



Onondaga County Planning Board

May 12, 2021

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

I. ATTENDANCE Via TELECONFERENCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Mike LaFlair
Marty Masterpole
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Catherine Johnson
Andy Hart

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 12, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from April 21, 2021 were submitted for approval. James Corbett made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-28	TEIbPB	<i>No Position With Comment</i>	S-21-29	TCIaPB	<i>Modification</i>
S-21-30	TManPB	<i>No Position With Comment</i>	S-21-31	TVanPB	<i>No Position</i>
S-21-32	TSpaPB	<i>Modification</i>	S-21-33	TCamPB	<i>No Position</i>
S-21-34	TManPB	<i>No Position With Comment</i>	Z-21-147	TSaITB	<i>No Position</i>
Z-21-148	TPomTB	<i>No Position</i>	Z-21-149	TCamTB	<i>No Position</i>
Z-21-150	TCamTB	<i>No Position</i>	Z-21-151	TCIaPB	<i>No Position With Comment</i>
Z-21-152	CSyrPB	<i>No Position With Comment</i>	Z-21-153	CSyrPB	<i>No Position</i>
Z-21-154	CSyrZA	<i>No Position</i>	Z-21-155	TCamPB	<i>Modification</i>
Z-21-156	TCIaPB	<i>No Position</i>	Z-21-157	VNsyPB	<i>No Position</i>
Z-21-158	CSyrZA	<i>No Position</i>	Z-21-159	TPomTB	<i>Modification</i>
Z-21-160	TSkaZBA	<i>No Position</i>	Z-21-161	TDewPB	<i>No Position</i>
Z-21-162	TSkaPB	<i>Modification</i>	Z-21-163	TSkaPB	<i>Modification</i>
Z-21-164	TManPB	<i>Modification</i>	Z-21-165	TManPB	<i>Modification</i>
Z-21-166	TManPB	<i>Modification</i>			



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # S-21-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Elbridge Planning Board at the request of Hourigan Dairy Farms, LLC for the property located at 967 Old Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Old Route 31 (Route 84), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 33.313-acre parcel into two new lots, Lot 1 (26.654 acres) and Lot 2 (6.659 acres), in a Rural Residential zoning district; and
- WHEREAS, the site is located in a rural area near the Jack's Reef hamlet; surrounding land uses are low density residential and agricultural; the site and several nearby parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, aerial imagery dated May 2020 and the subdivision plan dated April 8, 2021 show the site has frontage on Old Route 31 and contains an existing house and two barn structures; more than 15 acres of the site appears to be actively farmed; the site has rear frontage on the Seneca River and lands adjacent to the river are forested; and
- WHEREAS, the site has two existing driveways, one serving the house and one providing access to the farm fields; no changes to existing access are indicated; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Route 31 must meet Department requirements; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (26.654 acres) will contain the majority of the agricultural and forested land on-site; proposed Lot 2 (6.659 acres) will contain the house, barns, and both driveways; an ingress-egress easement is shown for the farm access; and
- WHEREAS, the site is served by public drinking water and an individual septic system; the submitted Environmental Assessment Form (EAF) dated April 13, 2021 notes that a well will be dug and a septic system will be installed; no additional information regarding any development plans was included; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and
- WHEREAS, GIS mapping shows the site may contain state and federal wetlands, which appear to be located in the rear forested portions of the site adjacent to the

Seneca River; current FEMA Flood Insurance Rate Maps (FIRM) indicate that this area is also located within the 100-year floodplain, which may require elevation of structures and other mitigation; and

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

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

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

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

1. To ensure access to Old Route 31 will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # S-21-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Crossroads Commons, LLC for the property located 4705-4713 Crossroads Park Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Henry Clay Boulevard (Route 45), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 4.044-acre parcel into two new lots, Lot 1 (0.705 acres) and Lot 2 (3.339 acres), in an Industrial (I-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for an area variance referral (Z-21-142) to reduce front and side yard setbacks to facilitate the proposed subdivision; and
- WHEREAS, the site is located at the intersection of Henry Clay Boulevard and Crossroads Park Drive, a local road, in an industrial park, Crossroads Commons; other surrounding land uses include multi-family and single-family residential; and
- WHEREAS, the submitted subdivision plan dated January 12, 2021 shows the corner lot contains three existing multi-tenant office buildings and associated parking areas and drive aisles; the entirety of the site is served by two driveways onto Crossroads Park Drive; and
- WHEREAS, per the plan, proposed Lot 1 (0.705 acres) will contain one of the buildings and its adjacent parking areas and Lot 2 (3.339 acres) will contain the remainder of the site; the proposed lot line is shown to divide one of the existing driveways, which will have a 30' wide ingress/egress & utility easement; and
- WHEREAS, the plan shows the area variances (Z-21-142) requested as part of the proposed project are intended for one of the existing principal structures and an accessory structure, a shed; the non-conformities are existing and will not be created by the subdivision; both structures will be contained on proposed Lot 2; the plan shows the existing principal structure occurs 173.9' from the front lot line, where 200' is required, and 15.2' from the north side lot line, where 25' is required; the existing accessory structure occurs 4.5' from the north side lot line, where 25' is required; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; a sanitary sewer line is shown on the property, which appears to be a private-owned line serving both proposed lots; no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management,

Maintenance and Operation of the Public Sewers and Related Purposes, which prohibits connection to a privately-owned sewer line; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # S-21-30

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Alexander Hebert for the property located at Schepps Corners Road & North Manlius Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of North Manlius Road (Route 115) and Schepps Corners Road (Route 54), both county highways, and Collamer Road (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 48.854-acre parcel into two new lots, Lot #1A (45.608 acres) and Lot #2A (3.246 acres), in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, in 2014, the Board recommended modification of a preliminary subdivision referral (S-14-98) to subdivide a 54.844-acre parcel into three new lots, which created the subject parcel and two residential lots that now contain existing houses; and
- WHEREAS, the vacant parcel is near the signalized intersection of NYS Route 298, Schepps Corners Road, and North Manlius Road; surrounding land uses are mostly residential and there are large tracts of undeveloped and wooded lands; there is a bar/restaurant and a gas station north across Route 298 from the site; and
- WHEREAS, aerial imagery dated May 2020 shows the site has frontage on Schepps Corners Road and North Manlius Road and contain vacant farmland and wooded areas; and
- WHEREAS, per the subdivision plan, proposed Lot #1A (45.608 acres) will retain frontage on Schepps Corners Road and North Manlius Road and contain vacant farmland and wooded areas; proposed Lot #2A (3.246 acres) will have frontage on Schepps Corners Road and is vacant farmland; no development plans are indicated; and
- WHEREAS, the site has access to public drinking water; the site is located outside of the Onondaga County Sanitary District boundary and any wastewater services would have to be provided by an on-site sewage disposal system; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot #2A prior to Department endorsement of the subdivision; and
- WHEREAS, GIS mapping shows the site may contain state and federal wetlands, which appear to generally coincide with wooded areas on Lot #1A; a wetland boundary is shown on the subdivision plan and noted to be "approximate only"; and

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

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

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

1. To ensure access to North Manlius Road and Schepps Corners Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # S-21-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of L.C. Enterprises, LLC for the property located at 7361 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of State Fair Boulevard (Route 48), a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels, creating two new parcels, Lot 1A-1 (9.041 acres) and Lot 1A-2 (1.169 acres), in General Business (GB) and Residential (R40) zoning districts; and
- WHEREAS, in 2010, the Board reviewed a subdivision referral (S-10-36) to subdivide three parcels totaling 48.19 acres into six new lots, which created one of the subject parcels; in 2013, the Board reviewed a final subdivision referral (S-13-58) for a lot line adjustment involving both subject parcels; and
- WHEREAS, the site is located along State Fair Boulevard (NYS Route 48) across from the former Seneca Golf Club, which is being redeveloped with single-family residential; other surrounding land uses include a self-storage facility to the north and additional residential lots; and
- WHEREAS, aerial imagery dated May 2020 shows the site contains two existing buildings, an auto repair/sales center and a gas station/convenience store with fuel canopy; each use occurs on its own parcel, though the parking areas are contiguous and served by three existing curb cuts onto Route 48; and
- WHEREAS, the subdivision plan dated February 9, 2021 shows the auto repair/sales center parcel has two frontages on Route 48, one on either side of the gas station; the proposed lot line adjustment will convey the northernmost frontage to the gas station; proposed Lot 1A-1 (9.041 acres) is shown to contain the auto repair/sales center and one of the curb cuts; proposed Lot 1A-2 (1.169 acres) will contain the gas station and two remaining curb cuts; and
- WHEREAS, per the referral notice, the lot line adjustment is intended to facilitate sale of the gas station parcel to the current tenants; and
- WHEREAS, the Onondaga County Department of Finance Office of Real Property Services (RPS) indicates each lot is served by public drinking water and an individual septic system; an existing septic area is shown at the rear of Lot 1A-2; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree

clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # S-21-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Links at Barrows View for the property located at 2401 Bockes Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a subdivision and lot line adjustment to create 5 new parcels, Lot 1 (2.11 acres), Lot 2 (2.12 acres), Lot 3 (2.13 acres), Lot 4 (2.21 acres), and Lot 5 (2.04 acres), from 2 lots totaling 10.61 acres in a Residential Agricultural (RA) zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a special permit referral (Z-17-454) to allow boat and trailer storage in existing parking areas and in an existing pole barn on one of the subject parcels; the Board cited required coordination with the Onondaga County Health Department; and
- WHEREAS, the site is located west of the Borodino hamlet on the eastern side of Skaneateles Lake with surrounding residential and agricultural land uses, including active farmland to the north that is enrolled in NYS Agricultural District 2; and
- WHEREAS, the submitted subdivision plan dated March 26, 2021 shows the site has frontage on Bockes Road, a local road, and contains an existing building, to be removed, on one of the subject parcels and a barn on the other; aerial imagery dated May 2020 shows two existing driveways serving a parking area at the rear of the building, to be removed; there appears to be outdoor storage of boats in the parking area and lawn on the site; and
- WHEREAS, per the subdivision plan, the existing lot line between the two parcels will be adjusted to increase the size of the lot containing the barn structure; this lot is labeled Lot 5 (2.04 acres); the remainder of the site will be subdivided into four new lots ranging in size from 2.11 acres to 2.21 acres; and
- WHEREAS, the plan shows the centerline of a creek, Borodino Brook, running east-west through the center of the site; the creek will cross each of the proposed lots; there is also a pond at the front of Lots 1 and 2, to be filled in;
ADVISORY NOTE: the Town is advised to ensure any permitting requirements are met for the proposed fill, particularly if the pond is a state or federally-regulated wetland; and
- WHEREAS, the existing building is served by an individual well and septic system; per the submitted Environmental Assessment Form (EAF) dated March 30, 2021, individual wells and on-site septic systems are proposed for each lot;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of

Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service each lot prior to Department endorsement of the subdivision; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

1. The Town must ensure that the proposed subdivision meets the requirements of NYS Realty Subdivision Laws.
2. The Town should require a revised subdivision plan that demonstrates the proposed subdivision will create developable, real property tax parcels with the following information shown: the watercourse and any required buffers, existing and proposed buildings and access, the location of existing and proposed sewage disposal systems and wells, and the distances between each.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # S-21-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of EM Farms for the property located at Warners Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Warners Road (Route 57), Airport Road (Route 100) and Thompson Road (Route 163), all county highways, and the Camillus Unique Forest Area, a state recreation area; and
- WHEREAS, the applicant is proposing to subdivide a 147.42-acre parcel into 134.07-acre and 13.35-acre lots in a Residential (R-3) zoning district; and
- WHEREAS, in 2010, the Board recommended modification of a subdivision referral (S-10-45) to subdivide a 148.16-acre lot into three new parcels, which created the subject parcel; and
- WHEREAS, aerial imagery shows the vacant site contains active farm fields and undeveloped, wooded areas and has three frontages on Warners Road, which occur between single-family residential lots; per the submitted Agricultural Data Statement, 26 acres of the site are currently used as a topsoil farm and for ground cover crops; and
- WHEREAS, there is a CSX rail line along the northern boundary of the site and part of the eastern lot line abuts Ninemile Creek, a classification C(T), impaired waterbody; other nearby land uses include lands owned by Honeywell containing a Solvay waste bed, the Camillus Landfill, the OCRRA Amboy Compost Site, Town parkland, and recreational lands/trails; and
- WHEREAS, the submitted subdivision plan dated March 30, 2021 shows the proposed 13.35-acre lot will include the three frontages and lands within approximately 600' of Warners Road; one of the frontages is 60' wide and contains an existing farm drive where a proposed 60' wide ingress/egress right of way is shown to cross the 13.35-acre lot to the rear lands; the remaining lands (134.07 acres) will make up the second proposed lot; and
- WHEREAS, the Agricultural Data Statement indicates the 134.07-acre parcel is being sold to The Wetland Trust for conservation and rehabilitation; the proposed lot may contain state and federal wetlands, which are shown in GIS mapping to occur in a wooded area adjacent to Ninemile Creek; current FEMA Flood Insurance Rate Maps (FIRM) indicate that these lands are also located within the 100-year floodplain and more restrictive floodway; portions of Ninemile Creek within the Town of Camillus have been designated as a Critical Environmental Area, providing groundwater protection in the region; and
- WHEREAS, per the Agricultural Data Statement, the 13.35-acre parcel is intended for future subdivision; no additional information regarding future subdivision

plans is included; and

WHEREAS, the site has access to public drinking water and is located outside of the Onondaga County Sanitary District boundary; and

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

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site may contain the American gromwell or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

WHEREAS, the project is within 2,000 feet of a site (ID: 734076) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # S-21-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of CVE North America for the property located at Duguid Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway, and the municipal boundary between the Town and Village of Manlius; and
- WHEREAS, the applicant is proposing to subdivide a vacant 240.8-acre parcel into four new lots, Lot 1 (1.2 acres), Lot 2 (68.3 acres), Lot 3 (132.5 acres), and Lot 4 (38.8 acres), in a Restricted Agriculture (RA) zoning district as part of a proposed project to construct a 15 MW (AC) ground-mounted solar energy system on 89.2 acres of the site; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-21-165) and special permit (Z-21-166) referrals as part of the proposed project; and
- WHEREAS, the site has frontage on East Seneca Turnpike and two frontages on Duguid Road, a local road, and is largely vacant and undeveloped, except for a telecommunications facility at the southeast corner of the property; aerial imagery shows active farm fields on a significant portion of the site; the site abuts the Fayetteville-Manlius High School to the east; other surrounding land uses include residential lots and other undeveloped or agricultural lands; and
- WHEREAS, the submitted Subdivision Plan dated April 23, 2021 shows the parcel will be divided into four new lots; proposed Lot 1 (1.2 acres) will have frontage on East Seneca Turnpike and contain the telecommunications facility; proposed Lot 2 (68.3 acres) will have frontage on East Seneca Turnpike and contain an existing gravel driveway that serves the telecommunications facility and will be extended to also serve the solar energy system; proposed Lot 3 (132.5 acres) will have frontage on East Seneca Turnpike and Duguid Road; proposed Lot 4 (38.8 acres) will have frontage on Duguid Road and a proposed driveway; ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the submitted partial site plans dated April 23, 2021 show three proposed solar array areas, one each on proposed Lots 2, 3, and 4 and each enclosed by a chain link fence; the entire solar energy system will have 35,256 panels and provide 15 MW of energy; the limits of disturbance for the solar energy system, including the proposed 20' wide grass access road, will cover 89.2 acres of the site and portions of the property that are used for agriculture, which includes lands designated as prime agricultural soils; per the submitted Environmental Assessment Form (EAF), 66.5 acres of agricultural lands will be removed and highly productive soils are present on-site; and
- WHEREAS, the partial site plans show two of the solar areas will have four transformers

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

E-mail Address: countyplanning@ongov.net

each and the remaining area will have one transformer; a proposed underground electric line is shown to connect the solar arrays on Lot 2 to overhead wires and utility poles at the East Seneca Turnpike frontage and ultimately National Grid's power grid; the proposed underground electric line on Lots 3 and 4 will connect to overhead wires and utility poles at the Duguid Road frontage; the proposed driveway on Duguid Road appears to be intended to service the utility poles/lines; and

WHEREAS, the EAF states that a portion of the site contains wetlands or other waterbodies and these will not be impacted by the project; per GIS mapping, it appears that there are federal wetlands, floodplain, and floodway (stream) on adjacent parcels to the north and a very small portion that continues onto this property but not in the project location; and

WHEREAS, the referral materials include a decommissioning plan, as required by the Town Zoning Code, as well as a preliminary screening analysis by National Grid and a Stormwater Pollution Prevention Plan (SWPPP) dated April 2021; per the local application, the applicant will provide a visual analysis once the project is more refined; a viewshed map was included with the referral materials; aerial imagery shows the nearest residence is 590 feet away and screened by trees; the closest structure is the dugout of the school baseball field located 77 feet away, also screened by trees and a fence; the local application notes that anticipated traffic volume is 2 vehicles per month (electrician/landscaper); and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, which is a flow-constrained facility subject to a 2:1 offset plan/project; no drinking water or wastewater services are proposed for the project; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, both sites are Brownfield Cleanup Program sites where previous industrial uses occurred and may presently contain contaminants such as PDBs, SVOCs, VOCs, or petroleum compounds; the sites are located approximately 1,900 feet west and downslope of the project area; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the EAF states that 12.6 acres of forest and 10.2 acres of meadows, grasslands, or brushlands would be removed; a Rare, Threatened, and Endangered Species Report was included with the referral materials and indicates tree clearing should be restricted to November 1 – March 31 to minimize impacts to bat species and migratory birds; and

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

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

days prior to any such hearing; and

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

Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on East Seneca Turnpike.

The Board also offers the following comments for the project as a whole:

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Seneca Turnpike, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the state right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Board generally recommends avoiding large extents of actively farmed and/or prime agricultural soils for solar energy development. If the Town determines that a site with prime agricultural soils is appropriate for a solar project, the Board encourages the Town to work with the applicant to minimize impacts to soils by taking steps such as minimizing ground disturbance, maintaining agricultural use or pollinator-friendly vegetative cover under panels, determining if animal grazing is an appropriate vegetation management option, and requiring a soil reclamation plan and related financial guarantee of plan implementation.
3. The Town should consider requiring a glare analysis to ensure there will be sufficient screening and no impacts on the adjacent school, residential properties, and state highway.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-147

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 Salina Town Board at the request of Town of Salina 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 2021-3 to amend Chapter 235, Section 235-33 entitled "Accessory Structures" of the code of the Town of Salina; and

WHEREAS, the proposed text amendment will add a subsection regarding the limit on the number of sheds, detached garages, and other select accessory structures; under the text amendment, a lot in a residential zoning district containing a one- or two-family dwelling will be permitted to have one shed, one detached garage, and one limited accessory structure (i.e., cabanas, pool houses and like accessory structures); and

WHEREAS, the Town Zoning Code currently regulates yard setbacks and building size (square footage and height) for detached accessory structures and detached garages in residential zoning districts; these regulations will remain as is; 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-148

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Pompey Town Board at the request of Town of Pompey 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 2021-2 to amend Chapter 165 of the Town of Pompey Code and create a new section 165-9.2 entitled “Solar Energy Systems Overlay District”; and
- WHEREAS, the Board recently offered no position with comment for a text amendment referral (Z-21-15) for Local Law 2021-1 to authorize and control the siting of Solar Energy Systems in the Town of Pompey, which has since been approved locally; establishment of the proposed Solar Energy Systems Overlay Zoning district is pursuant to Local Law 2021-1; and
- WHEREAS, per the proposed local law, the “Solar Energy Systems Overlay Zone district shall apply to a property in conjunction with and in addition to the uses and dimensional controls of the underlying zoning district”; if there are conflicts, the regulations applicable to Solar Energy Systems will supersede the requirements of the underlying zoning district; and
- WHEREAS, the Town’s new solar regulations classify solar energy systems into three tiers where Tier 1 includes roof-mounted and building-integrated systems generating no more than 110% of electricity consumed on-site over the previous 12 months, Tier 2 includes ground-mounted systems with a system capacity up to 25 kW AC (or 50 kW for active farm operations), and Tier 3 includes any system not classified as Tier 1 or 2; and
- WHEREAS, Tier 3 solar energy systems will be permitted in the Solar Energy Systems Overlay Zone upon issuance of site plan approval by the Planning Board and a zone change; the Town Board review process of the zone change will include a 30-day review and comment period for the Town Planning Board and Town Environmental Conservation Commission; and
- WHEREAS, the proposed text amendment outlines the following locational guidelines for application of the Solar Energy Systems Overlay Zone and Town Board review of the zone change: 1) prevent saturation of Solar Energy Systems in one area of the Town, 2) to avoid saturation, no Tier 3 system will be approved within one mile of an existing Tier 3 system unless there will be no significant effect on community character, 3) avoid sites that substantially contribute to and are important to the scenic quality of the landscape, and 4) assess the availability and feasible use of alternative sites; and
- WHEREAS, Tier 3 solar energy systems are further regulated in the Solar Energy Systems chapter of the Zoning Code; Tier 3 solar energy systems are permitted on lots

10 acres in size or more; for systems in a Commercial, Industrial or Farm zoning district, a minimum 100' front yard setback is required and a minimum 100' setback from an abutting lot; for systems in a Residential or Hamlet district, a minimum 200' setback is required; no structure can exceed 15 feet in height and maximum landscape coverage of 50% for all buildings and structures and the solar energy system will be permitted; applicants for Tier 3 solar energy systems must conduct a visual assessment of the visual impacts of the system on public roadways and adjacent properties; and

WHEREAS, for Tier 3 energy solar systems in the Town's Farm (F) zoning district, the system may not exceed 50% of the area of Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the site, and must meet the construction requirements of the NYS Department of Agriculture and Markets to the maximum extent practicable if enrolled in a NYS Agricultural District; system owners shall develop, implement and maintain native vegetation to the extent practicable pursuant to a vegetation management plan by providing native perennial vegetation and foraging habitat, and using native plant and seed species; 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-149

- 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 Camillus Town Board at the request of Redacre Holdings Group, LLC for the property located at 3160 Warners 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 Warners Road (Route 57), a county road, the Camillus Unique Forest Area, a state recreation area, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a zone change on a portion of a 155.01-acre parcel from Residential (R2) to Residential (R1) to allow for expansion of an existing microbrewery business; and
- WHEREAS, the Board is concurrently reviewing a text amendment referral (Z-21-150), which would reflect the zone change, if approved, in the Town Zoning Code; and
- WHEREAS, the 155.01-acre parcel is located in a rural area with surrounding residential land uses and large tracts of agricultural and forested lands; aerial imagery dated May 2020 shows the site has frontage on Warners Road and contains active farm fields and wooded areas; the site is enrolled in NYS Agricultural District 3; and
- WHEREAS, per aerial imagery, the site contains an existing brewery use, Local 315 Brewing Co., which is located at the front of the site; the brewery use includes an existing tap room building, outdoor pavilion, open space/outdoor picnic table area, and large gravel parking lot; there are several barn structures on the property and appear to be additional smaller-scale, farm uses, including rows of hops and farm animals; and
- WHEREAS, the site has an existing driveway onto Warners Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Warners Road must meet Department requirements; and
- WHEREAS, the Town Zoning Map dated July 2017 shows the parcel is split-zoned Rural Residential (RR) and Residential (R2); lands adjacent to Warners Road and within approximately 600' of the highway boundary are zoned R2; the remainder of the site is RR; the local application indicates the proposed zone change is intended only for the portion zoned R2 to allow for expansion of the brewery; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 22, 2021, the planned expansion will include construction of a 60' x 100' pole barn to accommodate a production and tasting room; on-site production will be expanded to also include distilling of alcohol and fermentation of cider, as

well as barrel aging of beer, liquor, and cider; also included is an expanded tasting room, to be approximately 50' x 60', with cooler, restrooms, office and galley kitchen; outside will include outdoor seating and beer garden; hours of operation will be Monday through Friday 3-9PM, Saturday 12-9PM, and Sunday 12-6PM; on-site parking will increase by 20 spaces; and

WHEREAS, the submitted Town of Camillus Notice of Public Hearing on Proposed Local Law indicates the Zoning Code will be amended to record the zoning classification change for the subject parcel and make two changes to the existing uses; the local law will add "distilling of alcoholic beverages and fermentation of cider" to the definition of Agricultural Uses, which is a principal use defined as follows: "Agricultural uses include operations oriented to the on-site raising or using of animals, or the growing of crops, trees or plants and the processing thereof including the brewing of beer."; Agricultural land uses are allowed as a matter of right without approval of any board in Rural Residential (RR), Residential (R1, R2, R3, and R4), Commercial (C1, C2, C3, C4, and C5), and Industrial (I) zoning districts and upon Planning Board approval in the Municipal (MUN) zoning district; and

WHEREAS, the local law will also add a new non-residential accessory use "Farm Brewery Processing" to include the brewing of beer, the distilling of alcoholic beverages and the fermentation of cider, subject to site plan approval; there is no indication of which zoning districts will permit this new accessory use; related accessory uses that are already accounted for in the Town Zoning Code include "Farm Brewery Activity" and "Farm Brewery Store" and are permitted in the RR and R1 zoning districts upon Planning Board approval; and

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

WHEREAS, per the EAF, the site is served by public drinking water provided by OCWA and an individual septic system; total anticipated water usage is estimated at 100 gallons per day and the EAF notes that the water line will need to be run from the existing building; total anticipated liquid waste generation is estimated at 100 gallons per day; the EAF indicates a septic system will be installed; ADVISORY NOTES: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; the applicant is advised to contact OCWA's Engineering Department early in the planning process to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the American gromwell or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-150

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus for the property located at 3160 Warners 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 Warners Road (Route 57), a county road, the Camillus Unique Forest Area, a state recreation area, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a local law for the year 2021 entitled “A Local Law to Amend the Camillus Municipal Code, Chapter-30 Zoning”; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-21-149), which is intended to change a portion of a 155.01-acre parcel from Residential (R2) to Residential (R1) to allow for expansion of an existing microbrewery business, relative to the proposed local law; and
- WHEREAS, the 155.01-acre parcel is located in a rural area with surrounding residential land uses and large tracts of agricultural and forested lands; aerial imagery dated May 2020 shows the site has frontage on Warners Road and contains active farm fields and wooded areas; the site is enrolled in NYS Agricultural District 3; and
- WHEREAS, per aerial imagery, the site contains an existing brewery use, Local 315 Brewing Co., which is located at the front of the site; the brewery use includes an existing tap room building, outdoor pavilion, open space/outdoor picnic table area, and large gravel parking lot; there are several barn structures on the property and appear to be additional smaller-scale, farm uses, including rows of hops and farm animals; and
- WHEREAS, the site has an existing driveway onto Warners Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Warners Road must meet Department requirements; and
- WHEREAS, the Town Zoning Map dated July 2017 shows the parcel is split-zoned Rural Residential (RR) and Residential (R2); lands adjacent to Warners Road and within approximately 600’ of the highway boundary are zoned R2; the remainder of the site is RR; the local application indicates the proposed zone change is intended only for the portion zoned R2 to allow for expansion of the brewery; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 22, 2021, the planned expansion will include construction of a 60’ x 100’ pole barn to accommodate production and tasting room; one-site production will be expanded to also include distilling of alcohol and fermentation of cider, as well

as barrel aging of beer, liquor, and cider; also included is an expanded tasting room, to be approximately 50' x 60', with cooler, restrooms, office and galley kitchen; outside will include outdoor seating and beer garden; hours of operation will be Monday through Friday 3-9PM, Saturday 12-9PM, and Sunday 12-6PM; on-site parking will increase by 20 spaces; and

WHEREAS, the submitted Town of Camillus Notice of Public Hearing on Proposed Local Law indicates the Zoning Code will be amended to record the zoning classification change for the subject parcel and make two changes to the existing uses; the local law will add "distilling of alcoholic beverages and fermentation of cider" to the definition of Agricultural Uses, which is a principal use defined as follows: "Agricultural uses include operations oriented to the on-site raising or using of animals, or the growing of crops, trees or plants and the processing thereof including the brewing of beer."; Agricultural land uses are allowed as a matter of right without approval of any board in Rural Residential (RR), Residential (R1, R2, R3, and R4), Commercial (C1, C2, C3, C4, and C5), and Industrial (I) zoning districts and upon Planning Board approval in the Municipal (MUN) zoning district; and

WHEREAS, the local law will also add a new non-residential accessory use "Farm Brewery Processing" to include the brewing of beer, the distilling of alcoholic beverages and the fermentation of cider, subject to site plan approval; there is no indication of which zoning districts will permit this new accessory use; related accessory uses that are already accounted for in the Town Zoning Code include "Farm Brewery Activity" and "Farm Brewery Store" and are permitted in the RR and R1 zoning districts upon Planning Board approval; and

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

WHEREAS, per the EAF, the site is served by public drinking water provided by OCWA and an individual septic system; total anticipated water usage is estimated at 100 gallons per day and the EAF notes that the water line will need to be run from the existing building; total anticipated liquid waste generation is estimated at 100 gallons per day; the EAF indicates a septic system will be installed; ADVISORY NOTES: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; the applicant is advised to contact OCWA's Engineering Department early in the planning process to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the American gromwell or Indiana bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-151

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Rocklyn Plaza for the property located at 3881 Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and

WHEREAS, the applicant is proposing to reduce the size of an existing building from 15,000 sf to 10,446 sf to create additional parking to accommodate new restaurant and retail tenants in an existing small multi-tenant retail building on a 1.79-acre parcel in a Regional Commercial (RC-1) zoning district; and

WHEREAS, in 2020, the Board recommended modification of a site plan referral (Z-20-116) to create a cross connection between the subject parcel and an adjacent parcel, citing required coordination with OCWA regarding crossing their easement; and

WHEREAS, the site is located along NYS Route 31, which is a highly commercialized corridor with big box retail uses; and

WHEREAS, the submitted Amended Site Plan dated February 24, 2021 shows the site contains an existing one-story commercial building with multiple tenant spaces and parking at the front and rear of the building; there is an existing detention basin at the front of the lot; the parcel has an existing right-in, right-out only driveway onto Route 31; aerial imagery shows an existing concrete sidewalk along Route 31 with an extension and crosswalks to the front of the building; and

WHEREAS, the plan shows an area at the rear of the building will be demolished, reducing the building footprint to 10,446 sf; the rear parking lot will be re-striped and the number of parking spaces will increase to 103 spaces, which is required by the Town Zoning Code; additional site modifications include relocating the dumpster enclosure, relocating existing light poles, and re-striping part of the front parking area for handicap accessible spaces; and

WHEREAS, per the Statement of Development and Use, following the building modifications, the building will have two available tenant spaces, a future restaurant space (4,376 sf) and future retail space (2,730 sf); one of the existing tenants, Orange Theory Fitness (3,340 sf), is expected to remain; hours of operation are generally 8AM to 9PM daily, but are specific to each tenant as are the anticipated volume of business and number of employees; and

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

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

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

The Town is encouraged to work with the applicant to pursue opportunities to improve pedestrian and vehicle circulation along this busy corridor. Specific recommendations include cross connections to adjacent parcels, as previously proposed, an interconnected sidewalk network with neighboring uses, and shared parking areas.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-152

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Robert Porcello for the property located at Malibu Hills Drive; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Belle Isle Road (Route 102), a county highway; and
- WHEREAS, the applicant is proposing to subdivide an 8.55-acre parcel into 5 new lots and realign 4 parcels into 3 new lots as part of a larger subdivision development in a Residential (R-4) zoning district; and
- WHEREAS, the Board has reviewed a number of referrals (Z-19-337, Z-16-271, Z-09-119, S-08-49, Z-08-473, Z-08-246, S-07-50) for previous phases of the Malibu Hills Estates subdivision; the three-mile limit currently under review is associated with Phase 1A, Sec 1 & 2, Amendment #7, which has not been reviewed by the County Planning Board; and
- WHEREAS, the site is located at the outskirts of an area that is largely developed with suburban residential housing; the parcel is just south of land that is vacant, undeveloped and owned by the Allied Corporation; and
- WHEREAS, the Final Plan revised December 2, 2019 shows that 5 new lots have been created from the overall Phase One A area, including Lot 24 (8,826 sf), Lot 26 (13,935 sf), Lot 38 (9,762 sf), Lot 39 (8,205 sf), and Lot 40 (15,913 sf); as part of the proposed subdivision, the lot lines for 4 lots created during a previous iteration of the subdivision plan will be adjusted to create 3 lots instead, shown as Lot 30 (10,501 sf), Lot 31 (15,034 sf), and Lot 33 (16,674 sf); and
- WHEREAS, the plan shows the overall Phase One A area includes 16 other lots, a common area with trails, and part of an internal road network which currently outlets on Warners Road, a county road to the south; and
- WHEREAS, the plan shows Lots 24, 38, 39, and 40 along Malibu Hill Drive, part of the internal road network, which ends at a temporary hammerhead easement; the other 4 lots have frontage on Paradise Circle, a local dead-end road with access to Malibu Hill Drive; an existing waterline and easement are shown heading east, presumably along a potential future right-of-way leading to Belle Isle Road, a county road to the east; and
- WHEREAS, the plan shows Wetland Area D encroaching on the rear yard of existing Lots 20, 21, 22, 27, and 28, with a note stating that these lots “will have a covenant that runs with the land specifically regarding the Wetlands”; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated January 3, 2020 indicates stormwater discharges will be directed to an existing storm drainage system on-site; and

WHEREAS, the subdivision is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The Board reiterates its comment from the previous three-mile limit review for the Malibu Hills Estates and encourages the City to ensure that the original stormwater management plans and infrastructure for the overall development have been adequately developed and take into consideration any incremental addition of, or changes to, lots in the subdivision.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-153

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of G&T Properties, LLC (Greg Rinaldi) for the property located at 7030 Manlius Center Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels to create a new 2.56-acre lot in a Commercial B (C-B) zoning district; and
- WHEREAS, the Board recently reviewed site plan (Z-21-107) and zone change (Z-21-43) referrals to change the zoning of the subject parcels from Commercial A (C-A) to Commercial B (C-B) and construct a self-storage facility; the Board cited access, drainage and lighting requirements from the NYS Department of Transportation and encouraged the Town to consider appropriate screening and architectural detailing to improve the aesthetics of the project; the Board has not reviewed a subdivision referral related to this three-mile limit review; and
- WHEREAS, the site is located along Manlius Center Road between a fire station and child care facility and across the road from Fremont Plaza, a strip shopping mall; the Town Zoning Map shows these neighboring uses are zoned C-A, C-B, and Neighborhood Shopping (NS); the site abuts vacant, undeveloped land to the south that is zoned Restricted Agriculture (RA); and
- WHEREAS, the submitted subdivision plan dated February 1, 2021 shows the two vacant parcels are largely covered by a blacktop and gravel area and have two remnant driveways onto Manlius Center Road, one on each parcel; the lot combination is planned as part of the proposed self-storage facility project; and
- WHEREAS, the referral materials for the site plan (Z-21-107) and zone change (Z-21-43) referrals showed the proposed self-storage facility will include (3) 8,000 sf buildings, (1) 9,200 sf building, (1) 2,200 sf building, and (1) 4,000 sf building, separated by 26' wide drive aisles and enclosed by an 8' tall security fence; Building A (9,200 sf) will be climate-controlled and include an 800 sf office; the building is shown to be oriented parallel to Manlius Center Road and set back 30' from the front lot line; there will be an adjacent parking area (4 spaces), full access driveway, and motorized sliding gate for access to the remaining buildings; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 11, 2021 indicates 2.5 acres of the site will be disturbed by the proposed project; stormwater will be collected and mitigated in an on-site underground detention basin with an outlet control structure; any project that cumulatively

disturbs one acre or more of land must be covered under the NYS SPDES Permit; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the proposed project will connect to drinking water and wastewater utilities, which should be coordinated with OCWA and the Onondaga County Department of Water Environment Protection, respectively; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and is subject to a 2 gallon to 1 gallon sanitary flow offset plan/project; and

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-154

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Robert Seigart, AIA, LEED AP / Schopfer Architects, LLP for the property located at 329 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing façade and site alterations on an existing commercial building located on a 1.85-acre parcel in a Commercial, Class A zoning district; and
- WHEREAS, in 2014, the Board offered no position with comment for an other authorization referral (Z-14-110) requesting a sign waiver to use an existing roof sign and free-standing billboard for on-premise advertising on the subject parcel; and
- WHEREAS, the site is located in the North Salina Street Historic District, which is listed on the National and State Registers of Historic Places, in the City's Northside neighborhood; the submitted survey map dated January 9, 2012 shows the site has frontage on North Salina Street, Salt Street, and Butternut Street, all city streets, and abuts I-81; and
- WHEREAS, per the survey map, the site contains an office building comprised of attached four-story and one-story buildings; the remainder of site contains parking totaling 90 on-site spaces in two general areas at the front and rear of the building; a portion of the front parking area occurs in the city right-of-way; aerial imagery shows existing sidewalks along North Salina Street and Butternut Street; there is on-street parking on Salt Street; and
- WHEREAS, per the local application, the proposed project includes interior renovations to 9,000 sf of building space on multiple floors; hours of operation are Monday through Friday 8AM to 5PM, except for the Regional Open Access Center for Addiction (ROACA) which is open 24-7; and
- WHEREAS, modifications to the building exterior include replacing windows and installing an emergency exit door; the submitted Site Plan dated April 6, 2021 shows site modifications will include replacing a sidewalk and stairs to the front entry, replacing light fixtures, including (6) 10-foot tall pole lights and (7) wall-mounted lights, converting a loading dock to accessible ramp, and installing a pre-fabricated 10' x 20' maintenance shed; and
- WHEREAS, the submitted Zoning Summary indicates 95 parking spaces are required for the uses on-site and 90 are provided; the submitted Sign Form indicates the site contains two painted brick signs (167 sf each) that are four stories in height and located on corners of the building closest to I-81; there is a third

existing sign (2.1 sf) mounted on the canopy over one of the building entrances; signage appears to meet the sign allowances; and

WHEREAS, the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; per the NYS Department of Transportation, this parcel will be impacted by the proposed project alternatives; under the Community Grid option, 1.3% of land (0.02 acres) will be acquired and under the Viaduct option, full land and building acquisition will be necessary; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Transition (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, C734143, V00588, E734109, C734089) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-155

- 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 Camillus Planning Board at the request of Coppertop Catering (Schopfer Architects) for the property located at 3373 Milton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Milton Avenue (Route 63), a county highway, a county portion of Route 173 (Warners Road / Onondaga Road), and Route 5, a state highway; and
- WHEREAS, the applicant is proposing to renovate and expand a former bar and convert it to a banquet/catering facility on a 0.84-acre parcel in a Commercial (C2) zoning district; and
- WHEREAS, the site is located in a commercial node at the outskirts of the Fairmount hamlet; the submitted survey map dated February 16, 2021 shows the site has frontage on Milton Avenue and contains an existing one-story building, formerly Louie's Bar and Grill, surrounded on three sides by asphalt; the parking area is contiguous with two parcels to the east that contain a party supply and rental company; the site and adjacent use combined have more than 220 feet of unrestricted access to Milton Avenue;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Milton Avenue must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated April 16, 2021 shows the proposed project will include a new 636 sf addition for cooler, kitchen and bathroom on the west side of the building, a new grass area and stamped concrete patio, new concrete sidewalks, a rear storage container, new covered front entries, a parking expansion at the rear of the building, and striping in existing parking areas; a new wood guardrail is shown to separate the banquet parking from the adjacent party supply company parking; no changes to access are shown; and
- WHEREAS, per the local application, the building will be used as a banquet/catering facility operated by CopperTop Tavern; the CopperTop restaurant is located on an adjacent parcel to the west; the new rear parking area will connect to the restaurant parking, some of which will be reconfigured and re-striped as part of the proposed project; and
- WHEREAS, a lighting plan was included with the referral materials and shows proposed site lighting to include two pole mounted light fixtures (27' tall) in the rear parking area, five decorative lamp posts (10' tall) along the sidewalks, and two wall-mounted fixtures (10' mounting height); and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 18, 2021 indicates 0.51 acres of the site will be disturbed by the proposed project; a

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Drainage Report and Erosion & Sediment Control Plan dated April 5, 2021 was included with the referral materials and indicates that stormwater discharges currently drain by overland flow to an existing concrete gutter and municipal storm sewer system; drainage patterns will remain as-is with the addition of a new subsurface detention system to provide controlled discharge of surface runoff associated with the additional impervious surface coverage;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

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

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Milton Avenue has public transit service; a bus stop is located at the front of the site; and

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

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Milton Avenue, in order to satisfy commercial driveway standards, which may require delineating access to reduce the width of the driveway. To further meet Department requirements, the applicant must contact the Department to discuss any required traffic data for the proposed project and submit a copy of the lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

To improve walkability and access to public transit in this area, the Town is encouraged to require a sidewalk along the Milton Avenue frontage that includes amenities, such as a bench, trash can, and concrete landing pad, for transit users at the bus stop. The sidewalk should be separated from the road by a planting strip and include an extension to the building. Additional

landscaping is encouraged to help screen parking areas and aid in stormwater mitigation.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Sonbyrne Sales, Inc. / Byrne Dairy for the property located at 7454 & 7456 Morgan 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow an electronic message sign for a future Byrne Dairy fueling facility and car wash on 6.95 acres in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, in 2020, the Board reviewed zone change (Z-20-281) and site plan (Z-20-309) referrals to change the zoning of the subject parcels from Industrial (I) to Limited Use for Gasoline Services (LuC-1) and construct a 5,152 sf Byrne Dairy retail store, fueling facility, and car wash; the Board cited coordination requirements with the Onondaga County Department of Transportation and consideration of a reduced development footprint to allow for future development on remaining lands; and
- WHEREAS, the site is located at the intersection of Morgan Road, a county road, and Steelway Boulevard North, a local road, in the Town's Woodard Industrial Park; surrounding land uses are primarily industrial with a number of apartment complexes occurring to the west of the site; and
- WHEREAS, the submitted survey map dated March 8, 2017 shows the majority of the site (more than 6 acres) is vacant except for an old foundation area, shed, and two remnant driveways onto Morgan Road; there is a drainage way on the northern half of the site and pockets of existing tree cover and dense vegetation; the vacant, triangular-shaped parcel contains a "Blanket Utility Easement Over Parcel"; the site's two smaller parcels are single-family residential lots with frontage on Morgan Road; each residential lot contains an existing house and a driveway; the northern house is currently vacant and under the same ownership as the two vacant parcels; the southern house is occupied and also includes a home occupation (dog groomer); and
- WHEREAS, the submitted Signage Plan dated April 2021 shows all existing structures and driveways will be removed as part of the project; the proposed convenience store building (5,152 sf) will be oriented towards Morgan Road with a freestanding fuel canopy and pumps at the front of the building, a freestanding diesel fuel canopy and pumps at the rear, and a 2-bay car wash building to the south; vehicle parking is shown at the front and sides of the convenience store (31 spaces); there will be 6 parking spaces for vacuum stations adjacent to the car wash and 7 spaces for tractor trailer parking near the diesel fuel canopy; there are three proposed full access driveways, two on

Steelway Boulevard and one on Morgan Road, and one right-in, right-out only onto Morgan Road;

ADVISORY NOTE: the proposed driveways onto Morgan Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; any work within the county right-of-way, including removing the driveways on Morgan Road, is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, the submitted signage package indicates proposed signage will include an internally-illuminated, 8'-4"-tall monument sign with 32 sf of signage on each side; there will be two internally-illuminated, building-mounted signs (49 sf each) on the store and one building-mounted sign (60 sf) on the car wash; additional signage includes three graphics for the fuel canopy (28 sf each) and minor signage graphics for directional signage and car wash signage; the application indicates the following variances are required for the proposed signage: 1) to permit three wall signs, where only one is allowed; 2) to permit three canopy signs, where only one is allowed; and 3) to increase the size allowance of two of the canopy signs from 18 sf to 28 sf; and

WHEREAS, the signage packages shows the electronic message sign, which is permitted in the Town's LuC-1 zoning district subject to issuance of a special permit, is limited to the fuel price display on the monument sign and does not appear to be intended for variable messaging;

ADVISORY NOTE: per the Onondaga County Department of Transportation regulation criteria for Commercial Electronic Variable Messaging Signs (CEVMS), best practices to prevent distractions and accidents indicate the minimum static time for messages should be eight seconds, transition time between messages should be instantaneous, signs should not be located too close to intersections or in other positions which place a high demand upon driver attention, and drivers should not be able to view more than one CEVMS at any given moment; regulations further outline maximum brightness levels for day and night, and note that stricter regulations should be implemented if accidents increase in CEVMS locations; and

WHEREAS, the referral materials included with the zone change (Z-20-281) and site plan (Z-20-309) referrals indicated the store and carwash will operate 24 hours a day, 365 days a year and employ in excess of (25) employees; peak trip generation times entering and exiting the site are anticipated to be between 7:30AM and 8:30AM and between 4:30PM and 5:30PM with 163 vehicles anticipated during AM peak hours and 187 vehicles during PM peak hours; and

WHEREAS, the Signage Plan shows four proposed stormwater management areas around the perimeter of the development, three of which include a bioretention basin; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; new connections to the drinking water and sewer infrastructure are required as part of the development;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734071) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the Sawmill Creek Site is in the State Superfund Program and classified as N, no current remediation activities; it is located 800 feet downgradient of the Byrne Dairy project; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the Existing Conditions and Demolition Plan shows tree areas will be removed as part of the proposed project;

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of St. Rose of Lima Church for the property located at 407 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (Route 11), a state highway, South Bay Road (Route 208), a county highway, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing a one-story 75' x 25' addition and site improvements to allow for improved handicap accessibility on a 5.2-acre lot in a Residential (R-9) zoning district; and
- WHEREAS, the site is comprised of three parcels with frontage on South Main Street (US Route 11) and South Bay Road and containing the St. Rose of Lima Church and School; the three parcels were recently subdivided into two new lots, Lot No. 1 (5.2 acres) and Lot No. 2 (0.959 acres), which was approved administratively and is in the filing process; the subdivision is not reflected in tax mapping yet; and
- WHEREAS, the Board recently reviewed zone change (Z-21-8), special permit (Z-21-123) and site plan (Z-21-124) referrals to change the zoning of Lot No. 2 from Residential 9000 to Business (C-1) and convert the former convent to an apartment building; the site plan referral (Z-21-157) currently under review is intended for Lot No. 1; and
- WHEREAS, aerial imagery dated May 2020 and the submitted Demolition Plan dated April 9, 2021 show the St. Rose of Lima church building is oriented towards South Main Street and the school building is oriented towards South Bay Road; there are large parking areas on either side of the school, each with access to South Bay Road (three existing driveways total); the site also has access to South Main Street via an existing driveway on the site and one on Lot No. 2 that serves a contiguous parking area; there is an existing sidewalk along South Main Street and sidewalks on the site connect all of the buildings on Lots No. 1 and 2; and
- WHEREAS, the submitted Site Plan dated April 9, 2021 and floor plans indicate the 1,900 sf addition will be constructed at the rear of the church; the addition is intended to provide additional space for a vestibule and gathering hall and improve handicap accessibility by providing a ramp and elevator; some existing sidewalks will be removed to allow for a one-way connection between the two parking areas and three new parking spaces, including two handicap-accessible; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station

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

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

WHEREAS, 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corp. for the property located at 123-125 & 127 East Lafayette Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties to create New Lot 123-25A (0.219 acres) in a Residential, Class AA zoning district; and
- WHEREAS, the site is located in the City's Southside neighborhood with surrounding residential land uses; the site is just west of I-81 and the Salina Street ramp; and
- WHEREAS, the submitted subdivision plan dated March 16, 2021 shows the site has frontage on East LaFayette Avenue, a city street; the western lot contains an existing two-family house and an asphalt driveway; the eastern lot is vacant and contains a curb cut and remnant dirt driveway; there are existing sidewalks along LaFayette Avenue; and
- WHEREAS, a letter to the Syracuse Planning Commission, included with the referral materials, indicates the eastern lot was acquired by the Greater Syracuse Land Bank in July 2019; the lot contained a dilapidated single-family house, which has since been demolished; the letter notes that the property is not desirable for infill development given its proximity to I-81 and the limited amount of privately financed infill construction currently happening in the City; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 13, 2021, the owner of the western lot would like the opportunity to expand their yard space, which fulfills part of the Land Bank's mission by putting property back into productive use; the property will return to the tax rates, increase surrounding property values and improve the entire neighborhood; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Two-Family Residential, Small-Lot (R-3), which would act to "provide for neighborhoods made up of single-family detached and two-family homes on smaller lots"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-159

- 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 Guggenheim Development Services, LLC / Jiffy Lube for the property located at 5229 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Taft Road (Route 48), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow for a motor vehicle service use (Jiffy Lube) to include construction of a 3,000 square foot building and associated site improvements on a vacant 1.5-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for an area variance referral (Z-21-122) as part of the proposed project; the Board previously reviewed preliminary subdivision (S-18-85) and three-mile limit (Z-19-33) referrals to subdivide a parcel into two new lots, creating the subject parcel and an adjacent parcel that contains an existing AutoZone; and
- WHEREAS, the vacant parcel is located along West Taft Road; surrounding land uses consist of commercial uses generally occurring along West Taft Road and residential neighborhoods to the north and east; and
- WHEREAS, the submitted Site Layout Plan dated March 12, 2021 shows the proposed Jiffy Lube building (3,000 sf) will be constructed at the center of the site; there will be drive aisles on all four sides of the building and pavement markings for site circulation; vehicles to be serviced will enter at the rear of the building and exit from the front; 14 parking spaces are shown at the rear of the building; and
- WHEREAS, per the Site Layout Plan, area variances were granted on April 12, 2021 to: 1) reduce the required side yard setback from 75' to 39' on the west side of the property, adjacent to AutoZone, 2) reduce the required side yard setback from 75' to 53' on the east side of the property, adjacent to a residential lot, and 3) reduce the required residential landscape buffer for the east side of the property from 80' to 31'; the Site Layout Plan shows a portion of the property line shared with neighboring residential uses will be screened by an existing wooded area or proposed Norway spruce trees; and
- WHEREAS, per the submitted Special Permit Request Standards of Proof dated April 26, 2021, hours of operation will be 8AM to 6PM; Jiffy Lube has a goal of serving 30-35 guests per day; and
- WHEREAS, access to the parcel will come from a cross-connection to the adjacent AutoZone parcel, which has a 30' ingress and egress easement across the front of the parcel; a crosswalk and sidewalk connection are shown from the front of

the building to the existing sidewalk along West Taft Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted; all access to the site must come from the existing driveways on West Taft Road and Allen Road as is currently shown; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 26, 2021, drainage patterns will match existing conditions, utilizing an existing roadside storm sewer system; a proposed stormwater management area is shown in the Site Layout Plan along the perimeter of the developed area, occurring the full length of the rear and east sides and part of the front; a portion of the stormwater management area will be enclosed by split rail fencing;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to public drinking water and sewers are proposed for the project;

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

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

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

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:

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

The Board also offers the following comment:

The Town is encouraged to require substantial landscaping the entire length of the northern and eastern lot lines to help buffer the adjacent residential properties.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-160

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Jean Beeles for the property located at 3903 State Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Street Road (Route 321), a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the rear yard setback from 60 feet to 15 feet to construct a 120-square foot shed on a 1.15-acre parcel in a Residential (RR) zoning district; and
- WHEREAS, the site is located in a residential neighborhood just north of the Village boundary; the submitted survey map shows the site has frontage on State Street Road and contains an existing house; the site and three adjacent parcels are served by a shared driveway onto State Street Road; and
- WHEREAS, per the survey map, the proposed shed (10' x 12') will be located at the northeast corner of the property; a letter from the Town to the applicant, dated April 26, 2021, indicates the site is part of a conservation subdivision wherein minimum and/or maximum yards are dependent upon the lot sizes, type of road frontage, and character of the subdivision and established at the time of plat approval; the final plan for this subdivision was approved in 2005 and established a minimum rear yard setback requirement of 60' for this lot; the shed will be located 15' from the rear lot line; and
- WHEREAS, the site is served by public drinking water and an individual septic system, which is not depicted on the survey map; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows potential state and federal wetland areas on undeveloped lands at the rear of the site, a portion of which may fall on the subject parcel; the Environmental Assessment Form (EAF) dated April 25, 2021 indicates the undeveloped lands are protected by a conservation easement that was created as part of the Butters Farm conservation subdivision; 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-161

- 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 David McCusker / Manlius Pebble Hill for the property located at 5300 Jamesville 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 Jamesville Road (Route 7), a county highway; and
- WHEREAS, the applicant is proposing to construct a porch addition to the Knox Farmhouse building (Manlius Pebble Hill School) and additional site modifications on a 19.08-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, in 2016, the Board recommended modification of a site plan referral (Z-16-297) to construct a new gymnasium on the subject parcel and renovate the existing gymnasium for offices and classrooms, requiring ITE Trip Generation traffic figures; previously, the Board review a site plan referral (Z-13-80) for other additions to the school; and
- WHEREAS, the site is located along Jamesville Road with surrounding residential neighborhoods; the Pebble Hill Presbyterian Church is located west across the street from the site; the site contains the Manlius Pebble Hill school campus, which is comprised of a number of buildings, parking areas, tennis courts, athletic fields, a playground, and sidewalks; the site is served by an existing u-shaped drive with entry-only and exit-only access points onto Jamesville Road; and
- WHEREAS, the submitted Site Layout Plan dated April 12, 2021 shows the Knox Farmhouse, a two-and-a-half-story building, is located at the front of the site, adjacent to the exit drive; the proposed porch will be constructed along two sides of the building and include new staircases and a ramp; the sidewalks adjacent to the building will be reconfigured and several parking spaces will be relocated (no change in number of spaces); there are no proposed changes to access or the remainder of the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 6, 2021, 0.16 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to drywells that outlet to the existing storm sewer system;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Joseph & Jennifer Bianculli for the property located at 3700 Highland Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New Seneca Turnpike (Route 41), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow for construction of a garage addition that would increase the degree of setback nonconformity of the existing barn on a 1.9-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located in a residential area just east of the Village boundary; parcels within 500' of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated March 13, 2021 shows the site has frontage on Highland Avenue, a local road, and contains an existing two-story house, a detached patio, and a barn structure; there is an existing driveway onto Highland Avenue; and
- WHEREAS, the Site Plan dated April 26, 2021 shows the rear portion of the barn will be removed, as well as an attached shed wing on the north side of the barn; the 24' x 36' garage addition will be constructed in place of the shed wing; the driveway will be extended by 760 sf to access the new garage; and
- WHEREAS, the submitted Narrative dated April 26, 2021 indicates the existing barn is non-conforming with a 21.4-foot side yard setback and 19.4-foot rear yard setback where 30 feet and 50 feet are required, respectively; the proposed project will further decrease the side yard setback to 15.4 feet and increase the rear yard setback to 45.5 feet; and
- WHEREAS, the site is served by public drinking water and an individual septic system, which is shown in the Site Plan to occur on the southern half of the site; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; Impermeable surface coverage is currently 9.6% and will increase to 10% following the proposed project, where 10% is permitted; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-163

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located at 1545-1547 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 East Genesee Street (US Route 20), a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct a 6,000 square foot pole barn for storage for a rental home business on a 2.2-acre residential lot in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, the site is located in a rural area east of the Village boundary with surrounding residential, low density commercial/office, and agricultural land uses; and
- WHEREAS, the submitted Site Plan dated April 28, 2021 shows the site has frontage on East Genesee Street and contains an existing single-family dwelling, to be removed, and an existing two-family dwelling; there is an existing tarvia driveway onto East Genesee Street and a small parking area (5 spaces) at the front of the two-family dwelling; and
- WHEREAS, per the Site Plan, the new pole barn (60' x 100') will be constructed in place of the single-family house and have a small front parking area; and
- WHEREAS, the submitted Narrative dated April 28, 2021 indicates the new building will provide storage space for Finger Lakes Luxury Homes, a rental home business providing cleaning and maintenance services for off-site properties in the local area; employees may be on-site between 7AM and 6PM, Monday through Saturday; only one person is expected to be at this location full time; and
- WHEREAS, impermeable surface coverage is currently 11.8% and will increase to 19.9% following the proposed project, where 40% is permitted; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to drinking water are proposed; the new and existing septic systems are shown in the Site Plan to occur between the two structures; per the Narrative, plans for a 440 gallon/day septic system have already been approved; and
- WHEREAS, the site is located just outside the Skaneateles Lake watershed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Genesee Street, in order to satisfy commercial driveway standards. To further meet requirements, the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-164

- 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 Route 5 Development Company for the property located at 406 Towne 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 East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct a 7,240 square foot multi-tenant building for two new restaurants on a vacant 1.79-acre outparcel of the Towne Center at Fayetteville shopping plaza in a Regional Shopping (RS) zoning district; and
- WHEREAS, the Board reviewed preliminary subdivision (S-18-17) and three-mile limit (Z-19-72) referrals to subdivide two lots into three new lots, which created the subject parcel; and
- WHEREAS, the submitted Existing Conditions Plan dated April 28, 2021 shows the site has frontage on East Genesee Street (NYS Route 5) and contains a parking area that is part of the Towne Center at Fayetteville shopping plaza; the site abuts multiple parcels containing a large multi-tenant retail building and associated parking for the plaza, as well as two adjacent outparcels that contain a McDonald's restaurant and a Key Bank; other recent development in the shopping plaza includes the creation of another outparcel on East Genesee Street for a Chase Bank (S-19-50, Z-19-192, Z-19-256), which was recently completed and opened; and
- WHEREAS, the submitted Site Plan dated April 28, 2021 shows the multi-tenant restaurant building (7,240 sf) will be set back 62.5' from East Genesee Street; parking (48 spaces) will be located at the rear of the building and mobile order pickup and drive-thru lanes will be on the other three sides; the plan notes that Restaurant A (2,410 sf, 58 seats) will have mobile order pickup service and Restaurant B (4,500 sf, 150 seats) will have a drive-thru, each with their own pickup window; new sidewalks are proposed that will connect to sidewalks on adjacent parcels and include crosswalks through parking areas and drive-thru lanes; and
- WHEREAS, landscaping is proposed along the frontage of the site and to screen the dumpster enclosure from the adjacent parcel; a Photometric Plan was included with the referral materials and shows new pole-mounted light fixtures throughout the parking area and along the mobile order pickup and drive-thru lanes; per the Existing Conditions Plan, there is a water line and 20' right-of-way to the Onondaga County Water Authority crossing the site; a portion of the development's parking lot will occur within the right-of-way; and
- WHEREAS, aerial imagery shows access to the entire shopping plaza comes from a signalized, full access driveway onto Route 5, a right-in, right-out driveway

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onto Route 5, and four full access driveways onto North Burdick Street, a county road to the east; the outparcel development will use the access road and existing driveways that serve the shopping plaza; a Traffic Impact Study (TIS) dated March 2021 was included with the referral materials; the TIS concludes that the project will generate approximately 72 entering and 87 exiting vehicles trips during the PM peak hour and 156 entering and 139 exiting vehicles trips during the SAT peak hour; a portion of the proposed volume is presumed to be pass-by traffic and not new, reducing the expected traffic impacts by roughly half; per the TIS, the projected traffic impacts can be accommodated by the existing transportation network with no highway improvements;

ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 5 will be permitted; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP) and Stormwater Management Report were submitted with the referral materials and includes a copy of the SPDES General Permit for Stormwater Discharges from Construction Activity effective January 29, 2020; the reports indicate that the project area drains via sheet flow to a closed conduit storm sewer system;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area;

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

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

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain; 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 New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from the plans it appears that several trees will be removed as part of the

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 across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; the project is within 2,000 feet of a site (ID: C734106) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

The Board also offers the following comments:

1. The Onondaga County Department of Transportation requests a copy of any information submitted to the New York State Department of Transportation.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. As development of the plaza continues, the Town is encouraged to work with the applicant to further improve walkability throughout the entire shopping plaza by installing sidewalks along both road frontages and establishing an internal sidewalk network to facilitate pedestrian circulation between buildings and across parking areas.
4. Prior to future development of the shopping plaza, the Town may wish to require a new assessment of the internal traffic and circulation of the site that

reflects any changes in traffic resulting from the restaurant development.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-165

- 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 CVE North America for the property located at Duguid Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway, and the municipal boundary between the Town and Village of Manlius; and
- WHEREAS, the applicant is proposing to construct a 15 MW (AC) ground-mounted solar energy system on 89.2 acres of a vacant 240.8-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-21-166) and preliminary subdivision (S-21-34) referrals as part of the proposed project; and
- WHEREAS, the site has frontage on East Seneca Turnpike and two frontages on Duguid Road, a local road, and is largely vacant and undeveloped, except for a telecommunications facility at the southeast corner of the property; aerial imagery shows active farm fields on a significant portion of the site; the site abuts the Fayetteville-Manlius High School to the east; other surrounding land uses include residential lots and other undeveloped or agricultural lands; and
- WHEREAS, the submitted Subdivision Plan dated April 23, 2021 shows the parcel will be divided into four new lots; proposed Lot 1 (1.2 acres) will have frontage on East Seneca Turnpike and contain the telecommunications facility; proposed Lot 2 (68.3 acres) will have frontage on East Seneca Turnpike and contain an existing gravel driveway that serves the telecommunications facility and will be extended to also serve the solar energy system; proposed Lot 3 (132.5 acres) will have frontage on East Seneca Turnpike and Duguid Road; proposed Lot 4 (38.8 acres) will have frontage on Duguid Road and a proposed driveway; ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the submitted partial site plans dated April 23, 2021 show three proposed solar array areas, one each on proposed Lots 2, 3, and 4 and each enclosed by a chain link fence; the entire solar energy system will have 35,256 panels and provide 15 MW of energy; the limits of disturbance for the solar energy system, including the proposed 20' wide grass access road, will cover 89.2 acres of the site and portions of the property that are used for agriculture, which includes lands designated as prime agricultural soils; per the submitted Environmental Assessment Form (EAF), 66.5 acres of agricultural lands will be removed and highly productive soils are present on-site; and
- WHEREAS, the partial site plans show two of the solar areas will have four transformers each and the remaining area will have one transformer; a proposed underground electric line is shown to connect the solar arrays on Lot 2 to

overhead wires and utility poles at the East Seneca Turnpike frontage and ultimately National Grid's power grid; the proposed underground electric line on Lots 3 and 4 will connect to overhead wires and utility poles at the Duguid Road frontage; the proposed driveway on Duguid Road appears to be intended to service the utility poles/lines; and

WHEREAS, the EAF states that a portion of the site contains wetlands or other waterbodies and these will not be impacted by the project; per GIS mapping, it appears that there are federal wetlands, floodplain, and floodway (stream) on adjacent parcels to the north and a very small portion that continues onto this property but not in the project location; and

WHEREAS, the referral materials include a decommissioning plan, as required by the Town Zoning Code, as well as a preliminary screening analysis by National Grid and a Stormwater Pollution Prevention Plan (SWPPP) dated April 2021; per the local application, the applicant will provide a visual analysis once the project is more refined; a viewshed map was included with the referral materials; aerial imagery shows the nearest residence is 590 feet away and screened by trees; the closest structure is the dugout of the school baseball field located 77 feet away, also screened by trees and a fence; the local application notes that anticipated traffic volume is 2 vehicles per month (electrician/landscaper); and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, which is a flow-constrained facility subject to a 2:1 offset plan/project; no drinking water or wastewater services are proposed for the project; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, both sites are Brownfield Cleanup Program sites where previous industrial uses occurred and may presently contain contaminants such as PDBs, SVOCs, VOCs, or petroleum compounds; the sites are located approximately 1,900 feet west and downslope of the project area; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the EAF states that 12.6 acres of forest and 10.2 acres of meadows, grasslands, or brushlands would be removed; a Rare, Threatened, and Endangered Species Report was included with the referral materials and indicates tree clearing should be restricted to November 1 – March 31 to minimize impacts to bat species and migratory birds; and

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

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

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

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Seneca Turnpike, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the state right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board generally recommends avoiding large extents of actively farmed and/or prime agricultural soils for solar energy development. If the Town determines that a site with prime agricultural soils is appropriate for a solar project, the Board encourages the Town to work with the applicant to minimize impacts to soils by taking steps such as minimizing ground disturbance, maintaining agricultural use or pollinator-friendly vegetative cover under panels, determining if animal grazing is an appropriate vegetation management option, and requiring a soil reclamation plan and related financial guarantee of plan implementation.
2. The Town should consider requiring a glare analysis to ensure there will be sufficient screening and no impacts on the adjacent school, residential properties, and state highway.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 12, 2021

OCPB Case # Z-21-166

- 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 CVE North America for the property located at Duguid Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway, and the municipal boundary between the Town and Village of Manlius; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 15 MW (AC) ground-mounted solar energy system on 89.2 acres of a vacant 240.8-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-21-165) and preliminary subdivision (S-21-34) referrals as part of the proposed project; and
- WHEREAS, the site has frontage on East Seneca Turnpike and two frontages on Duguid Road, a local road, and is largely vacant and undeveloped, except for a telecommunications facility at the southeast corner of the property; aerial imagery shows active farm fields on a significant portion of the site; the site abuts the Fayetteville-Manlius High School to the east; other surrounding land uses include residential lots and other undeveloped or agricultural lands; and
- WHEREAS, the submitted Subdivision Plan dated April 23, 2021 shows the parcel will be divided into four new lots; proposed Lot 1 (1.2 acres) will have frontage on East Seneca Turnpike and contain the telecommunications facility; proposed Lot 2 (68.3 acres) will have frontage on East Seneca Turnpike and contain an existing gravel driveway that serves the telecommunications facility and will be extended to also serve the solar energy system; proposed Lot 3 (132.5 acres) will have frontage on East Seneca Turnpike and Duguid Road; proposed Lot 4 (38.8 acres) will have frontage on Duguid Road and a proposed driveway; ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the submitted partial site plans dated April 23, 2021 show three proposed solar array areas, one each on proposed Lots 2, 3, and 4 and each enclosed by a chain link fence; the entire solar energy system will have 35,256 panels and provide 15 MW of energy; the limits of disturbance for the solar energy system, including the proposed 20' wide grass access road, will cover 89.2 acres of the site and portions of the property that are used for agriculture, which includes lands designated as prime agricultural soils; per the submitted Environmental Assessment Form (EAF), 66.5 acres of agricultural lands will be removed and highly productive soils are present on-site; and
- WHEREAS, the partial site plans show two of the solar areas will have four transformers each and the remaining area will have one transformer; a proposed underground electric line is shown to connect the solar arrays on Lot 2 to

overhead wires and utility poles at the East Seneca Turnpike frontage and ultimately National Grid's power grid; the proposed underground electric line on Lots 3 and 4 will connect to overhead wires and utility poles at the Duguid Road frontage; the proposed driveway on Duguid Road appears to be intended to service the utility poles/lines; and

WHEREAS, the EAF states that a portion of the site contains wetlands or other waterbodies and these will not be impacted by the project; per GIS mapping, it appears that there are federal wetlands, floodplain, and floodway (stream) on adjacent parcels to the north and a very small portion that continues onto this property but not in the project location; and

WHEREAS, the referral materials include a decommissioning plan, as required by the Town Zoning Code, as well as a preliminary screening analysis by National Grid and a Stormwater Pollution Prevention Plan (SWPPP) dated April 2021; per the local application, the applicant will provide a visual analysis once the project is more refined; a viewshed map was included with the referral materials; aerial imagery shows the nearest residence is 590 feet away and screened by trees; the closest structure is the dugout of the school baseball field located 77 feet away, also screened by trees and a fence; the local application notes that anticipated traffic volume is 2 vehicles per month (electrician/landscaper); and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, which is a flow-constrained facility subject to a 2:1 offset plan/project; no drinking water or wastewater services are proposed for the project; and

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