



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

May 17, 2023

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

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Marty Masterpole  
Don Radke  
David Skeval  
Jim Stelter

### STAFF PRESENT

Dan Kwasnowski  
Ilana Cantrell  
Rachel Woods  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:05 AM on May 17, 2023.

## III. MINUTES & OTHER BUSINESS

Minutes from April 26, 2023 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

Dan Kwasnowski presented the Onondaga County Comprehensive Plan (Plan Onondaga) to the Planning Board. A motion was made by Don Radke to adopt Plan Onondaga. Jim Stelter seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-23-17	CSyrPB	<i>No Position With Comment</i>	Z-23-132	TDewPB	<i>No Position With Comment</i>
Z-23-133	TDewPB	<i>No Position With Comment</i>	Z-23-134	TDewPB	<i>No Position With Comment</i>
Z-23-135	TClaTB	<i>No Position With Comment</i>	Z-23-137	TDewPB	<i>No Position</i>
Z-23-138	TDewPB	<i>No Position</i>	Z-23-139	TSalTB	<i>No Position With Comment</i>
Z-23-140	CSyrPB	<i>No Position</i>	Z-23-141	TManTB	<i>No Position With Comment</i>
Z-23-143	CSyrPB	<i>No Position With Comment</i>	Z-23-144	CSyrPB	<i>No Position With Comment</i>
Z-23-145	VFayZBA	<i>No Position</i>	Z-23-146	VMinVB	<i>No Position</i>
Z-23-147	TClaPB	<i>No Position</i>	Z-23-148	TSalTB	<i>Approval</i>
Z-23-149	TSalTB	<i>No Position With Comment</i>			

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # S-23-17

- 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 City of Syracuse Planning Commission at the request of Syracuse University for the property located at 195 and 201 Ainsley 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 the municipal boundary between the City of Syracuse and the Town of Onondaga, and the NY Job Development Authority, a state-owned facility; and
- WHEREAS, the applicant is proposing a lot line adjustment between three existing parcels to create two new parcels, New Lot 2A (20.013 acres) and New Lot 2B (1.487 acres) in a Commercial, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a Zone Change (Z-23-143) and Planned Institutional District (PID) amendment (Z-23-144) to incorporate the newly combined Lot 2A into the Syracuse University PID; and
- WHEREAS, the site is in an industrial area between residential neighborhoods along Jamesville Avenue and Interstate 481; and
- WHEREAS, the site is the location of Syracuse University's Physical Plant, Commissary, and salt barns and is comprised of multiple buildings and parking lots surrounding them; most of the southern portion of the site is paved and New Lot 2B will be entirely covered in asphalt; and
- WHEREAS, per the Resubdivision Plat dated 3/28/23, New Lot 2A will include parcels 061.-02-24.1, 061.-02-53.0, and 1.281 acres of 061.-02-25.0; New Lot 2B will be 1.487 acres; per a letter from 185 Ainsley Drive LLC, dated 3/30/23, 185 Ainsley Drive LLC has entered into an agreement to sell the northern 1.281 acres of parcel 061.-02-25.0 to Syracuse University and will retain the southern 1.487 acres; note, parcel 061.-02-53.0 is misidentified on the Resubdivision Plat as 060.-02-53.0; and
- WHEREAS, per the Resubdivision Plat, New Lot 2B will have 175.10' of frontage on Ainsley Drive, New Lot 2A will have 604.85' of frontage on Ainsley Drive and per the Onondaga County Tax Mapping Department, will have 40' of frontage on Jamesville Avenue; and
- WHEREAS, per the Resubdivision Plat, a 20' by 445' Syracuse University Water Line Easement runs along a portion of the eastern parcel boundary of 061.-02-25.0; a 25' by 100' "Permanent Easement to Syracuse University" lies on the eastern boundary of 061.-02-25.0, this easement will be inside of New Lot 2A; a 20' by 692.47' Access Easement exists in parcel 061.-02-24.1 along its shared boundary with 061.-02-25.0; and
- WHEREAS, per the referral notice, the site is served by public drinking water, no changes to the existing infrastructure are proposed; and

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

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

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

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

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

The Board offers the following comment:

The applicant and municipality should ensure the correct parcel numbers are listed on the subdivision map prior to municipal approval of the subdivision, zone change, and PID amendment.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-132

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of B & C Self Storage for the property located at 6037 Galster 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 Manlius Center Road (Route 290), a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to convert 17,000 sf of an existing facility to self storage on a 2.7-acre parcel in an Industrial zoning district; and
- WHEREAS, the area is characterized by a mix of commercial, industrial and big-box and small retail buildings along Bridge Street and Manlius Center Road; Galster Road consists of primarily commercial warehouse related land uses; and
- WHEREAS, the site has an approximately 33,000 sf building (per GIS mapping) housing a local woodworking business and a floral distributor; five existing driveways connect to Galster Road, a local road; and
- WHEREAS, the applicant is proposing to convert 17,000 sf of the existing building to a self-storage facility for B&C Storage; per the Demo Plan dated 9/1/22, the proposed changes to the site are to modify the four northernmost curb cuts and associated gravel areas, reducing to two curb cuts serving the western side of the building; along the frontage additional grass areas will be added, and an asphalt drive will run parallel to the building and connect all remaining driveways; large boulders marking the southern gravel area and southern driveway will be removed; two parking spaces at the northwestern corner of the site will serve that portion of the building; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/17/22, 0.2 acres of the site will be disturbed by the proposed project; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate portions of the site are located within the 100-year floodplain, outside of the project area; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site may contain the Northern Long-eared Bat and Indiana Bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from 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);

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

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

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

The Board offers the following comment:

Given the expanse of paved surface and building in the floodplain, the applicant and municipality are encouraged to reduce impermeable surfaces and utilize green infrastructure (e.g., permeable pavement) wherever possible to minimize impacts to flood plain.

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



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# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-133

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Widewaters Cooling Tower for the property located at 5793 Widewaters Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Old Erie Canal, a state-owned property; and
- WHEREAS, the applicant is proposing to install a cooling tower on a concrete pad on a 5.5-acre parcel in a commercial zoning district; and
- WHEREAS, the site is located in the Widewaters Business Park; surrounding land uses are offices and commercial; and
- WHEREAS, the site consists of an approximately 32,000-sf multi-tenant office building with parking lots wrapping the western and northern sides of the building (per GIS mapping); the building is situated along a sharp bend of Widewaters Parkway, a local road; and
- WHEREAS, the applicant is proposing to remove a cooling tower from the roof of the building and install a new cooling tower on a new 8'4" by 10' concrete pad located 29'5" from the northeastern side of the building per the Cooling Tower Location Plan, dated 12/29/22, and per the Proposed First Floor Plan, dated 12/14/22, the new cooling tower will be 9' long by 7'4" wide and 17'3" high; and
- WHEREAS, the 17' high tower would be located along the parcel frontage, and would be visible from Widewaters Parkway; per the Cooling Tower Location Plan, a large willow tree would be removed and three new white fir trees will be planted between the new equipment and Widewaters Parkway; and
- WHEREAS, per the referral notice, the site is served by public drinking water provided by the Onondaga County Water Authority; no changes are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; no changes are proposed; and
- WHEREAS, the site may contain the Northern Long-eared Bat and Indiana Bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

The Board offers the following comments:

1. Given the scale of equipment placed in the front yard of the site, the applicant and municipality are encouraged to add additional screening.
2. If the new cooling tower causes change in water usage, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer.

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



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# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-134

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Tansy Schoonmaker / Little Jaws Big Smiles for the property located at 4605 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5 (East Genesee Street / Erie Boulevard), a state highway; and
- WHEREAS, the applicant is proposing construction of a 1,680 sf addition to a 3,720 sf dental office, as well as parking and sidewalk reconfigurations, on a 0.62-acre parcel in a Business Transitional zoning district; and
- WHEREAS, the site is among the commercial businesses that line East Genesee Street near its intersection with Erie Boulevard East; a residential neighborhood extends north behind the site; and
- WHEREAS, the site is comprised of a pediatric dental office in a single-story building, with its main entrance on the eastern side of the building; the building is surrounded by parking, which is in two connected lots; to the west, a large parking area appears to be shared with an adjacent parcel containing a former restaurant building (now vacant); to the east, a smaller parking lot occurs on portions of the office parcel and an adjacent, vacant parcel; and
- WHEREAS, the 1,680 sf addition will occur on the west side of the building; per the Phase #1 – Floor Plan, dated 10/4/22, the addition will create multiple new examination rooms and a new administrative area; per the Phasing Plan, additional changes will be made in the future to the interior of the building, reconfiguring the layout to utilize the western side of the building as the main ingress/egress; and
- WHEREAS, per the local application, the proposed changes to the site will result in 34 parking spaces in the east and west side yards and rear yard, connected at the rear of the building; shared parking on adjacent parcels will remain; and
- WHEREAS, two driveways onto NYS Route 5/East Genesee Street are shown to remain, with the eastern driveway being in-only access and a full-access western driveway; this portion of East Genesee contains a divided median, which restricts certain turning movements;  
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Genesee Street must meet Department requirements; and
- WHEREAS, per the referral notice, the site is served by public drinking water, no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, no



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

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

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

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

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

1. The applicant is encouraged to extend new on site sidewalks to connect to existing sidewalks along East Genesee Street.
2. The applicant and municipality should ensure that appropriate filed easements are in place for shared parking.
3. The applicant is encouraged to screen parking lots from road frontages and adjacent residential land uses.

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



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# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Clifton Equipment for the property located at 5334 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of NYS Route 31, a state highway; and
- WHEREAS, the applicant is requesting a zone change on a 3.062-acre parcel from Residential (RA-100) to Highway Commercial (HC-1); and
- WHEREAS, the site is along NYS Route 31, between Stearns and Burnet Roads, both local roads; neighboring parcels contain a landscaping supplies business under common ownership, Meltzer Park, and a church; and
- WHEREAS, the site is a vacant, partially wooded parcel adjacent to Clifton Equipment Rental which is already in a HC-1 zoning district; the neighboring parcels to the east are residential; and
- WHEREAS, the Town of Clay Zoning Code states the intent of the HC-1 zoning district is to maintain the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods; permitted uses include retail, personal service use, office building, bank/credit union, theater (indoor), shopping center, public self-storage facility, medical office, outdoor retail sales and service, and day-care; special permits could allow restaurants, motor vehicle sales, service, and rental, car washes, and hotel/motels; and
- WHEREAS, per an email from the Town, the applicant would like to change the zoning designation of this property so they may combine it with the neighboring parcel to the west; the subdivision was not included with this referral; and
- WHEREAS, the site is directly south, across Route 31, of the recently announced Micron semiconductor campus, slated to attract significant on-site and spinoff development of industrial, manufacturing, commercial, and housing development to the area; and
- WHEREAS, GIS mapping shows a small area in the southwest corner of the site may contain federal wetlands;  
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and
- WHEREAS, there is no existing drinking water service to the site and no changes to existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by an individual septic system; no changes to existing infrastructure are proposed; 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 subject parcel is located in an area undergoing significant change. While a Highway Commercial district may have been appropriate for the corridor in prior years, the Micron project has created a need to reassess community planning in this area. Significant questions regarding future desired land uses, intensity and character of development, and infrastructure provision should be answered for this area prior to significant rezoning.

In particular, the Board questions whether other potential uses, such as industrial/manufacturing/warehousing, or conversely mixed-use development would be more appropriate for this strategic location than strip commercial developments, and what local road networks, sewer networks and other provisions are being planned to address anticipated infrastructure needs in this location. The Syracuse-Onondaga County Planning Agency offers its resources to assist in these planning efforts.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of 6800 East Genesee Street / Andy Day for the property located at 6800 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5 / Route 92), a state highway; and
- WHEREAS, the applicant is proposing to retrofit an existing commercial building to establish 16 residential units on the second floor, above 6 retail businesses on the ground floor, as well as façade and parking improvements on a 3.64-acre parcel in a Special Business Transitional / Overlay zoning district; and
- WHEREAS, the parcel is located along a strip of commercial businesses backed by residential housing, and across East Genesee Street, a state highway, from the DeWitt Wegmans; and
- WHEREAS, the site has an existing 22,200 sf commercial building, wrapped on the north, east, and southern side by a parking lot; the site has access from a signalized intersection on East Genesee Street, across from the main ingress/egress to Wegmans Plaza; there is also access from the site to the rear of the neighboring commercial parcels to the east; and
- WHEREAS, per the local application, the existing building will be renovated to create 16 residential units above 6 retail businesses on the ground floor; the façade will be updated and altered to include Juliet balconies; the parking lot will be revised and restriped; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/7/23, a small addition to be used to screen utilities and act as a bike repair room will be added to the eastern side of the main entrance; and
- WHEREAS, per the Concept Plan (dated 4/13/23), access from East Genesee Street and the neighboring commercial parcel will remain; the parking lot will have 137 parking spaces (including 5 ADA spaces); a sidewalk and patio area will be added to the eastern side of the building; sidewalks, a monument sign, and landscaping will connect the sidewalk along East Genesee Street to the front of the building;
- ADVISORY NOTE: Any proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, per the EAF, 2.5 acres of the site will be disturbed by the proposed project, per the local application “existing stormwater and utility connections will remain and continue to be utilized”; per the Survey, there are 8 existing catch basins distributed across the property;
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of

land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Topographic Survey, dated 3/23/23, a 15'-wide Town of DeWitt Sanitary Sewer easement runs along the eastern boundary of the parcel; and

WHEREAS, per the referral notice, the site is served by public drinking water with no changes proposed;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant and Track & Raquet, an onsite pump station, service areas; a change of use is proposed;

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

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

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 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), East Genesee Street has public transit service and bus stops are located adjacent to the site; and

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-138

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of AT&T for the property located at 6559 Pheasant Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 481, a state highway and the municipal boundary between the Town of DeWitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing to modify an existing cell tower and install additional equipment within the existing compound on a 49.29-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the site is in a low density commercial and residential area characterized by sizable vacant wooded wetlands lying east of Interstate 481 and south of the NYS Thruway; and
- WHEREAS, the parcel contains an existing cell tower and equipment is an approximately 2-acre section (per GIS imagery, May 2021) of a larger 47-acre parcel; this section is bound by Route 481 to the west and Pheasant Road, a local road, to the east and is wooded except for the cell tower clearing; the remaining 45 acres of the lot is east of the Pheasant Road and bound to the east by power lines belonging to National Grid; and
- WHEREAS, per the Detailed Site Plan & Tower Elevation, dated 4/14/21, AT&T is modifying the existing cell tower to add 15' to the top along with AT&T mobility antennas, increasing the height of the tower from 130' to 145'; and
- WHEREAS, an equipment area next to the existing tower, within the existing chain link fence, is proposed; the area will house a 20kW diesel generator on a platform, a 7' x 13' walk-in cabinet, and associated equipment; and
- WHEREAS, per the referral notice, there is no existing drinking water or wastewater services to the site with no changes proposed; and
- WHEREAS, the site contains Ley Creek and tributaries; Ley Creek is listed as water-quality impaired waterbodies (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, **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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-139

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a 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 a local law amending the Zoning Code of the Town of Salina to establish a Northern Lights Plaza Overlay District (NLPOD); and
- WHEREAS, the Northern Lights Shopping Center lies between Interstate 81 and Hancock International Airport, with residential neighborhoods to the south; and
- WHEREAS, the 29.4-acre site consists of the five parcels that make up what is known as Northern Lights Plaza; the plaza is accessed via Brewerton Road, a state highway, and South Bay Road and contains retail multi-tenant buildings, some vacant, with a large parking lot at the center; and
- WHEREAS, the Local Law identifies the site as properties in a C-3 Planned Commercial District that are seen as underutilized; the Town is adopting this law to “encourage the reuse of sites” to clean up the site, make the parcels productive, and increase the Town’s tax base; and
- WHEREAS, the Town states this zoning overlay district will “create zoning options so that underutilized and abandoned commercial buildings can be restored for uses that are not ordinary” and will “include authorizing additional commercial concepts that the Town Board determines make sense”; and
- WHEREAS, under proposed Law 235-24, Section C (1), Distribution Facilities are the only permissible use specifically allowed within the new zoning overlay district; and
- WHEREAS, in a C-3 district, the Town of Salina Code allows the following uses by right: restaurants, hotels, motels, retail sales and service, offices, radio and television studios, shopping centers, theaters, and day-care centers; allowed with a Special Permit include: gasoline service facilities, new and used motor vehicle sales, outdoor theaters, recreation facilities, funeral homes, animal hospitals and kennels, utility service facilities, and cemeteries; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site, including existing building locations to the north and west, is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; and
- WHEREAS, the Town notes a benefit of creating the zoning overlay to encourage the “cleaning up a blighted area in the Town,” but does not specify any requirements of the proposed district that would impose any site or building design standards; and
- WHEREAS, the site may contain the Northern Harrier, or its associated habitat, which has

been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper)

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

The Board offers the following comments:

1. The Board encourages the Town to consider aesthetic and stormwater improvements to the site in addition to making the site more productive. The applicant and the municipality are encouraged to improve site design, drainage, and reinforce walkability by incorporating elements such as additional landscaping along the road frontage and around the parking lots, installation of sidewalks and crosswalks for pedestrian use, and the replacement of extraneous asphalt with green infrastructure, such as bioswales, permeable pavement, and planting islands to further reduce stormwater runoff and improve stormwater quality.
2. The Board encourages the Town to preserve the ability to restore function of Bear Trap Creek and extend the greenway and trail system through the area.
3. The Board encourages the Town to expand permissible uses in the

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-140

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Steve Sloane, Woodlawn Cemetery for the property located at 502 Grant Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Teall Avenue, a county road in the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to construct a 6,800 sf mausoleum expansion on the south side of the existing mausoleum at the 103-acre Woodlawn Cemetery in a Residential Class A (RA) zoning district; and
- WHEREAS, the site is situated on the municipal boundary of the City of Syracuse and Town of Salina, surrounded by residential neighborhoods from both municipalities; the site is adjacent to Shop City Plaza; and
- WHEREAS, the 103-acre parcel is a large cemetery with crematorium and mausoleum; the cemetery has frontage along Grant Boulevard, a local road in the City, and Teall Avenue, a local road in the City and a county road in the Town of Salina; and
- WHEREAS, the board previously offered No Position with Comment on a Project Site Review to demolish and reconstruct a 4,027 sf building; and
- WHEREAS, the existing mausoleum and the proposed expansion are all located on the City of Syracuse and Town of Salina municipal boundary; per the Town of Salina Planning department, this proposal on Town parcel 069.-01-22.0 has not been submitted to the Town; this Onondaga County Planning Board review is intended for both municipalities; and
- WHEREAS, the applicant is proposing a 6,800 sf expansion to the southwest corner of the existing mausoleum to provide additional internment crypt space; per the Site Plan, dated 2/10/23, the proposed addition will connect to the mausoleum by a covered walkway; walkways will circulate around the outside of the building along with a sidewalk along a lower level on the southeast side; some existing trees will be removed to allow for the expansion, and new plantings labeled "landscaping by owner" will be placed between the existing building and the expansion; the red granite facade and green roof depicted in the renderings, dated 2/1/23, are consistent with the building materials of the existing building; and
- WHEREAS, per the referral notice, the cemetery is served by public drinking water, no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the cemetery is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, no changes to

existing infrastructure are proposed; and

WHEREAS, per the Environmental Assessment Form, dated 2/1/23, the plan for stormwater runoff is “onsite storage of stormwater with downstream connection to the existing storm sewer system within the City of Syracuse’s right of way”; the site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-141

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Turnwood Development for the property located at Highbridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is proposing a zone change on an 8.77-acre parcel from Commercial A (CA) to Residential 5 (R5) to allow construction of a 78-unit senior housing facility; and
- WHEREAS, the site is in the residential neighborhoods west of the Village of Manlius, adjacent to Brookdale Alzheimer's & Dementia Care facility and across Highbridge Street from the Wildwood Ridge apartment complex; and
- WHEREAS, the site is a vacant, wooded parcel with the eastern and southern parcel boundaries sloping steeply up to the adjacent single-family homes; the site has frontage opposite the Brookdale facility on Gramercy Circle, a local road, and frontage along Highbridge Street, a county route; and
- WHEREAS, the proposed zone change to Residential 5 (R5) is to allow for the construction of 78 senior living apartments; per the Site Plan, dated 4/12/23, the complex will have two access points from Gramercy Circle, leading to a 78-space parking lot, backed by the apartment building;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to Highbridge Street will be permitted; and
- WHEREAS, per the Town of Manlius Code, the Commercial District A (CA) zoning district allows uses including: artisans, commercial businesses, congregate-care services, including day-care facilities, homes for elderly adults, convalescent homes, nursing homes, light manufacturing, places of entertainment, professional offices, restaurants, and retail sales; and
- WHEREAS, per the Town Code, the Residential District R-5 zoning district is intended "to provide through the multiple-family dwelling units...a further choice in housing than is available in the other residential zoning districts," permitting multiple-family dwellings, accessory structures and uses incidental to multiple-family dwellings, and structures and uses permitted in a R-1 zoning district; and
- WHEREAS, currently, the only parcels zoned Commercial District A are the site and the neighboring facility; other neighboring parcels are zoned Residential District 1 and Residential District 5 (per Town of Manlius Zoning Map); and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/12/23, 5.00 acres of the site will be disturbed by the proposed project; per the Site Plan, there will be two stormwater catchment facilities (to be designed), one in the northwest

corner of the parcel, adjacent to the parking lot, and the other between the apartment building and the steep slopes near the southern parcel boundary; and

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

WHEREAS, per the referral notice, the site is to be served by public drinking water provided by the Onondaga County Water Authority, and the proposed facility will increase demand;

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

WHEREAS, per the referral notice, the site is to be served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, and the proposed facility will increase demand at the site;

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

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

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

WHEREAS, the site may contain the Indiana Bat and/or Northern Long-eared Bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from the Site Plan it appears that some significant wooded areas on site will be removed; and

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

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

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

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

The Board takes no position on the proposed zone change, but offers the following comments for the next stage of development review:

1. The applicant will be required to coordinate Highbridge Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data 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. If an extension of public sewer is necessary, any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.
3. Given that the site may contain the federally and state endangered Indiana Bat and Long-eared Bat or their associated habitat, the applicant is encourage to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-143

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 195 Ainsley Drive; 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 the municipal boundary between the City of Syracuse and the Town of Onondaga, and the NY Job Development Authority, a state-owned facility; and
- WHEREAS, the applicant is proposing a zone change on a 1.281-acre portion of the parcel from Commercial, Class B to Planned Institutional District (PID) in order to expand the SU PID Ainsley Sub-District; and
- WHEREAS, the Board is concurrently reviewing Z-23-144 to include new land in the Syracuse University Planned Institutional District and a subdivision referral, S-23-17, to combine parcels 061.-02-53.0, 061.-02-24.1 and a portion of parcel 061.-02-25; and
- WHEREAS, the site is in an industrial area between residential neighborhoods along Jamesville Avenue and Interstate 481; and
- WHEREAS, the site is the location of Syracuse University's Physical Plant, Commissary, and salt barns and is comprised of multiple buildings and parking lots surrounding them; most of the southern portion of the site is paved and New Lot 2B will be entirely covered in asphalt; and
- WHEREAS, per the City of Syracuse Zoning Ordinance, a Commercial District, Class B (CB) zoning designation is to "provide appropriate areas on or near major routes...which would permit the more intensive development and continued use of lands for compatible retail, commercial, and light manufacturing uses"; and
- WHEREAS, a Planned Institutional District (PID) is described in the City Zoning Ordinance as being intended to "encourage the orderly, cooperative and flexible development and expansion of institutional land uses"; the Syracuse University PID includes the main campus, the Lally Athletics Complex, Skytop, and their properties off Jamesville Avenue and Ainsley Drive; per a letter from Syracuse Mayor Ben Walsh, dated 4/30/19, a Planned Institutional District (PID) District Plan established the Ainsley Sub-District and includes the properties located at 201 Ainsley Drive and 1320 and 1330 Jamesville Avenue; and
- WHEREAS, per the Resubdivision Plat dated 3/28/23, New Lot 2A will include parcels 061.-02-24.1, 061.-02-53.0, and 1.281 acres of 061.-02-25.0; New Lot 2B will be 1.487 acres; note, parcel 061.-02-53.0 is misidentified on the Resubdivision Plat as 060.-02-53.0; and



WHEREAS, per the City of Syracuse Zoning Atlas, dated 8/2021, parcel 061.-02-53.0 and 061.-02-25.0 are in a CB zoning district; per the diagram titled "Re-Zoning to P.I.D. Zoning District", dated 3/2023, parcel 061.-02-53.0 is already zoned PID; per the "Proposed" section of this map, parcel 061.-02-53.0 and a 1.281-acre portion of 061.-02-25.0 will be zoned PID as a result of this action; and

WHEREAS, per the Resubdivision Plat, a 20' by 445' Syracuse University Water Line Easement runs along a portion of the eastern parcel boundary of 061.-02-25.0; a 25' by 100' "Permanent Easement to Syracuse University" lies on the eastern boundary of 061.-02-25.0, this easement will be inside of New Lot 2A; a 20' by 692.47' Access Easement exists in parcel 061.-02-24.1 along its shared boundary with 061.-02-25.0; and

WHEREAS, per the referral notice, the PID area is generally served by public drinking water, and no changes to the existing infrastructure are proposed; and

WHEREAS, per the referral notice, the PID area is generally served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, and no changes to the existing infrastructure are proposed; and

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

WHEREAS, the site 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  
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:

The applicant and municipality should ensure the correct parcel numbers are listed on the subdivision map prior to municipal approval of the subdivision, zone change, and PID amendment.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-144

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 201 Ainsley Drive; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Onondaga, and the NY Job Development Authority, a state-owned facility; and

WHEREAS, the applicant is proposing a PID expansion and District Plan Amendment to expand the SU PID Ainsley Sub-District and District Plan to include a 1.281-acre portion of 195 Ainsley Drive and parcel 061.-02-53.0; and

WHEREAS, the Board is concurrently reviewing a zone change (Z-23-143) and a subdivision referral, S-23-17, to combine parcels 061.-02-53.0, 061.-02-24.1 and a portion of parcel 061.-02-25; and

WHEREAS, the site is in an industrial area between residential neighborhoods along Jamesville Avenue and Interstate 481; and

WHEREAS, the site is the location of Syracuse University's Physical Plant, Commissary, and salt barns and is comprised of multiple buildings and parking lots surrounding them; most of the southern portion of the site is paved and New Lot 2B will be entirely covered in asphalt; and

WHEREAS, per the City of Syracuse Zoning Ordinance, a Planned Institutional District (PID) is described as being intended to "encourage the orderly, cooperative and flexible development and expansion of institutional land uses"; the Syracuse University PID includes the main campus, the Lally Athletics Complex, Skytop, and their properties off Jamesville Avenue and Ainsley Drive; per a letter from Syracuse Mayor Ben Walsh, dated 4/30/19, a Planned Institutional District (PID) District Plan established the Ainsley Sub-District and includes the properties located at 201 Ainsley Drive and 1320 and 1330 Jamesville Avenue; and

WHEREAS, per the Resubdivision Plat dated 3/28/23, New Lot 2A will include parcels 061.-02-24.1, 061.-02-53.0, and 1.281 acres of 061.-02-25.0; New Lot 2B will be 1.487 acres; note, parcel 061.-02-53.0 is misidentified on the Resubdivision Plat as 060.-02-53.0; and

WHEREAS, per the City of Syracuse Zoning Atlas, dated 8/2021, parcel 061.-02-53.0 and 061.-02-25.0 are in a CB zoning district; per the diagram titled "Re-Zoning to P.I.D. Zoning District", dated 3/2023, parcel 061.-02-53.0 is already zoned PID; per the "Proposed" section of this diagram, the PID will be expanded to include parcel 061.-02-53.0 and a 1.281-acre portion of 061.-02-25.0 as a

result of this action; and

WHEREAS, per the Resubdivision Plat, a 20' by 445' Syracuse University Water Line Easement runs along a portion of the eastern parcel boundary of 061.-02-25.0; a 25' by 100' "Permanent Easement to Syracuse University" lies on the eastern boundary of 061.-02-25.0, this easement will be inside of New Lot 2A; a 20' by 692.47' Access Easement exists in parcel 061.-02-24.1 along its shared boundary with 061.-02-25.0; and

WHEREAS, per the referral notice, the PID area is generally served by public drinking water, and no changes to the existing infrastructure are proposed; and

WHEREAS, per the referral notice, the PID area is generally served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, and no changes to the existing infrastructure are proposed; and

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

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

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

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

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

The applicant and municipality should ensure the correct parcel numbers are listed on the subdivision map prior to municipal approval of the subdivision, zone change, and PID amendment.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-145

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Fayetteville Zoning Board of Appeals at the request of Nigel Tate (CESO) for the property located at 206 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, North Burdick Street (Route 94) and Highbridge Street (Route 109), both county highways, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting an area variance to reduce the rear setback from 50' to 23.84' for the expansion of a parking area for a Valvoline Instant Oil Change on a 0.37-acre parcel in a Contemporary Business (C-B) zoning district; and
- WHEREAS, the Board previously offered No Position on a site plan (Z-23-82) regarding this proposed parking lot expansion; and
- WHEREAS, the site is situated on West Genesee Street / NYS Route 5 through the Village of Fayetteville, where multiple commercial land uses line West Genesee Street leading toward the Village Center; Fayetteville Towne Center is west of the site and the Route 5 bridge over Mill Street is to the east; and
- WHEREAS, the parcel currently contains a 1,227 square foot one-story building for Valvoline Instant Oil Change, with four parking spaces, a shed and retaining wall; trees and lawn areas occur behind the parking area; and
- WHEREAS, per the local application, the applicant is proposing a 3,185 sf parking lot expansion at the rear of the site; the variance application, dated 4/27/23, states the existing parking and shed will be removed and replaced with a new asphalt parking lot for 9 vehicles including a handicap space, and a concrete pad and dumpster enclosure; the applicant is seeking relief from the 50' setback required due to the lot being adjacent to a residential district; the applicant claims the changes on site are necessary due to an increase in customer traffic; and
- WHEREAS, per the Landscape Plan, dated 11/18/22, the applicant will plant 26 black chokeberry along the sides of the parking lot, 14 sea green juniper along the rear of the lot, and 7 green giant arborvitae to be planted between the juniper and the rear fence; and
- WHEREAS, per the Environmental Assessment Form (EAF), undated, existing drainage patterns run towards the rear of the property and will be maintained, an underground detention system will be installed and will limit drainage to an acceptable discharge; and

- WHEREAS, the parcel has an existing 30' wide curbed driveway, sidewalk and minimal landscaping along the NYS Route 5 frontage;  
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 5 must meet Department requirements; and
- WHEREAS, the site is served by public drinking water provided by OCWA and is located within the Meadowbrook Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; per GIS a federal wetland is approximately 440' to the east; and
- WHEREAS, the project is within 2,000 feet of a site (ID: C734106) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana Bat, 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
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing;

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-146

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Minoa Village Board at the request of Sharon Caron for the property located at 7235 North Central Avenue; 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 North Central Avenue (Route 245), a county highway, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is requesting a zone change from Residential A-1 to Industrial for a newly annexed 3.79-acre parcel; and
- WHEREAS, the site is located east of the East Syracuse Minoa Central School District campus containing their Transportation building, Pine Grove Middle School, and Woodlawn Elementary, south of a single-family residential neighborhood, and across North Central Avenue from the extensive rail lines belonging to CSX Transportation, and
- WHEREAS, the site is a parcel that was recently acquired by the Village and per the referral, properties annexed into the village receive a residential zoning designation; the site is a large, wooded site with frontage along North Central Avenue; and
- WHEREAS, per the Village of Minoa municipal code, Residential A-1 zoning districts allow single-family dwellings, churches, rectories, and convents; and
- WHEREAS, Industrial Districts allow all uses permitted in Commercial Districts including “Residential living units including apartments and condominiums”; per Village staff, the proposal to change this parcel to an Industrial zoning district as opposed to a less permissive zoning district is to keep the zoning consistent with neighboring parcels; per the Village of Minoa Zoning Map, dated 7/2019, properties along North Central Avenue are primarily in an Industrial zoning district; and
- WHEREAS, the applicant is proposing a 48-unit apartment complex, per the Village, a Site Plan will be submitted in the future, but is not included in this referral; and
- WHEREAS, per the Sketch Plan, dated 2/23/23, the apartment complex will have a driveway from North Central Avenue, a county route, on the western side of the parcel, leading to a central parking lot with 133 parking spaces; 5 apartment buildings surround the parking lot;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on North Central Avenue must meet Department requirements; and
- WHEREAS, per the referral notice, the site is served by public drinking water provided by the Onondaga County Water Authority with a proposed increase in use;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Village of Minoa Wastewater Treatment Facility service area; an increase in use is proposed; and

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

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from the Sketch Plan it appears that some significant wooded areas on site will be removed;

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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-147

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Starbucks Liverpool for the property located at 7567 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing several improvements to their drive thru area on a 2.06-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is among the multitude of commercial businesses that line Oswego Road, backed by residential neighborhoods; Wegmans, Chase Bank, and Burger King are among the nearby businesses; and
- WHEREAS, the site is one of several businesses within the Route 57 Bayberry Plaza; road access to the plaza is via the driveway on the parcel to the north and a driveway to Elmcrest Road; the drive-thru for the applicant is entered via the driveway at the north side of the site with the cars lining up along the rear of the building and exiting the driveway onto Elmcrest Road; and
- WHEREAS, the applicant is proposing changes to their existing drive-thru: the existing clearance bar, menu board, and order point are located along the rear of the building, close to the existing drive-thru window at the southwestern corner of the building; per the Starbucks Liverpool Drive-Thru Relocation diagram, dated 4/26/23, the pre-order menu board, an order canopy, and new 5-panel menu board area are to be constructed near the northwestern corner of the building, allowing more vehicles to queue between the order point and the drive-thru window; and
- WHEREAS, per the Boundary & Partial Topographic Survey, dated 12/1/22, the site has multiple easements: a 20'-wide Sanitary Sewer easement runs along the western parcel boundary, an Ingress & Egress easement allowing access from Oswego Road from the neighboring parcel to the north, and a 40'-wide Ingress & Egress easement allowing the parcel to the south of the plaza access to Elmcrest Road; and
- WHEREAS, per the referral notice, the site is served by public drinking water provided by the Onondaga County Water Authority and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant and Wetzel Road pump station service area, no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and



WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-148

- 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 LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina for the property located 201 School 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
- WHEREAS, the Town of Salina is proposing a Local Law to amend Chapter 235 of the Town Code to create new section 235-26 that would authorize a Planned Unit Development Zoning District (PUD); and
- WHEREAS, the proposed local law states the intention of creating the Planned Unit Development (PUD) zoning designation is to provide flexibility and encourage “a variety of land uses and innovative design techniques that otherwise would be restricted by standard use and area regulations contained within the Town of Salina Zoning Law”;
- WHEREAS, under the proposed law, PUD District Plan applications are reviewed by the Town Board before then referring the application to the Town Zoning Board of Appeals and County Planning Board for comment; one or more public hearings are required; once local obligations are complete, the Town may approve or deny the PUD District Plan Application; the Town Board must then amend the Town Code and zoning map to reflect the approval; and
- WHEREAS, the applicant will need to submit an application for PUD Site Plan Approval and follow the procedures outlined in the Town Code regarding Site Plan Review before permits can be issued; and
- WHEREAS, PUD District Plan application requirements include: a PUD District Plan description, a plan map, phasing plan, application timeline, documents related to the real property included in the proposal, documents necessary for the Town’s SEQRA review, and any fees or funds deemed necessary by the Town; and
- WHEREAS, the proposed law outlines multiple factors to be weighed when considering approval of a PUD District Plan: whether the proposal is consistent with the Town of Salina Comprehensive Plan, if the plan will provide affordable housing, possible negative impacts on existing residential uses, potential loss of prime farmland, efficient use of local resources (land, energy, community services, infrastructure, etc), and if the proposal is consistent with the existing character of the neighborhood; 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 that said application be APPROVED.

The Board commends the Town on its efforts to encourage mixed-use, high quality development and finds the proposed Planned Unit Development Zoning District to be appropriate for this area.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 17, 2023

OCPB Case # Z-23-149

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 Salina Town Board at the request of Town of Salina for the property located Oswego Road and Liverpool Bypass; 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 Oswego Road (Route 91 / Old Route 57) and Liverpool Bypass (Route 88), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Salina and the Village of Liverpool; and

WHEREAS, the applicant is requesting a zone change on four parcels totaling 25 acres from Planned Commercial (C-3) to Planned Unit Development (PUD) in order to facilitate a future residential apartment facility and associated commercial development; and

WHEREAS, the site is in an area between the NYS Thruway, Oswego Road (County Route 57), and the Liverpool Bypass; an apartment complex and a single-family residential neighborhood are on adjacent parcels to the east and a large Amazon distribution facility lies north of the site; and

WHEREAS, the site consists of four parcels with the southern half being wooded and containing a federal wetland (per GIS mapping); the northern half contains athletic fields utilized as a kickball park; and

WHEREAS, the Board previously provided No Position with Comment on site plan (Z-11-235) and special permit (Z-11-136) referrals regarding establishing a sports facility; and

WHEREAS, the Board is concurrently reviewing a Local Law (Z-23-148) referral for the creation of a Planned Unit Development zoning designation; and

WHEREAS, the site is currently in a Planned Commercial (C-3) zoning district; the Town of Salina zoning ordinance describes the intent of a C-3 zoning district is to “provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public”; permitted uses include restaurants, hotels/motels, retail sales and service, office, radio and television studios, shopping centers, theaters, and day-care centers; and

WHEREAS, the proposed local law states the intention of creating the Planned Unit Development zoning designation is to provide flexibility and encourage “a variety of land uses and innovative design techniques that otherwise would be restricted by standard use and area regulations contained within the Town of Salina Zoning Law”; and

WHEREAS, per the referral, the applicant would like to change the site to a PUD zoning designation to allow for the development of the area including a multi-building

apartment complex and 4 commercial sites; per Town staff, the proposed number of dwelling units has yet to be determined, but has ranged from 250 to 400 dwelling units; per the Liverpool Bypass Concept Plan, dated 5/3/23, the apartment complex will have five, 4-story apartment buildings positioned around parking lots with driveways to Oswego Road and the Liverpool Bypass; no sidewalks or crosswalks are depicted in the interior of the site or along either roadway; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road and Morgan Road have public transit service and bus stops are located adjacent to the site; and

WHEREAS, GIS mapping shows approximately 4.7 acres of the site may contain federal wetlands, which appears to not include any of the proposed development; ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

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

WHEREAS, the site may contain the Indiana Bat, or 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 Liverpool Bypass Concept Plan, dated 5/3/23, it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site 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 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:

Should the Town approve the proposed zone change, the Board also offers the following comment for the next phase of the project:

The applicant and Town are encouraged to improve site design by establishing a sidewalk network within the site, install sidewalks along Oswego Road, and landscape along the road frontage and around the parking lots.

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



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor




SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Town of Clay Planning Board

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

**DATE:** 5/10/2023

**RE:** Administrative Review – Lands of Wheeler Subdivision

**RECOMMENDATION:** No Position

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

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

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

**CASE NUMBER:** S-23-16

**REFERRING BOARD:** TOWN OF CLAY PLANNING BOARD

**DATE RECEIVED:** 4/25/2023

**TYPE OF ACTION:** SUBDIVISION

**APPLICANT:** LANDS OF WHEELER

**LOCATION:** MUD MILL ROAD (COUNTY HIGHWAY)

**WITHIN 500' OF:** MUD MILL ROAD (A COUNTY HIGHWAY), THE MUNICIPAL BOUNDARY BETWEEN TOWNS OF CLAY AND CICERO, AND A FARM OPERATION IN A NYS AGRICULTURAL DISTRICT

**TAX ID(s):** 048.-01-13.0

**Project Summary:**

The applicant is proposing to subdivide a 114-acre parcel on Mud Mill Road into two new lots. Proposed Lot 1 will be 2.47 acres and will contain the existing house and accessory buildings located in the northwest corner of the site. Proposed Lot 2 is a vacant, 113.98 acres and appears to contain a mix of active farmland and wooded areas. The site is in NYS Agricultural District 3 and contains state and federal wetlands (per GIS mapping). The NYS wetlands appear to coincide with the wooded areas on site. 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). No proposed development was indicated in the referral materials.

**Advisory Note(s):**

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;

The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers;

**Recommendation:** No Position





J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Village of Tully Zoning Board of Appeals  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 5/10/2023  
**RE:** Administrative Review – Michelle Bowen Special Permit  
**RECOMMENDATION:** No Position

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

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

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

**CASE NUMBER:** Z-23-142  
**REFERRING BOARD:** VILLAGE OF TULLY ZONING BOARD OF APPEALS  
**DATE RECEIVED:** 5/2/2023  
**TYPE OF ACTION:** SPECIAL PERMIT – HOME OCCUPATION  
**APPLICANT:** MICHELLE BOWEN  
**LOCATION:** 12 GROVE STREET, TULLY  
**WITHIN 500' OF:** GROVE STREET (COUNTY ROUTE 175), MUNICIPAL BOUNDARY WITH TOWN OF TULLY, A FARM OPERATION IN A NYS AGRICULTURAL DISTRICT  
**TAX ID(S):** 104.-03-06.0

**Project Summary:**

The applicant is proposing a special use permit for home occupation to run a dog-grooming service out of her apartment in a Residential 2 zoning district. The applicant resides in a 4-unit apartment building in the Village of Tully. Per the local application, the applicant will have one client at a time and there will be no exterior changes to the building except a sign on her door. The site is within the NYS Department of Environmental Conservation 500' wetland check zone and is located approximately 400' from the municipal boundary with the Town of Tully and a nearby farm enrolled in the NYS Agricultural District.

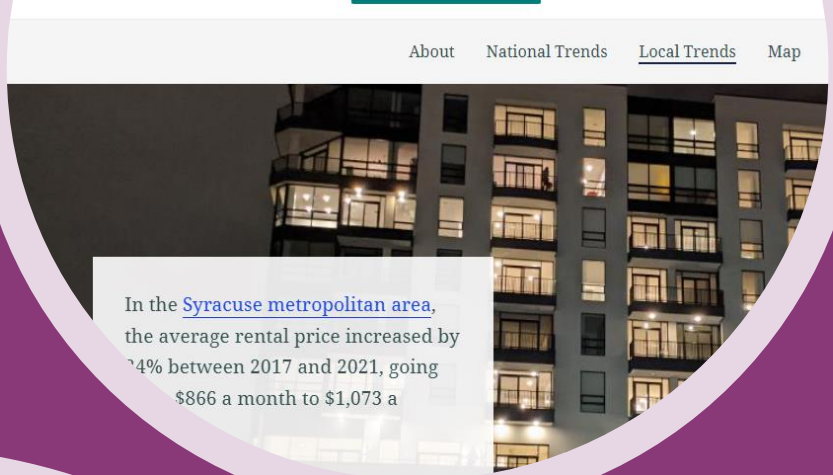
**Recommendation:** No Position

# PLAN ONONDAGA

COUNTY COMPREHENSIVE PLAN



COUNTY EXECUTIVE  
J. RYAN MCMAHON, II



About National Trends Local Trends Map

In the [Syracuse metropolitan area](#), the average rental price increased by 74% between 2017 and 2021, going from \$866 a month to \$1,073 a month.



**Website**  
Plan.ongov.net was maintained throughout the life of Plan Onondaga. It included information about the content of the plan, news and updates about the planning process, contextual resources, and ways to get in touch with the project team. The site also contained links to the StoryMap.



**Pop-up**  
Pop-up tent at the project site in Lafayette A and the We Plan Onondaga about the plan ideas and concern collected feedback about Ono



**Storymap**  
The Plan Onondaga StoryMap was developed to provide community feedback about the plan's five StoryMap defines the plan themes and provides local analysis, mapping, and examples of how the plan was available throughout the plan's development. The basic ideas that the plan was



# Engaging the Community

**PLAN ONONDAGA**  
COUNTY COMPREHENSIVE PLAN

# Guiding Principles

Plan Onondaga was developed from the ground up to define a vision for community success that includes the shared needs, goals, and challenges of each of our municipalities, and that facilitates a pathway to implement positive growth and change.

The planning process focused on the linkages between community engagement, quality of life, and economic development and explored five thematic areas as a framework for the identification of strategic initiatives and projects.

Neither Onondaga County, nor its local municipalities (i.e., City of Syracuse, 15 villages, and 19 towns), create private sector jobs. The role of the County, along with local municipalities, is to adopt policies that direct limited resources to promote conditions that encourage private sector investment to attract and retain skilled workers to our community. To accomplish this, Plan Onondaga must establish a shared vision and supporting policies based on an understanding of the unique qualities that make the County and its local municipalities special. Through listening to the needs, concerns, and aspirations of the County's constituents, and careful analysis of County and local data, Plan Onondaga has formulated a vision, goals, and strategies for future economic growth and development.

## Economic Development

## PRINCIPLES

### THEMES

Strong Centers

Greenways and Blueways

Agriculture

Housing and Neighborhoods

Community Mobility

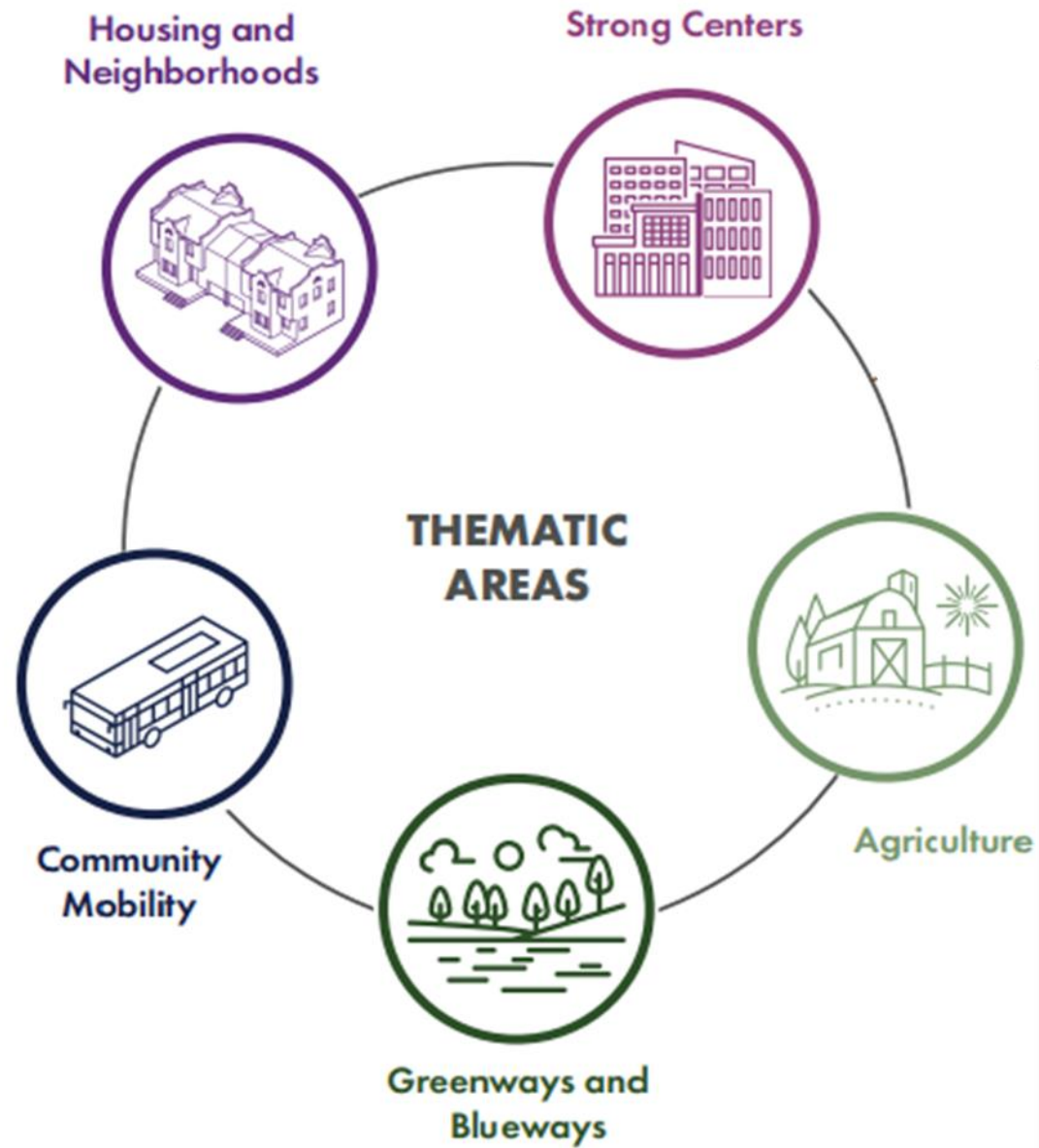
## Quality of Life

Creating an environment supportive of economic growth in the 21st century requires a deep understanding of the quality of life needs of the modern workforce, and of how the assets and unique character of local communities contribute to a community's ability to attract and retain skilled labor.

## Community Based Planning

Onondaga County recognizes that its greatest potential to have a positive impact is through cooperation with the municipalities. To this end, Plan Onondaga embodies inclusive community-based planning. The plan will be implemented by developing community-based planning projects with local municipalities and identifying resources necessary to carry out projects. It is the County's intention to affect support policies and projects at all levels of government by "doing the work" to build relationships and by being an advocate for good planning county-wide.

# Plan Principles and Themes





### **Strong Centers**

Strong centers are walkable, people oriented places with a mix of jobs, housing, shopping, dining culture, public spaces, entertainment, transportation, and services.



### **Housing and Neighborhoods**

Neighborhoods are often the cornerstones of communities. They are where people live, gather, celebrate, find refuge, and spend much of their time.



### **Community Mobility**

Community Mobility is the ability of people to travel from place to place within Onondaga County. This theme is about enhancing access and options for moving people throughout the county.



### **Greenways and Blueways**

Greenways and blueways are corridors of open space that incorporate diverse natural, cultural, and scenic features.



### **Agriculture**

Agriculture is an important part of Onondaga County's landscape, food system, and economy.



# What Role Does the County Play?

L LEAD

BC BUILD CAPACITY

P ESTABLISH POLICY

A ADVOCATE

M MARKET

I INVEST



### INVESTMENTS IN PEOPLE:

the ability of locations to produce, retain and attract skilled workers measured by:

- 1 Population Growth, 2010-20
- 2 % of population with HS diploma or Less
- 3 % of the population with Some College or an AA degree
- 4 % of the population with a BA degree
- 5 % of the population with a Graduate or Professional degree
- 6 % of Population comprised of Millennials & Boomers (who have greater propensities to live in urban settings)
- 7 The Diversity of the Population as measured by ESRI's Tapestry Market Segments
- 8 Median Age



### ECONOMIC COLLABORATION:

the ability of locations to support the generation of jobs, income and wealth measured by:

- 9 Per Capita Income
- 10 Median Household Income
- 11 Employment Diversity by Industry
- 12 Jobs per Household



### STRONG CENTERS:

the ability of locations to serve as a center for cultural activities measured by:

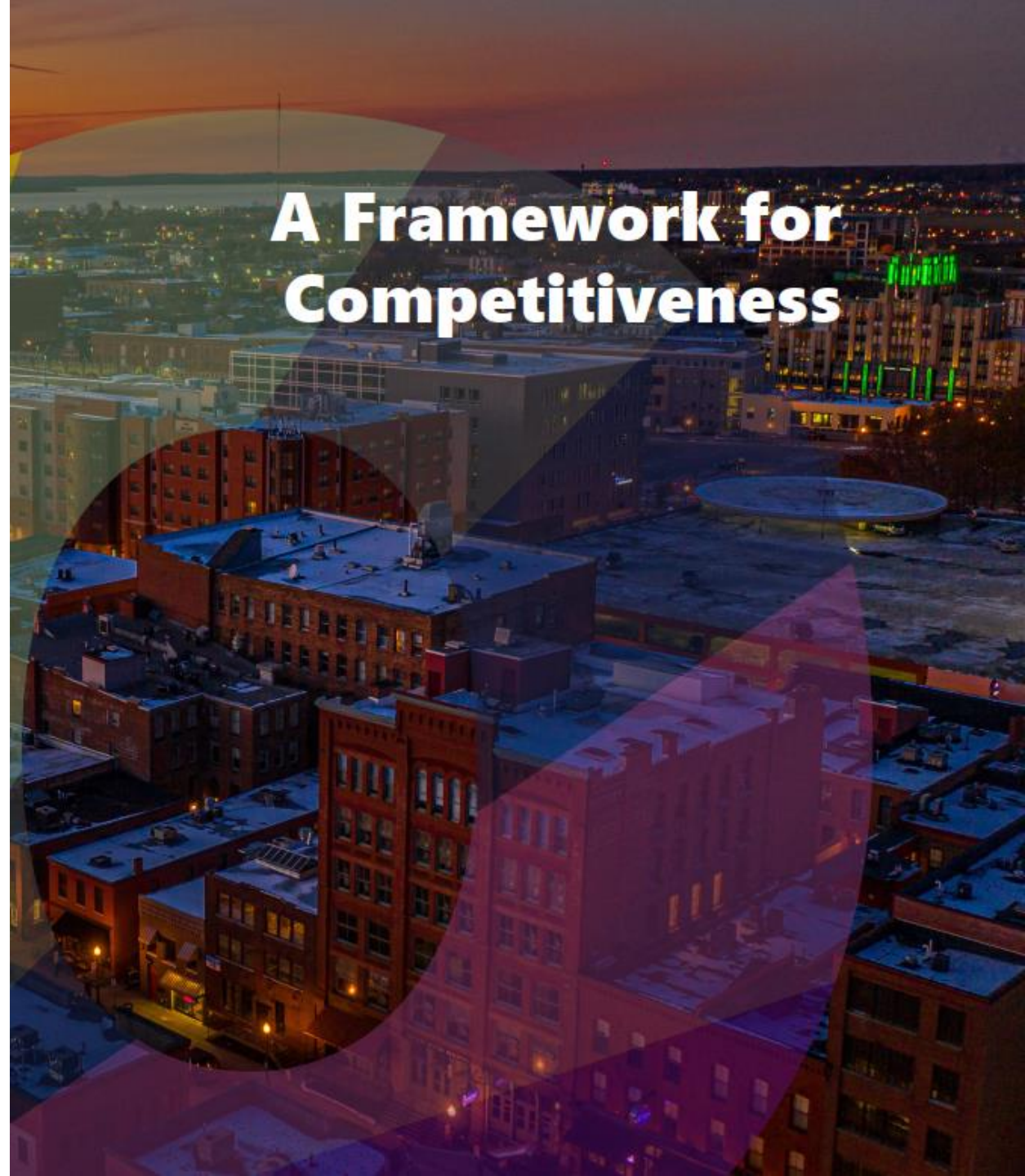
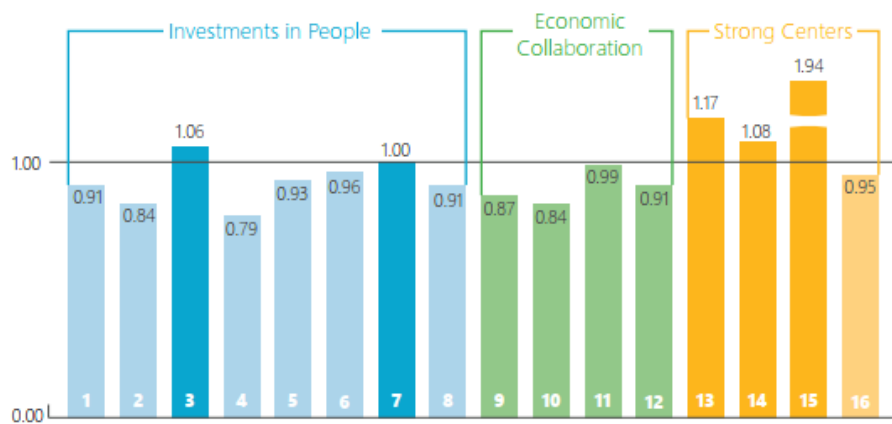
- 13 % of Workers with a Commute under 10 minutes
- 14 Daytime Population as % of Total Population
- 15 Retail Sales Surplus (the extent to which dollars come into the area), 2017
- 16 % Employment in Arts



VS



### Onondaga County VS United States Peer Counties Index



# A Framework for Competitiveness





## **PLAN ON strong centers**

Amenity-rich, vibrant, and walkable centers can strengthen the quality of life and improve the economic stability of local communities.

Support + Enhance Existing and New Centers of All Scales

Provide Tools, Resources, and Partnerships for the Development of Strategic New Centers

Incorporate Multi-Modal Options As a Central Element of Centers

Invest in Public Places and Spaces Within Existing and New Centers





# PLAN ON **community mobility**

Enhancing mobility means better access and better options to move people throughout the county.

Become a Vision Zero Community

Invest in Transit Corridors

Implement an Expanded and Connected Network of Bike Lanes, Trails and Multi-Modal Corridors

Prepare for Our Transportation Future





# PLAN ON housing + neighborhoods

To retain as well as attract future residents, housing in the county needs to be affordable, efficient, diverse, and attractive.

Expand Housing Choice

Develop Targeted Market-Driven Programs to Support Neighborhood Health

Support and Enhance the County's Housing + Neighborhoods





# PLAN ON greenways + blueways

Providing unique opportunities for recreation, wildlife habitat, and ecological protection.

Formalize Greenway and Blueway System Planning

Continue to Invest in the Development of a Countywide Multi-Use Trail Network

Invest in the Development of a Countywide Blueway System

Preserve Ecological Assets Within Greenways and Blueways





## **PLAN ON agriculture**

Local agriculture is vital to the future success of Onondaga County's economy, landscape and food system.

Protect Natural Resources and Scenic Views

Grow the Agricultural Economy

Provide Food and Support Local Agriculture

Protect Farmland and Rural Landscapes



# The Planning History of Plan Onondaga Themes

Onondaga County's past planning efforts have included the themes represented in Plan Onondaga. This section includes a brief survey of historic planning reports through the lens of Plan Onondaga's themes of Strong Centers, Housing and Neighborhoods, Community Mobility and Neighborhoods, Community Mobility, Greenways and Blueways,

and Agriculture. This analysis reminds us that the themes presented in Plan Onondaga are not new, but have been part of the planning for Onondaga County since the first plans were developed.

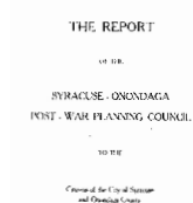
- Strong Centers
- Housing & Neighborhoods
- Community Mobility
- Greenways & Blueways
- Agriculture

**1945**

**The Post-War Report**

● ● ● ● ●

A primary objective of this report was to record the thinking and planning of multiple community groups to spread awareness and avoid duplicative or clashing efforts. The report's two sections were: economic, social, and cultural activities; and physical environment and facilities.



**1962**

**County Plan for the Onondaga-Syracuse Metropolitan Area**

● ● ● ● ●

This plan was created to guide future public and private actions that would result in safe, convenient, and efficient traffic circulation and recreation and open space areas for the benefit of all citizens.



**1972**

**A "New Horizon" for Onondaga County-The 1990 Development Plan**

● ● ● ● ●

In response to a 210% population increase over a 30 year period, this plan presented a series of development policies to aid in "more orderly growth". At this time rapid growth had resulted in drainage/sewer issues and undesired strip commercial development.

A 'NEW HORIZON' FOR ONONDAGA COUNTY

**1977**

**1995 Onondaga County Land Use Plan**

● ● ● ● ●

This plan provided short- and long-term growth policies which were meant to contain development to areas where necessary infrastructure was 'present or planned-for'.



**1991**

**Onondaga County Plan: A Development Guide for 2010**

● ● ● ● ●

This plan contained three separate reports which were meant to present the County's potential, provide development direction for the next 20 years, and guide future public policies and private initiatives.



**1998**

**2010 Development Guide for Onondaga County**

● ● ● ● ●

The goals in this plan focused on creating a high quality of life through harnessing the County's assets such as, "community life grounded in tradition and committed to our children's futures, rich in natural resources and economic diversity, vital village centers and distinguishable architecture."



**2001**

**Onondaga County Settlement Plan**

● ● ● ● ●

Although not adopted this plan was created to serve as a practical toolkit to help municipalities promote the policies of the 2010 Development Guide for Onondaga County. These were demonstrated through pilot projects.




**2022**

**Plan Onondaga**

● ● ● ● ●

Plan Onondaga represents a continued progression of work to recognize and build on the assets within Onondaga County in a way that will benefit all residents, encourage healthy and thoughtful growth, and protect the natural and built resources that make Onondaga County.



# Vision



# FUTURE LAND USE VISION

## Housing and Neighborhoods



Residential

## Community Mobility



Road  
Bicycle Corridor  
Mobility Corridor

## Greenways and Blueways



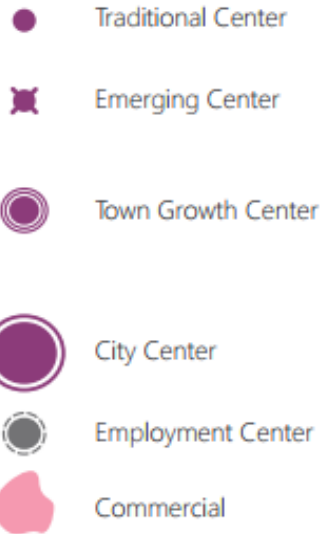
Greenway  
Blueway

## Agriculture



Agriculture

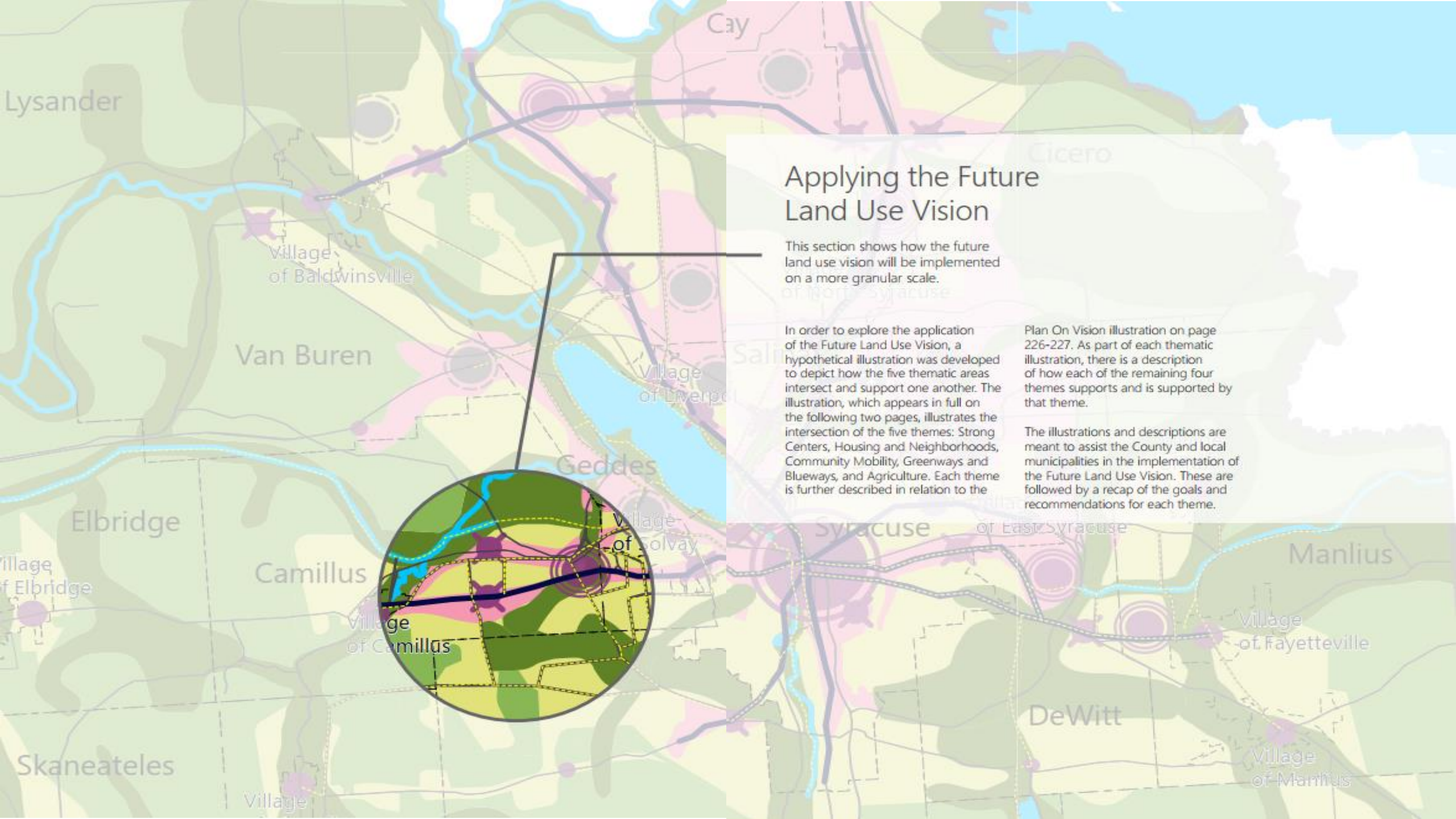
## Strong Centers



Traditional Center  
Emerging Center  
Town Growth Center  
City Center  
Employment Center  
Commercial







## Applying the Future Land Use Vision

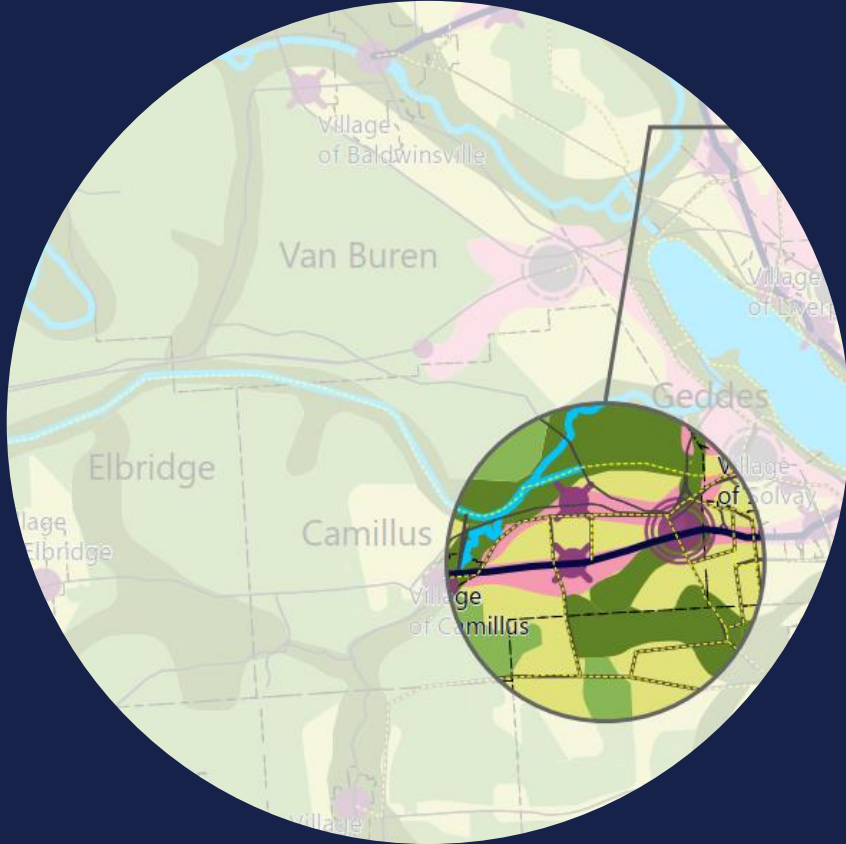
This section shows how the future land use vision will be implemented on a more granular scale.

In order to explore the application of the Future Land Use Vision, a hypothetical illustration was developed to depict how the five thematic areas intersect and support one another. The illustration, which appears in full on the following two pages, illustrates the intersection of the five themes: Strong Centers, Housing and Neighborhoods, Community Mobility, Greenways and Blueways, and Agriculture. Each theme is further described in relation to the

Plan On Vision illustration on page 226-227. As part of each thematic illustration, there is a description of how each of the remaining four themes supports and is supported by that theme.

The illustrations and descriptions are meant to assist the County and local municipalities in the implementation of the Future Land Use Vision. These are followed by a recap of the goals and recommendations for each theme.

# Applying the Future Land Use Vision



# Plan On Vision

Greenways and Blueways

Housing and Neighborhoods

Community Mobility

Agriculture

Strong Centers



# Vision



# Looking Ahead



**TOWN  
PLANNING  
GRANTS**



**TOWN CENTERS  
PROGRAM**



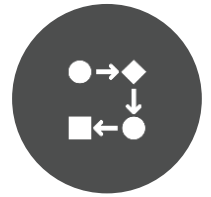
**SAFE STREETS  
FOR ALL  
ACTION PLAN**



**SMTC  
PLANNING FOR  
THE FUTURE**



**HOUSING  
MARKET STUDY**



**GREENWAYS +  
BLUEWAYS  
PROGRAM**



**AGRITOURISM  
PROGRAM**





**TOWN  
PLANNING  
GRANTS**



**TOWN CENTERS  
PROGRAM**

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Town of Clay

---

Town of Cicero

---

Town of Lysander

---

Town of Van Buren

---

Town of Elbridge

---

Town of Salina

---

Town of Skaneateles

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Town of XXX



# PLAN ONONDAGA

COUNTY COMPREHENSIVE PLAN

J. RYAN MCMAHON, II  
COUNTY EXECUTIVE

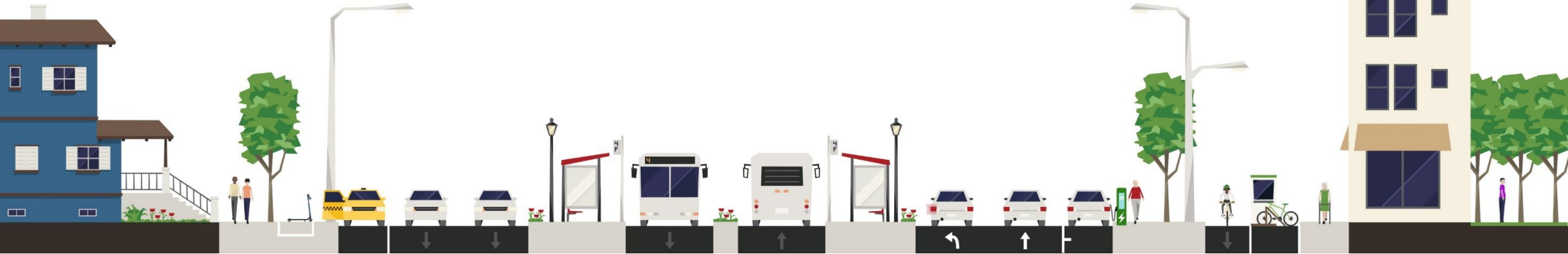




**PLAN ON** community mobility



# Safe Streets and Roads For All: \$450,000 Federal Action Plan Grant





**PLAN ONONDAGA**  
COUNTY COMPREHENSIVE PLAN



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