and John Glenn Boulevard, a county route; per EAF Mapper, the site contains a federally protected Class C stream (ID 897-40) and a 44.2-acres NYS wetland (ID BRE-23); the plans do not show any wetlands or wetland boundaries, but the EAF notes the 6.67 acres of wetlands on site will remain; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and bus stops are located adjacent to the site; 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, primary and principal

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aquifers (per EAF Mapper); the site may contain the Bald eagle and Indiana bat, or their associated habitat, which have 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 in the subject area; and

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

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;

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

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

The applicant is required to coordinate Oswego 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), traffic data, 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 offers the following comments:

1. 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 siting the building along the Oswego Road frontage and landscaping along the road frontage.
2. 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 to require the installation of sidewalks along the Oswego Road frontage and to connect internal sidewalks to onsite sidewalks.
3. Limited transit accommodations on Oswego Road serve multiple destinations. The Town is encouraged to require installation of enhanced transit accommodations on part of this development and as buildout of outparcels occurs. The applicant and Town should coordinate with CENTRO on location and design of facility.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - abstain; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-112

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Verizon for the property located at 6845 Edinger Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Highbridge Road (Route 92) and East Genesee Street (Route 5), both state highways; and
- WHEREAS, the applicant is proposing to construct and operate a macro cell tower facility consisting of a 120' monopole tower plus a 4' lightning rod and nine antennas, on a 75.8-acre parcel in a Residential (R-O) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit and area variance referrals (Z-25-113 and Z-25-114) for this proposed cell facility; and
- WHEREAS, the site is the Jamesville DeWitt High School campus which is a large long parcel with the northern end abutting a small plaza located on the southern side of the busy intersection of NYS Route 5 and 92 at Lyndon Corners; a portion of the northeastern side of the site abuts a golf course with the remainder of the site surrounded by single-family residential; and
- WHEREAS, the site contains the high school building in the middle of the parcel, flanked by athletic fields to the north and south; the school district's two bus garages and associated parking lots are located along the parcel's southern boundary; the athletic fields in the northern half of the site are accessed from Lyndon Corners via Bridle Path Road, a private road; primary access to the high school and adjacent fields and structures comes from Edinger Drive, a local road; the subject area is located in the southeast corner of the site, north of the eastern bus garage; and
- WHEREAS, per the Compound Plan dated 2/11/25, the applicant is proposing to install a macro cell facility consisting of a 120' monopole tower, 4' lighting rod, and associated concrete slabs, equipment cabinets, transformer, and generator within a 35'x75' leased area; per the Tower Elevation and Antenna Orientation Plan dated 2/11/25, the Monopole would house an antenna and equipment array 115' above grade; and
- WHEREAS, the applicant is requesting an area variance to allow the 120' monopole with 4' lightning rod where Town Code limits the tower height to 100'; and
- WHEREAS, a Photolog/Viewshed Map dated 2/20/25 was included with the referral materials; per aerial imagery from May 2024, residential abuts the site along all parcel boundaries in the subject area; per the Viewshed Photos, the proposed tower will be visible from nearby houses; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/10/25, 0.01 acres of the site will be disturbed by the proposed project and the proposed action isn't

expected generate stormwater runoff; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service and no changes to the current infrastructure are proposed; the site is located within the Meadowbrook Limestone Wastewater Treatment Plant and Limestone Pump Station service area; and

WHEREAS, the site is located near the following natural communities: Northern White Cedar Swamp (per EAF Mapper); and

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

WHEREAS, the site is located near the Former School No. 9 which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-113

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Planning Board at the request of Verizon for the property located at 6845 Edinger Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Highbridge Road (Route 92) and East Genesee Street (Route 5), both state highways; and
- WHEREAS, the applicant is requesting a special permit to construct and operate a macro cell tower facility consisting of 120' monopole tower plus a 4' lightning rod and nine antennas, on a 75.8-acre parcel in a Residential (R-O) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and area variance referrals (Z-25-112 and Z-25-114) for this proposed cell facility; and
- WHEREAS, the site is the Jamesville DeWitt High School campus which is a large long parcel with the northern end abutting a small plaza located on the southern side of the busy intersection of NYS Route 5 and 92 at Lyndon Corners; a portion of the northeastern side of the site abuts a golf course with the remainder of the site surrounded by single-family residential; and
- WHEREAS, the site contains the high school building in the middle of the parcel, flanked by athletic fields to the north and south; the school district's two bus garages and associated parking lots are located along the parcel's southern boundary; the athletic fields in the northern half of the site are accessed from Lyndon Corners via Bridle Path Road, a private road; primary access to the high school and adjacent fields and structures comes from Edinger Drive, a local road; the subject area is located in the southeast corner of the site, north of the eastern bus garage; and
- WHEREAS, per the Compound Plan dated 2/11/25, the applicant is proposing to install a macro cell facility consisting of a 120' monopole tower, 4' lighting rod, and associated concrete slabs, equipment cabinets, transformer, and generator within a 35'x75' leased area; per the Tower Elevation and Antenna Orientation Plan dated 2/11/25, the Monopole would house an antenna and equipment array 115' above grade; and
- WHEREAS, the applicant is requesting an area variance to allow the 120' monopole with 4' lightning rod where Town Code limits the tower height to 100'; and
- WHEREAS, a Photolog/Viewshed Map dated 2/20/25 was included with the referral materials; per aerial imagery from May 2024, residential abuts the site along all parcel boundaries in the subject area; per the Viewshed Photos, the proposed tower will be visible from nearby houses; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/10/25, 0.01 acres of the site will be disturbed by the proposed project and the proposed action isn't

expected generate stormwater runoff; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service and no changes to the current infrastructure are proposed; the site is located within the Meadowbrook Limestone Wastewater Treatment Plant and Limestone Pump Station service area; and

WHEREAS, the site is located near the following natural communities: Northern White Cedar Swamp (per EAF Mapper); and

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

WHEREAS, the site is located near the Former School No. 9 which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-114

- 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 AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Verizon for the property located at 6845 Edinger Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Highbridge Road (Route 92) and East Genesee Street (Route 5), both state highways; and
- WHEREAS, the applicant is requesting an area variance to construct and operate a macro cell tower facility consisting of a 120' monopole tower plus a 4' lightning rod in excess of town code which limits tower height to 100' on a 75.8-acre parcel in a Residential (R-O) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals (Z-25-112 and Z-25-113) for this proposed cell facility; and
- WHEREAS, the site is the Jamesville DeWitt High School campus which is a large long parcel with the northern end abutting a small plaza located on the southern side of the busy intersection of NYS Route 5 and 92 at Lyndon Corners; a portion of the northeastern side of the site abuts a golf course with the remainder of the site surrounded by single-family residential; and
- WHEREAS, the site contains the high school building in the middle of the parcel, flanked by athletic fields to the north and south; the school district's two bus garages and associated parking lots are located along the parcel's southern boundary; the athletic fields in the northern half of the site are accessed from Lyndon Corners via Bridle Path Road, a private road; primary access to the high school and adjacent fields and structures comes from Edinger Drive, a local road; the subject area is located in the southeast corner of the site, north of the eastern bus garage; and
- WHEREAS, per the Compound Plan dated 2/11/25, the applicant is proposing to install a macro cell facility consisting of a 120' monopole tower, 4' lighting rod, and associated concrete slabs, equipment cabinets, transformer, and generator within a 35'x75' leased area; per the Tower Elevation and Antenna Orientation Plan dated 2/11/25, the Monopole would house an antenna and equipment array 115' above grade; and
- WHEREAS, the applicant is requesting an area variance to allow the 120' monopole with 4' lightning rod where Town Code limits the tower height to 100'; and
- WHEREAS, a Photolog/Viewshed Map dated 2/20/25 was included with the referral materials; per aerial imagery from May 2024, residential abuts the site along all parcel boundaries in the subject area; per the Viewshed Photos, the proposed tower will be visible from nearby houses; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/10/25, 0.01 acres of

the site will be disturbed by the proposed project and the proposed action isn't expected generate stormwater runoff; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service and no changes to the current infrastructure are proposed; the site is located within the Meadowbrook Limestone Wastewater Treatment Plant and Limestone Pump Station service area; and

WHEREAS, the site is located near the following natural communities: Northern White Cedar Swamp (per EAF Mapper); and

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

WHEREAS, the site is located near the Former School No. 9 which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-116

- 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 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 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 has previously reviewed multiple referrals related to this project, most recently offering No Position with Comment on this proposed Incentive Zoning Overlay (Z-23-112) and on a concurrently referred update to the Town of Lysander Comprehensive Land Use Plan (Z-23-121) which includes advocating for using the Incentive Zoning District as a means to facilitate sanitary sewer service on the Cold Springs Peninsula, among other items; the Board also reviewed site plan and subdivision referrals (Z-23-152, S-23-20) for a 5 MW solar arrays to be installed on the eastern section of the site; the Board also previously recommended Disapproval of a similar referral (Z-15-413) 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, per Combined Supplement to Letter of Intent (LOI) completed by Landmark Challenger, LLC dated 4/1/25, the current referral incorporates certain

requested revisions to the previous proposal (the Original LOI), noting that the “main elements of the Original LOI remain unchanged”; revisions to the Original LOI include minor changes to the proposed layout of the complex, exact numbers of townhouses and senior apartments, and lot sizes; notable changes from the Original LOI are the elimination of workforce apartments, addition of a Conservation Easement in Lot 2 along NYS 370, and adding approval of a PILOT by the Onondaga County Industrial Development Agency (OCIDA) to the list of approvals to be obtained by the applicant; and

WHEREAS, the previously referred zone change (Z-23-112) included the original Letter of Intent (LOI) from the applicant dated April 5, 2023; 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; the Combined Supplement to Letter of Intent (LOI) details the currently proposed number of senior apartments has increased from 134 to 140, the number of townhouse units has increased from 164 to 176, garden apartments to remain at 168, and the total of single family residential lots has increased from 17 to 53; it is unclear whether the town houses are own or rental units; total residential units have decreased from 588 to 537; 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, the Concept Plan (date illegible) included with the referral depicts small changes from the 1/2023 Concept Plan; each type of housing is still clustered in distinct areas; new Town roads would be added which result in one new intersection along NYS Route 370 and two intersections on Hayes Road, a County-owned road; a group of townhouses at the rear of the site are now to

be four 3-story apartment buildings for seniors; the four 3-story apartment buildings for seniors and fourteen 7-unit apartment buildings along the northern portion of the site will be replaced by fourteen 4-unit townhouse buildings; the 17 single-family lots on the eastern side of Hayes Road were previously depicted on a cul-de-sac and are now 53 lots on a loop connecting to Hayes Road twice with a cul-de-sac projecting from the rear; and

WHEREAS, per the referral notice, new connections to public drinking water are proposed to serve the development;

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, per the referral materials, the development is proposing construction of a new pump station to allow public sewer service to the site and the applicant is currently working with the Onondaga County Department of Water Environment Protection regarding logistics; and

WHEREAS, GIS mapping shows a riverine federal wetland crossing the site between the single-family residential area and the proposed solar array along with a NYS wetland which appears to encroach into the townhouse area of the site; 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; per the previously submitted Environmental Assessment Form dated 3/20/23, of the 292 acres comprising the site, approximately 183 acres contain active farmland; 168 acres of farmland would be removed by the project, almost all of which contain soils of Prime or Statewide Importance; an Agricultural Data Statement was not included with the referral materials; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the immediate area proximal to the site does not have public transit service; aerial imagery from May 2024 does not show sidewalks along road frontages in the immediate area; and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications. 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 the Hicks Road sewer line expansion;
- Parcels along the Seneca River shoreline (primarily Hayes Road);
- Additional areas with dry sewers to the east (River Road, Doyle Road); 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

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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 updated plan removes workforce housing. The Housing Onondaga Market Needs Assessment identifies affordability as a significant issue for both buyers and renters, with costs rising significantly in recent years, and demographic and other factors affecting household incomes. The Town and applicant are strongly encouraged to restore workforce housing as a component, particularly for a development of this scale.

- A project of this scale offers opportunities for the design of a fully integrated neighborhood, which varies housing types within a single environment, offers an excellent neighborhood environment with gathering space, and opportunities for connectivity to the broader community and active uses near parcel frontages. Sidewalks and trails within the neighborhood and connecting to a broader trail/sidewalk network are encouraged, in order to provide connections to the Village Center, transit stops, schools or other destinations.

- The developer is also encouraged to consider organizing buildings with front entries on common greens and use of minor streets or alleyways to serve parking at the rear of buildings, in an effort to minimize the impact of extensive parking on site. On-street parking can also minimize the need for parking lots within a residential setting.

- 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, the Town is advised to identify with the developer how these areas will serve the Town and its residents, what the goals are for use or restrictions on these lands, including publicly accessible areas and amenities, and what the maintenance and stewardship responsibilities and costs will be. The Town may wish to retain ownership of these lands, or convey lands to a land trust with a conservation-oriented covenant held by a land trust.

The motion was made by Don Radke and seconded by Kevin Casserino. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-118

- 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 ZONE CHANGE from the Town of Salina Town Board at the request of SYR Office, LLC, c/o Sovereign Partners, LLC for the property located at 125 Elwood Davis 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 Seventh North Street (Route 45), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 1.33-acre parcel from Office and Light Industrial Park (O-2) to Multiple-Family Residential (R-4) to construct a 64-unit residential complex; and
- WHEREAS, the site is an irregular shaped parcel located between Seventh North Street and Elwood Davis Road; the area is characterized by residential neighborhoods along Seventh North Street and transitioning in this area to more commercial and institutional uses, including the Onondaga County Resource Recovery Agency (OCRRA) offices, OCM BOCES, the Hampton Inn and the Dollar Tree; and
- WHEREAS, per the local application and aerial imagery from May 2024, the property contains an approximately 10,200 sf, two-story masonry building located along the northern boundary of the parcel along Elwood Davis Road and a parking lot with 62 parking spaces covering the majority of the parcel; a 28' wide driveway connects to Seventh North Street and an approximately 33' wide driveway connects Elwood Davis Road; and
- WHEREAS, per the local application, the applicant is seeking a zone change for the subject parcel from Light Industrial Park (O-2) to Multiple-Family Residential (R-4); per the Environmental Assessment Form (EAF) dated 3/18/25, the purpose of the requested zone change is to develop a multi-family residential complex "featuring 64 units across 5 floors, with 2 parking spots per unit and an updated parking plan"; it is unclear from the referral materials how the site will be converted to contain a 5-story building and 128-space parking lot; and
- WHEREAS, per the Town zoning code, the Multiple-Family Residential (R-4) zoning designation is established to "provide areas where the living environment associated with multiple-dwelling-unit development is encouraged and preserved. It is the specific purpose and intent to: (1) encourage multiple-dwelling-unit developments near or adjacent to highways designed to handle traffic volumes higher than those generated on one- and two-family residential streets, (2) encourage the development of recreational facilities and off-street parking within multiple-dwelling-unit developments. (3) prohibit all short-term leasing, business, commercial and industrial uses"; the R-4 district allows the following uses: One-family and two-family dwellings, Multiple dwellings,

townhouses, family day-care homes, group family day-care homes; various other uses are permitted within the R-4 district though the acquisition of a special permit; and

WHEREAS, per the referral, the applicant is not proposing any new connections to public drinking water and wastewater as part of this application; the submitted project is located within the Metro Syracuse Wastewater Treatment Plant service area and the Ley Creek Pump Station Service Area;

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) may be 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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Seventh North Street has public transit service and bus stops are located adjacent to the property; and

WHEREAS, the site is located near the following natural communities: Inland salt pond (per EAF Mapper); and

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

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

The Board has No Position regarding the proposed zone change, but offers the following requirement for the future use of the site:

The applicant is required to coordinate Seventh North Street access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Town and applicant are encourage to explore cross-connections and shared parking with adjacent parcels.
2. The Town and applicant are encouraged to add sidewalk connections to nearby intersections.

The motion was made by Don Radke and seconded by Kevin Casserino. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-119

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Bob Amodie for the property located at Highbridge 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 Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is proposing an 87-unit senior apartment facility with underground parking on an 8.77-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a proposed zone change referral (Z-23-234) from Commercial A (CA) to Planned Unit Development (PUD) to allow this proposed senior apartment facility; comments regarding the proposed development included advising the applicant they would be required to coordinate access with the Onondaga County Department of Transportation (OCDOT) and provide a Stormwater Pollution Prevention Plan (SWPPP) and traffic data, advising the applicant to coordinate with the Onondaga County Department of Health (OCHD) and Onondaga County Department of Water Environment Protection (OCDWEP) regarding a required extension of public wastewater infrastructure to the site, advising the applicant is encouraged to consult with US Fish and Wildlife and the New York Natural Heritage Program to minimize the impact to any endangered bat species present on site, and encouraging reduction of parking requirements to minimize land disturbance on site; the Board previously offered No Position with Comment on a proposed zone change referral (Z-23-141) from Commercial A to Residential 5 to allow a similar proposed facility and the Board provided similar requirements and comments; and
- WHEREAS, the site is near residential neighborhoods west of the Village of Manlius, adjacent to Brookdale Alzheimer's & Dementia Care facility and across Highbridge Street from the Wildwood Ridge apartment complex; and
- WHEREAS, the site is a vacant, wooded parcel with the eastern and southern parcel boundaries sloping steeply up to adjacent single-family homes; the site has frontage opposite the Brookdale facility on Gramercy Circle, a local road, and frontage along Highbridge Street, a county route; and
- WHEREAS, per the Layout Plan dated 3/26/25, the proposed complex will have two access points from Gramercy Circle, leading to a parking lot, backed by the 4-story, 87-unit senior apartment building along with a pergola, firepit, and pickleball court; per a Parking Data Chart on the Layout Plan, the complex will have 68 exterior spaces and 76 basement-garage spaces;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no direct access to Highbridge Street will be permitted; and

WHEREAS, the Layout Plan shows multiple existing and proposed easements: an existing utility easement on the adjacent Brookdale facility parcel which encroaches on the site along the northern site boundary will remain; a new 12'-wide access easement is proposed to connect Gramercy Circle with the proposed stormwater facility; a New York Telephone Company easement along the Highbridge Street frontage will remain; a proposed 10'-wide sidewalk easement "to Village of Manlius" is depicted along the Highbridge Street frontage; and

WHEREAS, a Slope Stability Analysis Report by CME Associates, Inc dated 12/13/24 was included with the referral materials; a Traffic Operations Review Proposal completed by GTS Consulting dated 8/9/23 was included with the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/12/23, 5.00 acres of the site will be disturbed by the proposed project; per the Layout Plan dated 1/2/25, a stormwater basin will be constructed between the proposed building and the existing slope and will connect to the existing stormwater basin at the rear of the adjacent Brookdale facility; per the Layout Plan, a proposed drainage easement to Brookdale includes the proposed stormwater facility to where it connected with the adjacent parcel; a Stormwater Pollution Prevention Plan (SWPPP) completed by RZ Engineering, PLLC dated 1/2/24 was included with the referral materials;

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

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the complex;

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, per the referral notice, the site is to be served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area and a new connection is proposed; the referral materials include a letter from OCDWEP dated 12/26/24 acknowledging the request for Capacity Assurance and advising the applicant to work with the Department regarding the required offset;

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; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, GIS mapping shows the rear of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to coincide with existing stormwater facilities on the adjacent parcel and the proposed location of the

on-site stormwater facilities; wetlands and the associated 100'-buffer are not depicted in the referred plans;

ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located approximately 2 miles from the site; CENTRO is unable to serve senior residents at this location; and

WHEREAS, the site may contain the Indiana Bat and/or Northern Long-eared Bat, or their associated habitat, which have 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 Site Plan it appears that some significant wooded areas on site will be removed; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

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

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

1. The applicant must continue to coordinate Highbridge Street access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must continue to coordinate wastewater plans with the Onondaga County Department of Water Environment Protection. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required prior to or as a condition of municipal approval.

The Board offers the following comment:

Given that the site may contain the federally and state endangered Indiana Bat and Long-eared Bat or their associated habitat, the applicant is encouraged to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-120

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Tim Cooley for the property located at 8568 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 30' X 50' pole barn on a 0.53-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-121) for this proposed pole barn; and
- WHEREAS, the site is located in a rural area of NYS Route 5, near its intersection with NYS 290 in Mycenae, a hamlet located between Fayetteville and Chittenango; the area is characterized by large wooded parcels to the south of Route 5 and large agricultural parcels to the north; and
- WHEREAS, the site is located along the south side of Route 5 and contains a 1-story cinder block building, an old concrete foundation (to be removed), and outdoor storage of equipment and vehicles; the site has unrestricted access from NYS Route 5; the site slopes down at the rear of the site towards Pools Brook which runs along the rear of the parcel; and
- WHEREAS, the applicant is proposing to remove an existing concrete foundation and construct a 30' x 50' pole barn for storage; per the Site Plan dated 1/29/25, the proposed building will be located in the middle of the site, a 2' maintenance strip will circulate around the sides and rear of the building; the gravel driveway and yard at the front of the site will be replaced; plantings will be installed along the eastern and western site boundaries; per the local application, greenspace will be added between the Route 5 and the gravel area and total impermeable surfaces on site will be reduced; per the local application, the site is used during the day and the proposed building will not result in an increase in use of the site;
ADVISORY NOTE: Per the NYS Department of Transportation, the proposed work within the state right-of-way is subject to a highway work permit and the driveway must be brought to current commercial standards; and
- WHEREAS, a Lighting Proposal Plan dated 1/9/25 was included with the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/18/24, the proposed barn will not result in an increase in stormwater; the site plan shows stormwater infrastructure will be installed under the resurfaced gravel area and gravel surface along the road frontage will be removed and replaced with

lawn; 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, GIS mapping shows Pools Brook, a federally regulated class C stream (ID 899-268 per EAF Mapper) crosses along the rear boundary of the site; per the referral materials, none of the proposed changes to the site will occur near the stream; the Topographic Survey dated 11/25/24, included with the referral materials shows the boundaries of Pools Brook, but not the delineated federal wetland boundary or its associated floodplain and floodway;
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

WHEREAS, Current FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain and floodway, which may require avoidance or elevation of structures and other mitigation; the floodway carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged; the boundaries of the floodplain and floodway are not depicted in the referral materials;
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located near the Mycenae Schoolhouse which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-121

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Tim Cooley for the property located at 8568 East Genesee 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 West Genesee Street (Route 5), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 30' X 50' pole barn on a 0.53-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-121) for this proposed pole barn; and
- WHEREAS, the site is located in a rural area of NYS Route 5, near its intersection with NYS 290 in Mycenae, a hamlet located between Fayetteville and Chittenango; the area is characterized by large wooded parcels to the south of Route 5 and large agricultural parcels to the north; and
- WHEREAS, the site is located along the south side of Route 5 and contains a 1-story cinder block building, an old concrete foundation (to be removed), and outdoor storage of equipment and vehicles; the site has unrestricted access from NYS Route 5; the site slopes down at the rear of the site towards Pools Brook which runs along the rear of the parcel; and
- WHEREAS, the applicant is proposing to remove an existing concrete foundation and construct a 30' x 50' pole barn for storage; per the Site Plan dated 1/29/25, the proposed building will be located in the middle of the site, a 2' maintenance strip will circulate around the sides and rear of the building; the gravel driveway and yard at the front of the site will be replaced; plantings will be installed along the eastern and western site boundaries; per the local application, greenspace will be added between the Route 5 and the gravel area and total impermeable surfaces on site will be reduced; per the local application, the site is used during the day and the proposed building will not result in an increase in use of the site;
ADVISORY NOTE: Per the NYS Department of Transportation, the proposed work within the state right-of-way is subject to a highway work permit and the driveway must be brought to current commercial standards; and
- WHEREAS, a Lighting Proposal Plan dated 1/9/25 was included with the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/18/24, the proposed barn will not result in an increase in stormwater; the site plan shows stormwater infrastructure will be installed under the resurfaced gravel area and gravel surface along the road frontage will be removed and replaced with

lawn; 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, GIS mapping shows Pools Brook, a federally regulated class C stream (ID 899-268 per EAF Mapper) crosses along the rear boundary of the site; per the referral materials, none of the proposed changes to the site will occur near the stream; the Topographic Survey dated 11/25/24, included with the referral materials shows the boundaries of Pools Brook, but not the delineated federal wetland boundary or its associated floodplain and floodway;
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

WHEREAS, Current FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain and floodway, which may require avoidance or elevation of structures and other mitigation; the floodway carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged; the boundaries of the floodplain and floodway are not depicted in the referral materials;
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located near the Mycenae Schoolhouse which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-122

- 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 DeWitt Planning Board at the request of Amazon AVI Accessory Structure for the property located at 6834 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway, and Kirkville Road (Route 53), a county highway; and
- WHEREAS, the applicant is proposing construction of a pre-engineered metal building for housing Automated Vehicle Inspection (AVI) scanners and cameras on a 42.31-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the Board has reviewed multiple referrals regarding this site and most recently offered No Position with Comment on a subdivision referral (S-20-10) and recommended Modification of a site plan referral (Z-20-9) associated with the proposed warehouse project, with recommendations involving access, traffic and stormwater impacts, wastewater accommodations, and impacts to wetlands and critical drinking water infrastructure on-site; previously, the Board reviewed concurrent local law referrals (Z-19-286, Z-19-287) in 2019 to add a "Transportation and Distribution Node Overlay District" to the Town zoning code and apply the new district to 6 parcels totaling 70.45 acres, including the subject parcels, which were both adopted; the Town was advised to consider potential transportation impacts of allowing transportation-intensive uses in this area as part of SEQR, prior to applying the proposed overlay district to individual parcels; previously, the landowner of the 6 parcels was granted subdivision, SEQR and DEC approvals in the 1980s related to development of a business park, which was not ultimately built; in 2015, the applicant sought site plan approval (Z-15-391) for a 37-acre grading and filling project, including filling large wetlands, based on its 1985 DEC permit; in 2016, the applicant sought subdivision approval (S-16-56) to combine six lots under common ownership, however it does not appear the subdivision was completed; and
- WHEREAS, the site is an Amazon Distribution Center located along Kirkville Rd, southeast of the Interstate 481 overpass over Kirkville Road and contains a large (112,394 sf) central building surrounded by asphalt and expansive parking lots; the site has two full-access driveways to Kirkville Road (County Route 53);
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to Kirkville Road will be permitted; and
- WHEREAS, per the referral materials, the applicant is seeking site plan approval to construct a pre-engineered drive-thru metal building for Automated Vehicle Inspections; per the Site Plan dated 3/27/25, a parking area located south of

the building will be converted to vehicle inspections with a 54.2' x 32.2' building installed along the southern side of the internal road; the proposed work includes restriping the immediate area and installation of bollards along the building; per notes in the site plan package, the project will not result in a loss of parking spaces, but per the Existing Conditions & Removals Plan dated 3/27/25, 35 parking spaces will be restriped to allow this project; and

WHEREAS, an Environmental Assessment Form was not included with the referral materials, but per the Site Plan, the proposal will not result in an increase in impermeable surface; per the Utility Plan dated 3/7/25, existing stormwater infrastructure is located in the subject area and will be protected and maintained during construction; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service and no changes to the current infrastructure area proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, the Site Plan depicts a 20'-wide water easement and a 20'-wide sanitary sewer easement crossing the site, west of the subject area; per the Site Plan, some of the restriping will encroach into the water easement; and

WHEREAS, GIS mapping shows southern and eastern portions of the parking areas may contain state and federal wetlands, which appear to exclude the subject area; the plans show boundaries for "Wetland Restricted Area No. 2" and "Wetland Conservation Easement" as being located outside of the subject area, but do not provide further details regarding the depicted wetland boundaries;
ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office at R7BEH@dec.ny.gov or (315) 426-7400 to obtain a negative project jurisdictional determination or to apply for a wetland permit;
ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that south and east portions of the site are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; per GIS mapping, the proposed inspection building appears to encroach into the floodplain, but be located outside of the floodway; significant portions of the existing parking areas appear to encroach into floodplain area;
ADVISORY NOTE: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site may contain the Indiana Bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears

that no trees will be removed as part of the proposed project; and

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

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-123

- 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 SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Urban Village for the property located at 100 Buckley 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 Buckley Road (Route 48) and Old Liverpool Road (Route 137), both county highways, Interstate 81 and NYS Route 370, both state highways, Onondaga Lake Park, a county-owned facility, and the municipal boundary between the Town of Salina and City of Syracuse; and
- WHEREAS, the applicant is proposing to redevelop a former candle factory complex into a mixed-use development on an 11.5-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-21-178) for this proposed mixed use redevelopment, advising the applicant to continue to coordinate with the Onondaga County Department of Transportation (OCDOT) and to provide a Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan, to the NYS Department of Transportation, advising any development on the adjacent parcel must be reviewed and approved by the City of Syracuse, advising the applicant must contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any infrastructure-related disturbance of land within a county easement, and the applicant must contact the US Army Corps of Engineers and NYS Department of Environmental Conservation regarding any wetlands on site; the Board also encouraged meeting the intentions of the Town's Repurposing and Reuse Overlay district by incorporating pedestrian-scale design elements like sidewalks, crosswalks, and street trees, encouraging cross-connections to adjacent parcels, encouraging green spaces, and suggesting the Town and applicant consider fully the previous history and use of the site when planning and reviewing this proposal; and
- WHEREAS, the site is located at the southeast corner of Onondaga Lake and just outside the City limits; nearby uses include Destiny USA mall, the Syracuse Regional Transportation Center, the CNY Regional Market, and NBT Bank Stadium, which are separated from the site by I-81 and Ley Creek and CSX rail lines; the site abuts medical offices in the Greenfield Corporate Office Center to the north which also provides access to the complex; the site is a former candle factory complex containing multiple buildings, internal roads, and lay down yards; per aerial imagery, the site contains little to no tree cover or landscaping; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/21/24, the applicant is proposing to redevelop the 8 existing buildings into a mixed-use complex

“consisting of approximately 200 dwelling units and commercial/restaurant space”; per the Overall Site Plan dated 4/7/25, most of the existing buildings will be renovated for this mixed-use development with Building 7 to be redeveloped in the future; internal roads and parking will primarily be located along the eastern and southern sides of the site with smaller parking lots adjacent to the western buildings; three additional buildings are depicted in the central area of the site for future stages; an outdoor patio, tennis court, and pool are depicted at the center of the site; per the Planting Plan dated 3/4/25, trees will be installed along internal roadways along with shrubbery and plantings throughout the site; per the Overall Site Plan, the site will have a full access driveway to Park Street (within Syracuse), two full access driveways to Buckley Road, and two access points to Greenfield Parkway; per the Onondaga County Department of Transportation, the applicant is working with the Department on sidewalk connectivity;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Park Street must meet Department requirements;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and

WHEREAS, a Table of Uses on the Overall Site Plan lists Buildings 1, 2, 3A, 3B, and 4B to contain only residential, totaling 126 dwelling units; Buildings 4A and 4C are to be used for indoor parking, Building 5 will be a 33,000 sf multi-sports center, Building 6 will contain a community center, and Building 7 will contain a 10,000 sf micro-brewery; future development of Buildings 8, 9, and 10 will contain 72 dwelling units and 8,000 sf of office/retail space; a total of 528 parking spaces are proposed: 200 indoor and 328 outdoor spaces; changes from the previously referred site plan (Z-23-178) are the addition of patios, pools, and tennis court, an expanded internal sidewalk network, and allocation of Building 4B and 5 to residential and commercial uses rather than indoor parking; a Lighting Proposal dated 8/20/24 was included with the referral materials; and

WHEREAS, per an Existing Conditions Plan dated 4/7/25, an Onondaga County Water Authority easement is located in the northwest corner of the site, adjacent to Buckley Road; a 15'-wide sanitary sewer easement enters the site from the north, west of Building 5 and crosses south to and around Buildings 3B and 3A to the boundary adjacent to Buckley Road; and

WHEREAS, per the EAF, 11.5 acres of the site will be disturbed by the proposed project, stating no new point sources of stormwater will be created, but existing stormwater pond and infrastructure “will be utilized and/or enhanced”; the Utility Plan dated 4/7/25 depicts underground stormwater storage under the eastern parking areas; a Stormwater Pollution Prevention Plan by Calocerinos Engineering, PLLC dated 6/10/22, revised 4/2025, was included with the referral materials; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area;

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

WHEREAS, per the EAF, the site is served by public drinking water with the proposed

development anticipated to require 23,620 gallons of drinking water per day;
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, per the EAF, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the EAF, the proposed development is anticipated to generate 23,620 gallons of wastewater per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the eastern half of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; per GIS Mapping, Buildings 5, 4B, 4C, 6, and 7 may encroach into the floodplain; the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Park Street has public transit service and bus stops are located approximately 0.5 miles from the site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734075, 734048, C734132, C734131, 734123, 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

the site contains the Will & Baumer Candle Factory which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;

ADVISORY NOTE: 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 site may contain the Straight-leaved pondweed or Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); 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 Office of Parks, Recreation and Historic Preservation dated 1/10/25, requesting additional materials, was included with the referral materials;

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;

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

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

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
3. The applicant must continue to coordinate Buckley Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
4. The applicant is required to coordinate Park Street access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, 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.
5. Any development on the adjacent parcel (001.2-02-23.0) is subject to review and approval by the City of Syracuse (Department of Planning, Public Works, Engineering, Parks, and Central Permit Office for proposed driveway and sidewalk installation, and landscape installation. Any changes to or removal of the on-site off-premise sign (billboard) must be coordinated with the Office of Zoning Administration. Additionally, this OCPB review also satisfies City OCPB requirements, if any. The Town must ensure any mitigation as may be determined by the City is reflected on the project plans and any necessary approvals are obtained prior to, or as a condition of, municipal approval.
6. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The Town must

ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. To further meet the intentions of the Town's Repurposing and Reuse Overlay District, the Board encourages the applicant to design the internal street network like a public road with small blocks, pedestrian-scale design elements, on-street parking, bicycle racks and storage, and features like sidewalks, crosswalks, and street trees, to promote walkability. Cross-connections to the adjacent office park are also encouraged to provide additional access to Buckley Road and facilitate use of nearby public transit services.
2. If the applicant would like bus accommodations on site, the applicant is encouraged to contact CENTRO regarding requirements, possibly including a pull-off area or locating an area with an acceptable turnaround radius.
3. As part of the site planning process, the Town and applicant are encouraged to provide shared green space areas for the multi-family use and high-quality wetlands instead of traditional detention ponds for stormwater management. Additional forestation and landscape buffering along I-81 is advised for both noise and aesthetics.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-124

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Dan and Teresa Seeley for the property located at 4219 Fay 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 Fay Road (Route 39), a county highway; and
- WHEREAS, the applicant is proposing to renovate an existing vacant building and add a 10' X 5' addition to the rear of the structure to add a bakery on a 1-acre parcel containing the Cider Mill restaurant in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a special permit referral (Z-16-376) to construct a deck, vestibule, and overhang on the exterior of an existing restaurant, encouraging the applicant to continue to coordinate with the Onondaga County Department of Transportation (OCDOT) and advising no parking, loading, or backing of vehicles into the county right-of-way would be permitted and encouraging additional landscaping around parking areas and along road frontages; prior to that, the Board recommended Modification of a use variance referral (Z-16-252) to allow an outdoor dining area and bar, advising the applicant must coordinate with OCDOT regarding access and any necessary requirements; and
- WHEREAS, the site is located in a primarily residential area between Route 173 and Onondaga Boulevard; and
- WHEREAS, the site contains an approximately 3,250 sf restaurant building near the site's Fay Road frontage with a parking lot along the eastern site boundary; two small outbuildings adjacent to the restaurant are visible in aerial imagery; an approximately 1,600 sf building at the rear of the site is the subject area for this referral; a site plan was not included with the referral materials, but per aerial imagery from May 2024, the site has mostly unrestricted access to Fay Road and patrons park along the road frontage, possibly parking within the county's right-of-way; and
- WHEREAS, the applicant is proposing renovations to allow conversion of the rear building into a bakery; per the referral materials, the applicant is proposing a 10' x 5' ADA ramp and landing, interior remodeling, and façade improvements; no other site improvements are described; and
- WHEREAS, the referral materials did not include a land survey or site plan detailing exterior work; per a conversation with the Town on 4/17/25, the only exterior work proposed are the ADA ramp and façade updates and a site plan was not required by the Town; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/1/25, zero acres of

the site will be disturbed by the proposed project and no additional stormwater will be generated as a result of the proposed work; per the EAF, existing stormwater flow is directed to an “existing basin on premises”;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/1/15, the site is served by public drinking water; the proposed bakery will likely result in an increase in demand;
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, per the EAF, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; it is assumed the proposed bakery will result in an increase in wastewater flow; per the Onondaga County Department of Water Environment Protection (OCDWEP), new sanitary sewer connections to the County wastewater system may be limited due to current sanitary capacity issues;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, 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; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; 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 Fay Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Due to known sanitary sewer capacity issues in this service area, the applicant must contact Onondaga County Department of Water Environment Protection to review this proposal. 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 offers the following comments:

1. The Board encourages the Town to require physical delineation of the parking lot to buffer and protect adjacent properties.
2. To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be required from the applicant, including and requiring site plans and land surveys.

The motion was made by Don Radke and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-125

- 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 LOCAL LAW from the Town of Spafford Town Board at the request of Town of Spafford 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 B-2025 to amend Article XVI, Section 16-7(U) of the Town of Spafford Zoning Law striking requirement for entry into payment in lieu of tax agreement for certain commercial solar projects; and
- WHEREAS, per the current code, every Commercial Solar Project application requires the applicant to enter into a Payment in Lieu of Tax ("PILOT") Agreement and "on projects involving 2 megawatts and above, a Host Community Benefit package for consideration by the Town Board as part of the approval process"; and
- WHEREAS, per the proposed law, Section 16-7(U) will now read: "U. Host Community Benefit Program. The applicant shall propose to the Town, on projects involving 2 megawatts and above, a Host Community Benefit package for consideration by the Town Board as part of the approval process"; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The motion was made by Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 30, 2025

OCPB Case # Z-25-127

- 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 City of Syracuse Planning Commission at the request of Brad Farrin for the property located at 238-94 Ainsley Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing to demolish an accessory building and a wing of the principal structure (16,000 sf total) on a 13.02-acre parcel in a Light Industry (LI) zoning district; and
- WHEREAS, the site is located in an area characterized by industrial and commercial uses near the southeast edge of the City; nearby uses include Syracuse University's Physical Plant, a truck and trailer service shop, and a technology certification and distribution center; and
- WHEREAS, the site is the former location of Milton CAT construction and heavy equipment sales, service, and parts dealer; the campus is comprised of multiple buildings surrounded by an asphalt parking lot and gravel storage/lay down yard; the site has two driveways to Ainsley Drive, a local road; the site abuts railroad tracks belonging to the New York Susquehanna and Western Railway to the rear of the site with Interstate 481 behind; and
- WHEREAS, the applicant is proposing demolition of a standalone wash bay structure and a portion of the main structure; per the Key Plan (undated) included with the referral materials, the wash bay is an approximately 2,900 sf (GIS Mapping) structure at the rear of the site and a wing at the rear of the primary structure that housed storage areas and a fabrication shop; per the referral, the total square footage of demolition is approximately 16,000 sf; no other changes to the site are proposed at this time; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/10/25, 0.428 acres of the site will be disturbed by the proposed project and additional stormwater will not be created by this proposal; and
- WHEREAS, per the EAF, the site is served by public drinking water and sewers and no new connections are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, the site may contain the Northern long-eared bat and Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat

species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications 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; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Don Radke - yes.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 4/23/2025

RE: Administrative Review – Calocerinos 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 Onondaga County Department of Planning.

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>.

CASE NUMBER: S-25-10

REFERRING BOARD: Syracuse City Planning Commission

DATE RECEIVED: 4/16/25

TYPE OF ACTION: Preliminary Subdivision

APPLICANT: James & Paula Calocerinos

LOCATION: 134 & 140 LaFayette Road
Rear

WITHIN 500' OF: Interstate 81

TAX ID(s): 063.-01-36.0, 063.-01-39.0

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

Project Summary:

The site is comprised of two parcels totaling 2.251-acres in a High Density Residential (R5) zoning district on the southeast side of the City of Syracuse. The two parcels are located near LaFayette Road with road access via a 20'-wide right-of-way shared by multiple parcels. Per the referral materials, the applicant thought they had legally combined their lots in 1995, but that subdivision was never completed. The applicant seeks to combine their two adjacent lots into one new 2.251-acre parcel to allow their shed (accessory structure) to be legal. Per the Re-Subdivision Survey dated 3/27/25, the site's legal access to LaFayette Road comes from the southern driveway within a 20'-wide easement. Two other landlocked parcels utilize this driveway. No construction or changes to the property are proposed at this time.

Advisory Note(s):

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 4/23/2025

RE: Administrative Review – Syracuse Land Bank 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 Onondaga County Department of Planning.

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>.

CASE NUMBER:	S-25-11
REFERRING BOARD:	Syracuse City Planning Commission
DATE RECEIVED:	4/21/25
TYPE OF ACTION:	Preliminary Subdivision
APPLICANT:	Syracuse Land Bank
LOCATION:	1006, 1012, and 1016 Burnet Avenue
WITHIN 500' OF:	Interstate 690
TAX ID(s):	029.-19-05.0, 029.-19-06.0, 029.-19-04.0

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

Project Summary:

The applicant is seeking combination of three adjacent lots into one new 0.635-acre parcel. The site is comprised of three parcels located along Burnet Avenue, in a Mixed-Use Transition (MX-3) zoning district in Syracuse. Per the referral, the applicant is proposing to merge the western lot which currently contains a house (to be demolished) with two commercial lots. The resubdivision will bring an existing commercial building into compliance as it encroaches on the easternmost parcel. The site abuts Interstate 690 to the rear. No additional site work is proposed at this time.

Per the Preliminary 1012-1016 Burnet Ave LLC Subdivision map dated 12/20/24, proposed Lot "A" will be 0.635 acres.

Advisory Note(s):

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

TO: Members, Town of DeWitt Zoning Board of Appeals

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

Troy Waffner
Director

DATE: 4/10/2025

RE: Administrative Review – Pebble Hill Presbyterian Church Area Variance

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 Onondaga County Department of Planning.

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>.

CASE NUMBER:	Z-25-109
REFERRING BOARD:	Town of DeWitt Zoning Board of Appeals
DATE RECEIVED:	3/31/25
TYPE OF ACTION:	Area Variance
APPLICANT:	Pebble Hill Presbyterian Church
LOCATION:	5299 Jamesville Road
WITHIN 500' OF:	Jamesville Road (County Route 7)
TAX ID(s):	059.-03-08.0

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

Project Summary:

The site is a church located in an area characterized by single-family residential and schools. The site a church complex with the church building located at the center of the property and parking lots located on both sides, each with a driveway to Jamesville Road, County Route 7. A one-story building is located in the northwest corner of the site with a driveway to Saybrook Lane, a local road. Residential abuts the western (rear) and southern property boundaries.

The applicant, Pebble Hill Presbyterian Church, is requesting an area variance to allow installation of an 8-foot deer fence around the community garden located at the southwest corner of the property. Per the DeWitt Town Code, fence height is limited to 6' and the applicant is seeking a 2'-variance. The fence will be a metal mesh fence to prevent deer, rabbits, and woodchucks.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

TO: Members, Cicero Town Board

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

Troy Waffner
Director

DATE: 4/10/2025

RE: Administrative Review – Lakeshore Area Development Moratorium Modification

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 Onondaga County Department of Planning.

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

CASE NUMBER: Z-25-115
REFERRING BOARD: Cicero Town Board
DATE RECEIVED: 4/4/25
TYPE OF ACTION: Local Law
APPLICANT: Town of Cicero
LOCATION: Townwide
RELATED CASES: Z-24-37, Z-24-203, Z-25-42

Project Summary:

The Town of Cicero has previously enacted and extended a moratorium prohibiting the consideration and/or approval of site plans, zone changes, building permits, special use permits and subdivisions within the subject area. The moratorium was first enacted on February 14th, 2024 and then extended by six-months in August 2024 and again in February 2025.

The area subject to this moratorium has included: all parcels wholly or partially located within a quadrangle with the following borders: the Oneida Lake shoreline (north), the Onondaga County/ Madison County line (east), the centerline of NYS Route 31 (south), and the centerline of South Bay Road/Lakeshore Road due north to the Oneida Lake shoreline (west), all parcels contiguous to the south side of NYS Route 31 between the intersection of NYS Route 31 and Eastwood Road and the intersection of NYS Route 31 and Ferguson Road, and the area west of South Bay Road, bound by Whiting and Lakeshore Roads.

Recently, the Town enacted a Waterfront Overlay District (WOD) zoning designation to an area along the Oneida Lake shoreline. The Town is currently proposing to remove parcels included within the WOD from the

moratorium area. For parcels included in the moratorium, outside of the WOD, the moratorium shall remain in effect.

It is unclear how many parcels are included within the moratorium and how many parcels are within the WOD. A comparison of map of the area covered by the moratorium included with the last moratorium extension referral (Z-25-42) and Exhibit A, the Town of Cicero WOD map included with this referral shows parcels still covered by the moratorium are those along both sides of NYS Route 31, west of Eastwood Road and parcels east of Turtle Road between Route 31 and the Town boundary to the north.

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.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Elbridge Town Board

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 4/16/2025

RE: Administrative Review – Solar Facility Application Moratorium

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 Onondaga County Department of Planning.

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

CASE NUMBER: Z-25-117

REFERRING BOARD: Elbridge Town Board

DATE RECEIVED: 4/8/2025

TYPE OF ACTION: Local Law

APPLICANT: Town of Elbridge

LOCATION: townwide

Project Summary:

The Town is proposing a local law to enact a twelve-month moratorium “on the processing of solar facility applications.” The intent of the moratorium is to provide the Town time to review existing laws pertaining to large scale Solar Photovoltaic Energy Systems and Battery Energy Storage Systems requiring a special permit and site plan approval and make any necessary modifications. It’s noted that this review of existing laws is part of the Town’s process of creating the Town of Elbridge Comprehensive Plan.

Specifically, the proposed law notes the Town Board requires time to “(i) review the Law and to make any updates if needed, (ii) make sure that policies and procedures are in place to develop Payment in Lieu of Tax (“PILOT”) agreements that serve the best interest of the Town; (iii) complete a solar use and capacity study to understand how many Solar PV collection systems or Battery Energy Storage Systems may be installed in the Town; (iv) ensure that the Comprehensive Planning process takes into consideration the Law.” The proposed law also notes the Town seeks to ensure adequate protections are in place to protect the environment, productive farmland, and view sheds.

The proposed moratorium “shall prohibit the review, approval or creation by the Town Board, the Planning Board or the Zoning Board of any expansions to existing Solar Collection Systems, Solar Farms

or Battery Energy Storage Systems or the approval of any new Solar Collection Systems, Solar Farms or Battery Energy Storage Systems within the Town.”

Exceptions to the moratorium include existing special permits or site plans that require regular “re-approval” by the Town Board, Planning Board or Zoning Board of Appeals where no modifications are requested, projects approved prior to this law going into effect, or “Solar photovoltaic energy systems designed solely to provide residential homes with renewable energy through the placement of solar panels on the home.”

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.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 4/23/2025

RE: Administrative Review – Park Street Billboard – Other Authorization

RECOMMENDATION: Modification

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 Onondaga County Department of Planning.

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

CASE NUMBER:	Z-25-126
REFERRING BOARD:	Syracuse City Planning Commission
DATE RECEIVED:	4/21/2025
TYPE OF ACTION:	Other Authorization
APPLICANT:	Park Outdoor Advertising
LOCATION:	2220 Park Street
WITHIN 500' OF:	Interstate 81, CNY Regional Market and Regional Transportation Center (NYS owned) and municipal boundary with Salina
TAX ID(s):	001.2-02-21.0
RELATED CASES:	Z-15-293

Project Summary:

The site is a vacant 0.175-acre parcel containing an existing billboard. The applicant is seeking re-approval of an existing billboard which was previously approved by the City in 2015. The applicant is also seeking approval to convert the southern face of the billboard from a static face to digital face. The site is located between Park Street and Interstate 81 in a Light Industry and Employment (IN) zoning district.

When the billboard was last up for City approval, the Board offered No Position on the referral (Z-15-293) which included converting the northern face of the existing double-sided static billboard to a digital face. Prior to that, the Board had recommended Disapproval of a proposal (Z-12-258) to convert both sides of the billboard to digital, advising that Commercial Electronic Variable Message Sign (CEVMS) would create a safety hazard by diverting driver attention from critical traffic signage in a complex Interstate Highway interchange and violate New York State Department of Transportation C1a Policy Requirements. The

Board also encouraged the City to consider the potential long-term environmental and energy impacts of digital billboards.

The existing billboard is mounted on a center pole, is 53' above grade, and currently the northern face is digital and southern face is static. The applicant is seeking renewed approval and approval to convert the southern face to an 11' x 40' (440 sf) digital sign. Per the local application, the sign would be 200-7500 NITS, equipped with a photo-electric light sensor, an image duration of 8 seconds, and would flip without transition.

Advisory Note(s):

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.

Recommendation: Modification

Modification(s):

1. Off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with 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. The applicant is required to coordinate with the New York State Department of Transportation and obtain the necessary approvals for billboard use of this sign. The City must ensure any mitigation as may be determined by the Department is reflected on the plans prior to, or as a condition of, municipal approval.
2. The applicant and City are advised to ensure appropriate approvals are obtained from the New York State Department of Transportation for the proposed Commercial Electronic Variable Message Sign or CEVMS. The City must ensure any mitigation as may be determined by the Department is reflected on the plans prior to, or as a condition of, municipal approval.

Comment(s):

The Board generally discourages billboards in urban areas, particularly as this billboard is in proximity to new residential and mixed-use development, a tourism district, and natural features including Ley Creek and the Loop the Lake Trail System.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, City of Syracuse Zoning Board of Appeals

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 4/23/2025

RE: Administrative Review – Esposito – Pausa Coffee Site Plan

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 Onondaga County Department of Planning.

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>.

CASE NUMBER:	Z-25-128
REFERRING BOARD:	City of Syracuse Zoning Board of Appeals
DATE RECEIVED:	4/21/25
TYPE OF ACTION:	Site Plan
APPLICANT:	Luke Esposito
LOCATION:	248 East Water Street
WITHIN 500' OF:	State Office Building (NYS-owned) and Erie Canal Museum (county-owned)
TAX ID(s):	103.-17-02.1

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

Project Summary:

The site is located on East Water Street, near its intersection with Montgomery Street, on a 0.08-acre parcel in a Central Business (MX-5) zoning district. The existing 3-story building is located in the Hanover Square area of downtown Syracuse. The applicant is proposing interior renovation of the existing first floor tenant space to allow installation of a Pausa Coffee shop. Per the referral materials, renovations include installation of a 2' x 8' sign on the face of the building. No other exterior changes are proposed.

The site is served by public drinking water and wastewater service, no changes to the current infrastructure are proposed, and the proposed coffee shop may result in an increase in use at this location. The site is located in the Metropolitan Wastewater Treatment Plant service area.

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

Advisory Note(s):

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 4/23/2025

RE: Administrative Review – The Taphouse Site Plan

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 Onondaga County Department of Planning.

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>.

CASE NUMBER:	Z-25-129
REFERRING BOARD:	Syracuse City Planning Commission
DATE RECEIVED:	4/21/25
TYPE OF ACTION:	Site Plan
APPLICANT:	Edward Gottlieb
LOCATION:	294 West Jefferson Street to Walton Street
WITHIN 500' OF:	An Onondaga County-owned Water Environment Protection Facility
TAX ID(s):	101.-14-01.1/2

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

Project Summary:

The site is a 0.65-acre parcel in a Central Business (MX-5) zoning district in Armory Square in downtown Syracuse. The site contains a large mixed-use building (Center Armory) with multiple tenant spaces on the first floor and residential above. The applicant is requesting a change in use from restaurant to “bar with accessory entertainment” for an existing tenant, Taphouse on Walton, requiring site plan review. No exterior changes are proposed.

The Board previously provided No Position on a special permit referral (Z-18-147) to allow continued operation of an existing restaurant (Lemon Grass).

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

Advisory Note(s):

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

Recommendation: No Position