



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

May 21, 2025

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

## I. ATTENDANCE

### MEMBERS PRESENT

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

### STAFF PRESENT

Megan Costa  
Rachel Woods  
Kathryn Ryan  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 21, 2025.

## III. MINUTES & OTHER BUSINESS

Minutes from April 30, 2025 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Kevin Casserino seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Don Radke - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-25-12	TPomPB	<i>Modification</i>	S-25-13	VCamPB	<i>No Position With Comment</i>
S-25-14	CSyrPB	<i>No Position With Comment</i>	S-25-15	TPomPB	<i>No Position With Comment</i>
Z-25-130	TSalZBA	<i>Modification</i>	Z-25-131	VNsyPB	<i>No Position With Comment</i>
Z-25-132	TGedTB	<i>No Position With Comment</i>	Z-25-133	TPomZBA	<i>Modification</i>
Z-25-134	TDewPB	<i>No Position With Comment</i>	Z-25-135	VMarVB	<i>Approval</i>
Z-25-136	TClaPB	<i>Modification</i>	Z-25-138	TMarPB	<i>Modification</i>
Z-25-139	TMarTB	<i>Modification</i>	Z-25-141	TClaPB	<i>Modification</i>
Z-25-144	CSyrPB	<i>Modification</i>	Z-25-145	TClaTB	<i>No Position</i>
Z-25-146	TDewPB	<i>No Position</i>	Z-25-147	TPomPB	<i>Modification</i>
Z-25-148	TPomZBA	<i>No Position With Comment</i>	Z-25-149	TSalTB	<i>No Position With Comment</i>
Z-25-150	TSalTB	<i>No Position</i>	Z-25-151	TCicPB	<i>Modification</i>
Z-25-152	TCicPB	<i>No Position With Comment</i>	Z-25-154	TMarTB	<i>No Position</i>
Z-25-155	VBalZBA	<i>Modification</i>	Z-25-156	TClaTB	<i>Modification</i>
Z-25-157	TClaTB	<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 21, 2025

OCPB Case # S-25-12

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Pompey Planning Board at the request of Alliance Property Group, LLC for the property located at 4271 Gates Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Gates Road (Route 145), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to subdivide three existing lots into four new lots, Lot 2A (88.63 acres), Lot 2B (47.57 acres), Lot 2C (8.93 acres), and Lot 2D (2.40 acres), in a Farm zoning district; and

WHEREAS, the Board is concurrently reviewing an area variance referral (Z-25-133) to allow this proposed subdivision; and

WHEREAS, the site is located in the northwest corner of the Town, near its boundaries with the Town of DeWitt and Town of LaFayette; the site is in an area characterized by large wooded or agricultural parcels and low density residential; and

WHEREAS, the site contains three parcels totaling 153.8 acres with frontage along Kassonta Drive and Gates Road (a county route); per aerial imagery from May 2024, the site appears to contain multiple residential structures and agricultural buildings along an internal road which has access to both Kassonta Drive and Gates Road; the northern portion of the site contains wooded areas and the southern portion contains active agriculture; and

WHEREAS, the applicant is proposing to subdivide the three parcels into four new lots; per the Subdivision of Lot 1A of the Lands of Nappi map dated 3/25/25, the subdivision will create proposed Lot 2C (8.93 acres) to contain a two-story house with frontage along Kassonta Drive, proposed Lot 2B (47.57 acres) to contain the existing driveway to Kassonta Drive that will also serve proposed Lot 2C, a two-story house and multiple farm buildings, proposed Lot 2A (88.63 acres) to contain the driveway to Gates Road and multiple farm buildings, and proposed Lot 2D (2.40 acres) which contains a house and driveway to Gates Road;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to Gates Road will be permitted; and

WHEREAS, the applicant is proposing multiple area variances to allow the proposed subdivision; the applicant is proposing area variances for both proposed Lots 2A and 2B as they do not meet the 2.5:1 length/width ratio required by Town Code and an area variance for proposed Lot 2C because it does not have a driveway to Kassonta Drive; and

WHEREAS, per the Subdivision Map, there are multiple easements on site: 10'-wide

Niagara Mohawk Power Corp, New York Telephone Co, and Syracuse NewChannels easements and a 20'-wide Ingress & Egress easement containing the driveway from Kassonta Drive that serves both proposed Lots 2B and 2C; a 10'-wide Niagara Mohawk Power Corp easement along the Kassonta Drive frontage; a 25'-wide Ingress & Egress easement on proposed Lot 2A containing the driveway from Gates Road and internal road; 10'-wide Niagara Mohawk Power Corp, New York Telephone Co, and Syracuse NewChannels easements located along the southern and western parcel boundaries for proposed Lot 2D; and

WHEREAS, per the referral notice, the site is served by multiple individual wells with no changes to the current infrastructure proposed; and

WHEREAS, per the referral notice, the site is served by multiple individual septic systems with no changes to the current infrastructure proposed; per the plans, the proposed subdivision will not impact on-site service to respective buildings; and

WHEREAS, the property contains a federally regulated class C stream (ID 899-251), crossing the site from north to south which coincides with possible NYS wetlands; per aerial imagery from May 2024, portions of the wetland and stream occur within onsite wooded areas; per the subdivision map, the stream is primarily located on proposed Lot 2A;

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

WHEREAS, the site is enrolled in NYS Agricultural District 4 and appears to contain active farmland; an Agricultural Data Statement was not included with the referrals; ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

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

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for any proposed lot < 5 acres prior to Department endorsement of the subdivision.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # S-25-13

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Village of Camillus Planning Board at the request of Camillus Mills Redevelopment Co. for the property located at 52-54 Genesee Street; 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 Newport Road (Route 36), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 1.9-acre parcel into two new lots, Lot 2A (1.193 acres) and Lot 3 (0.736 acres), as part of a larger development project in a Planned Development District (PDD); and
- WHEREAS, the Board has reviewed numerous referrals for the Camillus Mills redevelopment project, most recently recommending Modification of site plan and special permit referrals (Z-24-187 and Z-24-188) to allow construction of an amended Phase III of the Camillus Cutlery/Camillus Mills redevelopment, advising the applicant to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and Traffic Study to the Onondaga County Department of Transportation (OCDOT); the Board also provided comments encouraging amenities such as bicycle parking, seating area, or dining area and ensuring the proposed development does not negatively impact drainage patterns in or near the floodplain; other referrals include site plan and special permit referrals (Z-22-189 and Z-22-190) to construct Phases II and III of the Camillus Mills redevelopment project, a site plan referral (Z-21-74) to construct Phase II and Phase III and concurrent zone change, special permit, and subdivision referrals (Z-15-450, Z-15-451, S-15-96) to add the site to the Village's Planned Development District (PDD) zoning and allow for adaptive reuse of the Camillus Cutlery Company headquarters building (Phase I of the Camillus Mills redevelopment project); and
- WHEREAS, the Camillus Mills site is located in the highly walkable, historic mixed-use village center adjacent to a residential neighborhood along North Street, a village street, with rear yards overlooking the site; there are two frontages on North Street, a narrow band that contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and a 75' frontage between the multiple-family residence and a single-family residence which has a landscape buffer; the site has additional frontage on Genesee Street, a village street, and Newport Road and contains the former Camillus Cutlery building, a two-story building that has been redeveloped to contain 29 apartments and 8,800 sf of commercial space; there are two existing driveways, one each on Genesee Street and Newport Road, and the site has a rear parking lot; Nine Mile Creek runs along the eastern edge of the property; and

WHEREAS, per the Subdivision Plan dated 3/25/25, the applicant is seeking subdivision of Lot 2 into proposed Lot 2A (1.193 acres) containing the Phase 2 three-story multi-use building and a portion of the parking lot and proposed Lot 3 (0.736 acres) to contain the Phase 3 building and a lower parking lot; road access to the site is from the adjacent Camillus Mills parcel; access easements are not depicted on the Subdivision Plan; and

WHEREAS, the Project Narrative dated 6/17/24 details the project as a whole: Phase I was the redevelopment of the Camillus Cutlery building; Phase II was first proposed as a larger 60,500, mixed-use building containing 58 units, but was reduced to a 44,600 sf building to house 46 units due to impacts on the market by the global pandemic; the Phase II building was constructed in the southeastern corner of the site, along the Genesee Street frontage and along the shared boundary with Nine Mile Creek with parking on the lower level of the elevated building; per the previous referrals, amended Phase III is for a 3-story, 27-dwelling unit residential building comprised of 19 one-bedroom units and 8 two-bedroom units; and

WHEREAS, per the Final Plat Camillus Mills Subdivision Amended 3 dated 12/30/24, the site contains multiple easements including a 10' sewer right-of-way "to be abandoned" occurring in the existing parking lot, along the western boundary of the site; a proposed drainage easement is depicted along the shared boundary with Nine Mile Creek; a proposed 10'-wide line easement is shown traversing the site, through the Phase III building and parking lot; a proposed sanitary sewer easement is shown in the southwest corner of the site; easements for the Syracuse Lighting Company and Village sewer easements are also depicted on the western parcel; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/17/25, 0.3 acres of the site will be disturbed by the proposed project; the Narrative notes a Stormwater Pollution Prevention Plan (SWPPP) completed by RZ Engineering, dated 12/21/20 and a Traffic Study were submitted to the Village and approved in 2021; reports were not included in the referral materials; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, per the EAF, a new connection to public drinking water is proposed to serve the Phase III building; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the EAF, a new connection to the public sewers is proposed to serve the Phase III building; the site is located within the Metropolitan Wastewater Treatment Plant and Camillus Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; ADVISORY NOTE: Capacity assurance approval from the Onondaga County

Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the full site contains the Camillus Cutlery Company headquarters building, listed on the State and National Registers of Historic Places; this building is not in the subject area and the plans do not depict any currently proposed changes to that building; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of the site, almost the entirety of the location for Phase II and Phase III, is located within the 100-year floodplain associated with Nine Mile Creek, which may require elevation of structures and other mitigation; per a letter from Village Code Enforcement Officer and Flood Plain Administrator dated 7/1/24 included with the last referral (Z-24-187, Z-25-188), the applicant has "submitted a design that will satisfy all requirement for a Floodplain Development Permit" as described in the Village Code;

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

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

The Board also offers the following comments:

1. Site amenities, such as bicycle parking, seating, or dining areas, are strongly encouraged for mix-use developments such as this to complement and capitalize on proximity to the Empire State Trail system and proposed Creekwalk trail through the Village.
2. The applicant and municipality are encouraged to pay particular attention to screening the parking lot from view from the Creekwalk. The owner is further encouraged to allow public parking by Creekwalk users by either shared use or designating a number of signed parking spaces.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # S-25-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located 600, 602, 602.5, 604, and 606 University Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of subdivisions and the site is located within 500 feet of Upstate Medical University Institute for Human Performance, a state-owned facility; and
- WHEREAS, the applicant is proposing to combine five parcels into one new lot totaling 1.34 acres to allow construction of a 13-story, 200-room hotel, with an attached restaurant and event space, and a 3-story parking garage, located in a Planned Institution (PID) zoning district; and
- WHEREAS, the Board previously held No Position with Comment regarding a zone change referral (Z-19-35) to place 6 parcels in the Syracuse University Planned Institutional District, encouraging the City and applicant to consider the necessity of parking requirements for the proposed subdistrict, advising the applicant to contact the Onondaga County Department of Water Environment Protection (WEP) regarding sewer capacity for the site, and encouraging Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse-Onondaga County Planning Agency; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-25-144) for construction of a proposed hotel, restaurant, event space, and parking garage; and
- WHEREAS, the site is located at the northern end of the Syracuse University campus and Planned Institutional District, at the intersection of Harrison Street and University Avenue; surrounding uses include hotels, parking garages, and retail/commercial; and
- WHEREAS, per the University Avenue Subdivision map dated 2/4/25, the proposal is to combine five parcels currently containing surface parking lots, into New Lot 100, 1.34 acres; and
- WHEREAS, per the Zoning Plan dated 4/29/25, the proposed 2-story restaurant and event space will be located at the corner of Harrison Street and University Avenue; the proposed 13-story, 200-room hotel will be attached to a restaurant building and located along the University Avenue frontage; a 3-floor parking garage, supplying 100 parking spaces, will be located in the southwest corner of the site, fronted by the "autocourt", hotel entry, and circular driveway from University Avenue; and

- WHEREAS, per the Subdivision Plan, a 9'-wide right-of-way (ownership not detailed) traverses the middle of the site west to east; and
- WHEREAS, a Trip Generation and Distribution Assessment for the University Hotel Development prepared by Passero Engineering Architecture, dated 2/7/25 was included with the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/2/25, 1.34 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be mitigated via "on-site underground stormwater detention facilities, where it will be held and slowly released to the municipal combined sewer system";
- 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 served by City of Syracuse drinking water and the proposal will require new connections; per the EAF, the hotel, restaurant, and event space are anticipated to require 12,500 gallons of drinking water per day; and
- WHEREAS, per the referral notice, the site is served by public sewers and the proposal will require new connections; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the hotel, restaurant, and event space are anticipated to generate 12,500 gallons of wastewater per day;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
- WHEREAS, the site is located near the Walnut Park Historic District, Grace Episcopal Church, and Temple Society of Concord which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

The Board has No Position regarding the proposed subdivision, but offers the following requirement and comments regarding the proposed development:

1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed development including obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Board wishes to express its serious concern with infrastructure

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constraints and the significant number of recently approved and proposed housing units and other projects in the University Hill area, and encourages the University and City to work together, along with other agency partners, to ensure adequate planning for change and growth in the University Hill district infrastructure, specifically noting:

- The density levels and extent of development taking place in this district merits consideration of new transportation options for residents, employees, students and visitors, beyond the provision of parking lots and garages. The Board encourages Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse Metropolitan Transportation Council.
- The Onondaga County Department of Water Environment Protection recommends that the applicant completes a sewer flow study to monitor flow and capacity from tie-in locations at Syracuse University to the Metropolitan Wastewater Treatment Plant. The applicant is advised to contact the Department's Flow Control office for additional information.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # S-25-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Pompey Planning Board at the request of Norbut Solar Farms for the property located at Sweet Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Sweet Road (Route 109) and Broadfield Road (Route 250), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 101.68-acre parcel in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and use variance referrals (Z-25-147 and Z-25-148) for a proposed 10 MW solar array; and
- WHEREAS, the site is located in the northern part of the Town, near its municipal boundaries with the Towns of DeWitt and Manlius in an area characterized by large parcels containing woodlands and/or active agriculture and low-density residential; and
- WHEREAS, the site is comprised of two vacant parcels containing active agriculture and woodlands located to the rear of residential parcels along Sweet Road and Broadfield Road, both county routes; the site has approximately 60' of frontage on Sweet Road and approximately 530' and 60' frontage in two areas onto Broadfield Road; per aerial imagery, a wooded area covers the eastern portion of the site with some woodlands along the western boundary; an access road is visible in the western portion of frontage on Broadfield Road; and
- WHEREAS, the applicant is proposing construction of a 10 MW commercial solar facility with road access from Broadfield Road; per the Environmental Assessment Form (EAF) dated 4/25/25, the solar array will be installed within a 58.1-acre fenced area; per the Overall Horizontal Control/Site Layout Plan dated 4/17/25, the array will cover most of the site, with the fenced in area possibly encroaching on wetlands bordering the site; four 80'x80' battery equipment pad areas will be installed at the center of the site, accessed by a gravel road from Broadfield Road that will circulate along the western site boundary before crossing east to the equipment area; the Site Layout Plan shows an access road with turnaround will enter the site from Sweet Road, not connecting to the array or cross the wetlands in that location; per the Fence Layout Plan (undated), overhead wires are shown connecting the driveway from Sweet Road to the equipment pads at the center of the site; per the Panel Array and Trenching Details Plan (undated), the solar panels will be affixed to two support poles drilled into the ground; and
- WHEREAS, per the referral notice, the applicant is requesting a use variance to allow this proposed solar array, as ground mounted solar energy systems are prohibited

in Residential Zoning Districts; per the Map Showing the Proposed Parcel Combination, dated 3/2/25, the applicant is proposing to combine the two parcels comprising the site into one new lot (101.684 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/25/25, 64.71 acres of the site will be disturbed by the proposed project and stormwater will be “directed to on-site surface water management facilities”; per the Enlarged Drainage & Grading Plan (undated), a Stormwater Pollution Prevention Plan (SWPPP) prepared by Tectonic Engineering Consultants dated 11/22/24 was included with the referral materials; drainage swales are proposed between the access road and existing wetlands to the west, along the southern and northern boundaries of the array, and between the array and existing wetland in the northeast corner of the site;

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, there is no existing drinking water or wastewater service to the site and none are proposed; and

WHEREAS, per the Onondaga County Ag Mapper, nearly the entirety of the parcels contains prime, statewide importance, and prime if drained soils across 91 acres of the approximately 100-acre site; per the Environmental Assessment Form dated 4/25/25, the proposed array will result in a loss of 37.80 acres of agricultural land; neighboring lands to the south are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and Agricultural Data Statement was included in the referral materials; and

WHEREAS, GIS mapping shows a federally regulated Class C stream (ID 899-228), coinciding with possible NYS jurisdictional wetlands, is located along the western site boundary; GIS mapping also shows additional federal and possible NYS wetlands along a portion of the eastern and northeastern boundaries of the site; wetland boundaries are shown with areas shared to indicate “wetland impact areas”, but wetland boundary data is not provided; ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, a Computer Generated Viewshed Map (undated) showing the greater area was included; a local and specific viewshed analysis showing views from the adjacent residential was not included; a Draft Decommissioning Plan was included with the referral materials; and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat

species are often associated with tree clearing and from the plans 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, 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:

While the Board does not offer a position regarding the combination of parcels, the overall plans for the commercial solar development project referred to this Board depict significant, lasting impacts to this area including permanently altering the character of this agrarian community, disturbance of active agricultural lands with valuable and productive soils, removing a substantial acreage of forestland, potential impacts to endangered bat species, encroachment on federal and state wetlands and sensitive buffer areas.

The Town is advised to consider compatibility with existing and adjacent land uses and impacts to environmental assets as part of its review of this transformative project, and ensure all conditions and regulatory requirements have been satisfied prior to local approval of site plan, subdivision and to the extent practicable, use variance actions.

The Board notes the following items, in addition to permitting requirements noted prior within this resolution.

1.) Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit. The NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant. The applicant is advised to contact the DEC Region 7 office at R7BEH@dec.ny.gov or (315) 426-7400 to obtain a negative project jurisdictional determination or to apply for a wetland permit.

The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

2.) The Town is encouraged to require a more detailed detailed viewshed analysis showing visual impact from nearby residential land uses.

3.) The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. The applicant is advised to avoid configurations that fragment farm fields and production and disturb prime and statewide important agricultural soil types.

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-130

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of First Student Bus Co. for the property located at 2001 LeMoyne Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of LeMoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to expand a current parking lot on a 6.44-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board previously recommended Modification of site plan and special permit referrals (Z-19-310 and Z-19-311) to establish a bus garage facility, advising the applicant to coordinate Route 11 access plans with the NYS Department of Transportation (NYSDOT) and to provide a Traffic Impact Study (TIS) and a copy of the Stormwater Pollution Prevention Plan (SWPPP) for Department review, advising to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding requirements for the driveway to LeMoyne Avenue and to provide a TIS and copy of SWPPP, to provide a SWPPP to the Onondaga County Department of Water Environment Protection (OCDWEP), and the Town must ensure no construction of permanent structures that may encroach into county sewer rights-of-way or affect county infrastructure; the Board also offered comments encouraging green infrastructure and reducing impermeable surface, coordination with the Niagara, Lockport & Ontario Power Company and New York State regarding easements on site and with CSX regarding adjacent rail lines; and
- WHEREAS, the site is located in an industrial area between the NYS Thruway (I-90) and the area around Factory Avenue, a county road; aerial imagery shows the site is bound by Factory Avenue and LeMoyne Avenue, both county roads, US Route 11, and a CSX rail line; the site is south across Factory Avenue from Ley Creek and contains two existing one-story buildings; the site contains an expansive bus parking lot with road access to Route 11 and LeMoyne Avenue; sidewalks are present along both the Route 11 and LeMoyne Avenue frontages; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on LeMoyne Avenue must meet Department requirements; and
- WHEREAS, per the Layout Plan dated 8/18/20, the facility contains a 183-bus space and 200-car space parking lot with separated bus parking located primarily in the center and western portions of the site with car parking located between and near the two buildings; per the local application the applicant is proposing changes to the eastern portion of the site to accommodate two box truck parking spaces, two tractor trailer parking spaces, and expanding the parking



lot with a gain of 19 spaces; per the Layout Plan dated 11/12/24, the box truck and tractor trailer spaces will be located along the LeMoyne Avenue frontage; asphalt will be installed between the southern building and the LeMoyne Avenue frontage to allow construction of a 17-car parking area; and

WHEREAS, per the Overall Plan dated 11/12/24, the site contains a 50' easement, including overhead electric lines, to the Niagara, Lockport and Ontario Power Company, a 100' easement to New York State, and a 15' right-of-way to Onondaga County for a sewer line; some of the proposed parking appears to encroach into these easements and the sewer right-of-way; the site also contains an existing water line and 30' easement to the Onondaga County Water Authority along the southern lot line with no encroachments shown;

WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), the sewer line that crosses the site is a county-owned Ley Creek Relief Interceptor; per WEP, no permanent structures are permitted within the County right-of-way; for any other improvements, such as parking lots, the applicant must execute agreements with WEP for any work within the County right-of-way; and

WHEREAS, per the EAF, 0.37 acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposal; ADVISORY NOTES: per the NYS and Onondaga County Departments of Transportation, additional stormwater runoff into the state's or county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water 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 Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Route 11 has public transit service and bus stops are located along the Route 11 frontage of the site; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the site is just south of the 100-year floodplain and the floodway associated with Ley Creek; Ley Creek occurs just north of the site; 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 project is within 2,000 feet of multiple sites (IDs: 734074, 734063, 734123, V00264, 734036, 734067) in the NYS Department of Environmental

Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, there has been a reported spill at the site or an adjacent area; no additional information regarding the site's potential contamination history was provided; and

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

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

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. The Town must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer right-of-way or affect the county infrastructure. If not already done so, the applicant must also sign an indemnity agreement with Onondaga County for any infrastructure-related disturbance of land (including the proposed parking lot) within the county right-of-way prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the proximity of the development to Ley Creek, the applicant is encouraged to 1) provide additional landscaping for stream buffering, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (permeable pavement, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality.
2. The Board advises the municipality to ensure that the proposed use and development of the site will not impact or be impacted by any potential contamination or mitigation efforts occurring on or near the site.
3. Any necessary permissions for work within the Niagara, Lockport & Ontario Power Company and New York State easements should be obtained prior to, or as a condition of, municipal approval.
4. The applicant is advised to contact CSX to ensure the proposed project will not impact the existing rail line to the south.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-131

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Seneca Savings for the property located at 201 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to widen a driveway serving the Seneca Savings Bank from 18' to 27' on a 1.19-acre parcel in a Village Center (C-3) zoning district; and
- WHEREAS, the Board has reviewed multiple referrals regarding this site, most recently offering No Position with Comment on a site plan referral (Z-19-254) to construct a 3,800 sf asphalt parking area, with comments discouraging prominent parking along road frontages within the Main Street village environment and encouraging the applicant to explore alternate parking options; in 2017, the Board offered No position with Comment for concurrent site plan (Z-17-29) and special permit (Z-17-30) referrals to add a second drive-thru lane and install a new canopy to span both lanes; both site improvements appear to have been completed; and
- WHEREAS, the site is located within the core of the Village of North Syracuse, in a relatively dense and pedestrian-friendly area with a mix of residential, retail and office land uses nearby; aerial imagery from May 2024 shows the corner site has frontage on North Main Street (NYS Route 11) and Chestnut Street, a local road; and
- WHEREAS, per aerial imagery, the site contains an existing one-story building, Seneca Federal Savings and Loan Bank, and a rear parking lot, both of which occur on the southern half of the site; the northern half of the site is maintained lawn, except for an existing asphalt drive on North Main Street along the northern lot line; the site also contains an existing full access driveway on Chestnut Street and an existing entrance-only driveway on North Main Street that serves the bank's ATM and drive-thru lanes; sidewalks are located along both road frontages and a sidewalk leads to the front entrance of the building; and
- WHEREAS, per the Project Narrative by Plumley Engineering dated 4/11/25, the applicant is proposing to widen the existing driveway to Chestnut Street from 18' to 27' along with any necessary updates to the sidewalk and curb to accommodate the driveway; per the Narrative, there are no changes proposed to "parking, lighting, signage, landscaping, screening, dumpster, employee count, or the drive-thru area"; per the narrative, the proposed changes will reduce bottlenecks and improve flow through the parking lot along with improving stormwater drainage and safety "for both vehicles and pedestrians";

and

WHEREAS, per email correspondence with the NYS Department of Transportation, included with the previous referral (Z-19-254), approval had been granted for the entrance-only access from North Main Street with the requirement of closing the existing curb cut along the northern lot line as a condition of the proposed access; per aerial imagery, the northern curb cut was not closed and leads to additional bank parking; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/11/25, 0.1 acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal; per the Project Narrative, the applicant is proposing to adjust “driveway grading to provide positive stormwater drainage”; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), North Main Street has public transit service and bus stops are located adjacent to 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 proposed driveway widening may cause driveway encroachment into parking spaces, creating potential safety concerns between parked vehicles and vehicles entering and leaving the parking lot.
2. Prominent parking along frontages, gaps in the built environment along the sidewalk, and parking as a substantial use of a parcel are generally discouraged in Main Street village environments.
3. The applicant and Village are encouraged to explore alternate parking options such as off-site shared parking for employees, options for nearby on-street parking, and/or site layouts to accommodate the need for additional bank parking, which do not preclude the development of new village infill uses along the Main Street.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-132

- 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 Geddes Town Board at the request of Robert J. Seigart / Schopfer Architects for the property located at 2511 & 2515 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the municipal boundaries between the Town of Geddes, the Village of Solvay and the City of Syracuse; and
- WHEREAS, the applicant is proposing to expand and restripe parking areas, construct a new 30' X 60' garage, install a new dumpster pad, construct a wooden stair/walkway for pedestrians, and other minor improvements on a 5.16-acre parcel containing Grace Assembly of God Church in a Residential A zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a site plan referral (Z-23-270) for a prior iteration of the currently proposed site updates, encouraging the applicant and Town to ensure cross-access agreements are in place; per the referral notice, the previously referred site plan was “denied without prejudice” because they were obtaining two more tax parcels and wanted to do a comprehensive phased submittal for the whole area now under their ownership”; it’s noted the three parcels comprising the site are being combined into one tax parcel by the Town assessor and not being combined through the Onondaga County Subdivision Process; the re-subdivision is not being referred to this Board; and
- WHEREAS, the site is among mixed residential and commercial land uses along West Genesee Street, a state road, surrounded by residential neighborhoods; the site is near the Town of Geddes’ boundary with the City of Syracuse; and
- WHEREAS, the site contains two existing church buildings and their parking lots; both buildings and parking lots are located along the site’s extensive West Genesee Street frontage with internal driveways connecting the parcels; the site has three points of access from West Genesee Street, a state road; the western parking lot also has access to Manchester Road, a local road, at the rear of the site; and
- WHEREAS, per the Final Site Plan dated 4/2025, the applicant is proposing to expand the parking into the rear of the site and along the internal roads; the plan also shows the applicant adding stormwater management swales and basins, adding landscaping along parcel boundaries, and constructing a 30’x60’ garage in the southeast corner of the site to house church vans; per the local application, the applicant is restriping the existing lots and expanding the parking lot to provide an additional 52 parking spaces, totaling 225;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements and any work within the state right-of-way will require a Highway Work permit; and

WHEREAS, changes from the previous referral include the expansion of the site plan to include two church buildings and their parking lots across three parcels and removal of previous plans to widen driveways to West Genesee Street; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/1/25, 1.1 acres of the site will be disturbed by the proposed project and “stormwater from the site will be directed via grading and swales to existing storm structure and bioretention areas”; its noted in the EAF “when the water level rises to the top of the bioretention areas' control structure, water will flow across grass areas to an existing storm structure”; per the Final Site Plan, stormwater management areas will be installed, one between the western parking lot and the rear site boundary and one in the southeast corner of the site, adjacent to the proposed garage;

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

WHEREAS, the Site Plan shows a 40' required setback along West Genesee Street and 20' required along the remaining boundaries; per the Final Site Plan, the existing parking lot, church portico, and some of the proposed parking along the internal driveway encroach into the setback and the rear and western sides of the existing eastern parking lot encroach into the rear setback; per the Site Plan the proposed changes will result in a 53.8% lot coverage (buildings 10.2% and asphalt, pavement, & concrete 43.6%); per Town Code, 25% lot coverage is permitted, but setbacks and lot coverage pertain only to the buildings and structures and not pavement, the increase in impermeable asphalt does not affect the lot coverage allowed on site; per an email with the Town dated 5/15/25, the portico is an existing nonconforming structure, there are no proposed changes to the structure, and does not require an area variance at this time; and

WHEREAS, per the referral notice, the site is served by public drinking water; no changes to existing infrastructure are noted within the referral materials;

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; no changes to existing infrastructure are noted within the referral materials; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Airport Road Pump Station service areas;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible increase in use; unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow

offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://ongov.net/wep/connections.html>; and

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery, the site does not have sidewalks along road frontages and per the Final Site Plan, none are proposed; 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 municipality and applicant should ensure cross-access agreements are in place for any shared access between adjacent parcels.

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





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-133

- 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 AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Alliance Property Group, LLC for the property located at 4271 Gates Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Gates Road (Route 145), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances related to a proposed subdivision in a Farm zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-25-12) for this proposed subdivision; and
- WHEREAS, the site is located in the northwest corner of the Town, near its boundaries with the Town of DeWitt and Town of LaFayette; the site is in an area characterized by large wooded or agricultural parcels and low density residential; and
- WHEREAS, the site contains three parcels totaling 153.8 acres with frontage along Kassonta Drive and Gates Road (a county route); per aerial imagery from May 2024, the site appears to contain multiple residential structures and agricultural buildings along an internal road which has access to both Kassonta Drive and Gates Road; the northern portion of the site contains wooded areas and the southern portion contains active agriculture; and
- WHEREAS, the applicant is proposing to subdivide the three parcels into four new lots; per the Subdivision of Lot 1A of the Lands of Nappi map dated 3/25/25, the subdivision will create proposed Lot 2C (8.93 acres) to contain a two-story house with frontage along Kassonta Drive, proposed Lot 2B (47.57 acres) to contain the existing driveway to Kassonta Drive that will also serve proposed Lot 2C, a two-story house and multiple farm buildings, proposed Lot 2A (88.63 acres) to contain the driveway to Gates Road and multiple farm buildings, and proposed Lot 2D (2.40 acres) which contains a house and driveway to Gates Road;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to Gates Road will be permitted; and
- WHEREAS, the applicant is proposing multiple area variances to allow the proposed subdivision; the applicant is proposing area variances for both proposed Lots 2A and 2B as they do not meet the 2.5:1 length/width ratio required by Town Code and an area variance for proposed Lot 2C because it does not have a driveway to Kassonta Drive; and
- WHEREAS, per the Subdivision Map, there are multiple easements on site: 10'-wide

Niagara Mohawk Power Corp, New York Telephone Co, and Syracuse NewChannels easements and a 20'-wide Ingress & Egress easement containing the driveway from Kassonta Drive that serves both proposed Lots 2B and 2C; a 10'-wide Niagara Mohawk Power Corp easement along the Kassonta Drive frontage; a 25'-wide Ingress & Egress easement on proposed Lot 2A containing the driveway from Gates Road and internal road; 10'-wide Niagara Mohawk Power Corp, New York Telephone Co, and Syracuse NewChannels easements located along the southern and western parcel boundaries for proposed Lot 2D; and

WHEREAS, per the referral notice, the site is served by multiple individual wells with no changes to the current infrastructure proposed; and

WHEREAS, per the referral notice, the site is served by multiple individual septic systems with no changes to the current infrastructure proposed; per the plans, the proposed subdivision will not impact on-site service to respective buildings; and

WHEREAS, the property contains a federally regulated class C stream (ID 899-251), crossing the site from north to south which coincides with possible NYS wetlands; per aerial imagery from May 2024, portions of the wetland and stream occur within onsite wooded areas; per the subdivision map, the stream is primarily located on proposed Lot 2A;

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

WHEREAS, the site is enrolled in NYS Agricultural District 4 and appears to contain active farmland; an Agricultural Data Statement was not included with the referrals; ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

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

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-134

- 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 Canandaigua Bank for the property located at 6797 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), a state highway; and
- WHEREAS, the applicant is proposing to construct a 5,100 sf bank with parking sidewalks, drive thru and landscaping on a portion of a 29.34-acre parcel in a Special Business Transitional zoning district; and
- WHEREAS, the site is located in a primarily commercial area along East Genesee Street, within the existing Wegmans shopping plaza which includes several existing retail and commercial uses including Wegmans, Hobby Lobby, Liquor City, Supercuts, Bank of America, a dental office, a juice bar, and a fitness center; the subject area is a 0.8-acre area on the eastern side of the site, adjacent to smaller retail businesses; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/24/25, the applicant is proposing to construct a 5,100 sf bank with drive-thru, on-site parking, sidewalks, utilities, and landscaping; per the EAF the new building and parking area will be constructed in an under-utilized portion of the parking lot; and
- WHEREAS, per the Site Layout Plan dated 4/24/25, the applicant will remove a portion of the existing asphalt parking lot and construct a 5,000 sf building and new parking area; the drive-thru will circulate around the rear of the proposed bank building, leading to drive thru ATM/teller lanes at the northern exterior of the building; the Site Plan includes landscaping and sidewalks at the front of the building with crosswalks connecting the bank to the adjacent retail area to the south; and
- WHEREAS, a Photometric Plan dated 4/24/25 was included with the referral materials; and
- WHEREAS, per the referral notice, the site has existing public drinking water service to the site and new connections are proposed for the new bank;  
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 has existing public wastewater service to the site and new service to the new bank is proposed; the site is located in the

Meadowbrook Limestone Wastewater Treatment Plant and Lyndon Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/24/25, 0.8 acres of the site will be disturbed by the proposed project and "new stormwater runoff generated by the project will be directed to existing stormwater management facilities that exist for the entire shopping center complex";

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, GIS mapping shows that the northern portion of the parcel may contain federal and NYS wetlands; the subject area is not located near the wetland area;

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

WHEREAS, the DeWitt Wegmans CENTRO-Park-n-Ride bus stop is located directly adjacent to the proposed site, within the shopping plaza; and

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

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

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

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-135

- 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 COMPREHENSIVE PLAN from the Village of Marcellus Village Board at the request of Village of Marcellus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Village of Marcellus is proposing to adopt the Village of Marcellus Comprehensive Plan 2045; and
- WHEREAS, the Board also recently reviewed the Town of Marcellus Comprehensive Plan (Z-24-338) with its emphasis on protecting and preserving agriculture, increasing housing options in response to demographic shifts, and a focus on the Town's invaluable natural resources, open spaces and recreational opportunities; earlier this year, the Board reviewed the Village's "Village Center Design Requirements" (Z-25-12) to "clarify the Village's community design goals and objectives, illustrate the physical and visual intent of existing development ordinances, and encourage innovation and improve quality in architectural and site design"; and
- WHEREAS, the last Comprehensive Plan for the Village was adopted in 2001; the current plan notes to ensure effectiveness of the Comprehensive Plan, the Village should conduct an annual implementation progress review, update the Plan every 5 to 7 years, and conduct a complete overhaul of the Plan every 15 to 20 years with a planned update to this plan to occur between 2030 and 2032 to "complete an existing conditions analysis and revise the strategies and action items to align with new issues and opportunities facing the community"; and
- WHEREAS, the public was engaged in the process of developing the Comprehensive Plan via public workshops, focus groups and interviews with Village staff, community leaders, the business community, and two focus groups with high school students; the public was further engaged via a social media campaign and community survey with both online and hard copies available to identify "key community concerns"; and
- WHEREAS, a study of current land use and demographics was conducted, identifying Residential as the primary land use with 60% of acreage in the Village and 79% of parcels being classified as Residential, followed by Commercial and Community Service with 8% and 2% of parcels respectively; Public Service, Recreation & Entertainment, and Conservation Lands Categories occupy 0.2% of parcels each; 91% of Residential parcels are classified as single-family, with 5% as two-family, 2% as three-family, 1% as multi-purpose/multi-structure, and 2% apartments; and
- WHEREAS, to guide Village decisions, a Future Land Use map was created with six character areas: Downtown Core, Mixed-Density Residential, Traditional Neighborhood Residential, Gateway Mixed-Use, Recreation & Open Space, and

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Community Service & Public Institutions; and

WHEREAS, the Plan is broken down into five Priority Policy Areas; Priority Policy Area 1 is Infrastructure, Transportation, & Community Services with objectives to “enhance Marcellus’ connectivity and accessibility through improving infrastructure, including roads, sidewalks, trails, and multi-modal transportation options”, investing “in infrastructure maintenance and upgrades”, seeking “opportunities to address the Village’s food desert”, and seeking to identify where community services can be improved; the Action Plan includes developing a Capital Improvement Plan (CIP), developing an “incentive package to encourage developers to include community amenities (such as sidewalks, greenspaces, and trail expansion) in new development projects”, completing an update to Village Zoning to ensure alignment with Comprehensive Plan goals, and “creating and adopting a Complete Streets policy”; and

WHEREAS, Priority Policy Area 2 is Downtown Revitalization with objectives including “preserving the form and character of the downtown through code enforcement and design standards”, attracting a variety of small, locally-owned businesses to “cultivate a thriving downtown environment”, “pursue placemaking strategies to create inviting public spaces”, and developing “opportunities to support existing businesses and industries”; the Action Plan includes working with the Marcellus Chamber of Commerce to develop a marketing package to attract businesses, creating “a public ‘common’ space for public events and for youth and families to socialize”, obtaining funding to “support small business development and downtown revitalization”, and completing “a Signage and Wayfinding Plan to support downtown revitalization”; and

WHEREAS, Priority Policy Area 3 is Housing & Community Character with objectives including ensuring “a diversity of housing types to provide a mix of affordable housing for residents of all ages and life stages”, promoting “changes in zoning that allow for compact building design, additional density, and creative infill opportunities”, promoting “compatible infill, adaptive reuse, and new development that maximizes existing infrastructure to prevent sprawling residential and commercial growth”, and “balance impacts of growth and development on social diversity, community character, economic vitality, and environmental quality”; the Action Plan includes adopting “proactive code enforcement measures including administrative and court remedies, to address blight and deterioration”, examine and change existing parking standards including reducing minimum parking requirements, developing a “Home Improvement Loan Program to incentivize homeowners to invest in the maintenance and upkeep for their properties; and

WHEREAS, Priority Policy Area 4 is Recreation & Open Space with objectives including providing “safe connections between park and recreation spaces in the Village through development of a network of trails, corridors, and paths”, enhancing existing “parks greenspaces, and recreational amenities, protecting natural resources within the Village, and increasing “the Village’s resilience by promoting and implementing green infrastructure, renewable energy, and hazard mitigation strategies”; the Action Plan includes developing an “Open Space and Recreation Plan”, completing a Local Waterfront Revitalization Program “in partnership with the Town to ensure the protection of the Lower Seneca River and Onondaga Lake-Onondaga Creek watersheds”, working with the County to “develop a Trail Feasibility Study along Nine Mile Creek”,



working with the Marcellus Central School District (CSD) “to support community development project that enhance recreation access in the community (e.g. the Green Gateway Park)”, and registering for the NYS Climate Smart Communities Program” with the aim of achieving Bronze Certification Status; and

WHEREAS, Priority Policy Area 5 is Collaborative Local Governance with objectives enhancing communication with community, building community trust in local government, enhancing the collaboration between the Village and Town, and enhancing “communication and collaboration with local, regional, and state agencies as well as surrounding municipalities and public service district”; the Action Plan includes establishing the Comprehensive Plan Implementation Committee (CPIC) “to ensure the advancement of the goals, policies, and action items in this plan, conducting “quarterly meetings between Village and Town officials and staff to ensure project alignment”, establishing a “Youth & Senior Advisory Committee to encourage policy and action planning that addresses youth and senior needs in the community”, creating “events and programming that encourage community connectivity and resident engagement”, seeking opportunities to communicate and share information with residents, and working within the Village office to ensure the Village Code is accessible online and working to ensure Village websites are easy to navigate and contain necessary information; and

WHEREAS, the plan outlines steps for once the Village Comprehensive Plan is adopted, including composing a Comprehensive Plan Implementation Committee (CPIC) to meet regularly to coordinate with Village staff and leadership, local and regional partners, and with the Town of Marcellus’ Comprehensive Plan Committee towards implementation of the plan; the plan also notes an emphasis on identifying “immediate, low-cost action items to work on while seeking funding for larger projects” including completing steps for the NYS Climate Smart Communities Program, “working with the Marcellus Chamber of Commerce to activate the downtown and complete small-scale beautification efforts”, and coordinating with the Marcellus Central School District “to identify potential projects for collaboration”; the plan identifies multiple grants that could assist in the future including the NYS Downtown Revitalization Initiative, Local Waterfront Revitalization Program with the Town to protect Nine Mile Creek, and “Conducting a Zoning Code update via NYS Smart Growth Community Planning and Zoning Grant Program”; 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 Village of Marcellus for its well-considered comprehensive plan, particularly as it relates to an emphasis on increasing pedestrian infrastructure, protection of natural and historical resources, and communication and engagement with Village residents, the Town of Marcellus, and neighboring municipalities.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-136

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Justin's Canine Campus for the property located at 4112 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31 and 481, both state highways, and a County Environmental Health field office; and
- WHEREAS, the applicant is proposing to establish and operate a dog day care in an existing 6,700 sf building on a 15.07-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously reviewed the applicant's special permit request (Z-25-101) and it appears no changes have been made to the present application; upon reviewing the previous case the Board advised that the Town of Clay ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure, the applicant must contact the Onondaga County Water Authority, Engineering Department (OCWA) to identify the extent of privileges granted within the property's associated Easement, any proposed related disturbance within the Easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process, additionally, the board advised that the Town of Clay must document and ensure proper permitted disposal of pet waste for the proposed use, prior to, or as a condition of, plan approval; and
- WHEREAS, the site is a building located in the Marketfair North shopping plaza; the plaza is located on the south side of NYS Route 31, abuts NYS Route 481 to the west, and has frontage along Waterboard Road to the east; nearby uses include an OCWA facility and Onondaga County Health Department Field Office to the east, the Great Northern Mall to the north, and residential to the south; and
- WHEREAS, a CENTRO bus stop is located at Wegmans Plaza on Route 31, approximately ½ mile from the proposed site, the walk to the stop requires crossing Route 31; and
- WHEREAS, the plaza is comprised of multiple retail buildings surrounded by multiple parking lots and internal roads; the subject area is a standalone 6,700 sf concrete building along the west side of the plaza; the plaza has a full-access driveway to Route 31 and two full access driveways to Waterboard Road; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements; and
- WHEREAS, the applicant is proposing to establish a dog day care in an existing building; per the Site Plan – Proposed Features dated 1/15/24, the applicant is

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proposing to install a 10'x10' shed, fence in a portion of the parking lot, install a gate in front of the dumpster area, and remove overhead doors on the side of the building; no other changes to the exterior are proposed; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/25/25, 0.1 acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed; per the EAF, the proposed dog day care is expected to require 500 gallons of drinking water per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Henry Clay Pump Station service areas; no changes to the current infrastructure are proposed; per the EAF, the proposed dog day care is expected to generate 500 gallons of wastewater per day; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Site Plan – Overall Existing Site dated 1/15/24, there are multiple easements on the property: a 10'-wide Niagara Mohawk Power Corporation Gas easement and New York Telephone Company easement along the western property boundary, New York Telephone, Town of Clay Euclid Water District, and OCWA easements along the plaza's Route 31 frontage, New York Telephone and Niagara Mohawk Power Corporation Gas Easements along the eastern parcel boundary, a Town of Clay Drainage Right of Way Easement in the southern corner of the parcel, a Town of Clay Euclid Water District and OCWA right of way crossing the site from north to south, and a 99'-wide OCWA easement crossing the property from west to east; per the Site Plan – Proposed Features, the proposed work occurs outside of all easements except the 99'-wide OCWA easement; per the Site Plan – Proposed Features, a portion of the proposed shed and the dumpster enclosure with proposed gate will occur within that easement; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county water easement or affect the county infrastructure. The applicant must contact the Onondaga County Water Authority, Engineering Department (OCWA) to identify the extent of privileges granted within the property's associated Easement. Any proposed related disturbance within the easement is to be submitted to OCWA and reviewed under a 'Permit to Occupy Application' process.
2. The Town must document and ensure the proper permitted disposal of pet waste for the proposed use, prior to, or as a condition of, plan approval.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-138

- 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 Marcellus Planning Board at the request of Tim and Erica Leubner for the property located at 2901 Rose Hill 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 Rose Hill Road (Route 211/27) and Coon Hill Road (Route 27), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a new Brew Barn, a platform for outdoor concerts, and add a deck to an existing structure on a 36.80-acre parcel containing Tim's Pumpkin Patch in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-139) to allow outdoor concerts; and
- WHEREAS, a previous subdivision referral (Z-22-44) was reviewed administratively and No Position was offered; and
- WHEREAS, the site is a farm located in a rural area of the Town, characterized by low-density residential and large parcels containing agriculture and wooded areas; the site is located along Rose Hill Road, adjacent to its intersection with Coon Hill Road, both county routes; and
- WHEREAS, the site contains a house and multiple barns and outbuildings positioned along the Rose Hill Road frontage, surrounded by active agriculture; adjacent parcels are under the same ownership; the site has two driveway access points from Rose Hill Road from this parcel and connected to a large gravel and dirt parking lot with multiple driveways onto Rose Hill Road to the north; and
- WHEREAS, the applicant is proposing an expansion to Tim's Pumpkin Patch, a large agri-tourism venue, which currently includes a pumpkin patch, tractor rides, and concessions; per the Project Narrative, the applicant is creating a "comprehensive and unified development plan which introduces visitors to farm-to-table food and dining options, agri-products, craft beverages, retail wares, meeting and gathering spaces, recreational opportunities, educational spaces, and entertainment opportunities"; the current referral is for construction of a Brew Barn with sidewalks and parking, a platform stage for outdoor concerts, and adding a deck to an existing barn; and
- WHEREAS, per the Overall Site Plan dated 2/21/24, a 61-space gravel parking lot will be constructed along the northern parcel boundary with a gravel driveway to Rose Hill Road; overflow parking will be located on the adjacent parcel to the north (same ownership); the Brew Barn and sidewalks will be constructed near the gravel parking lot, a 20'x40' deck is to be constructed on an existing barn, and a 20'x45' stage is to be constructed at the rear of the existing barns;

future phases of work, not part of the current review, include construction of a 60'x60' pavilion, 45'x45' food retail building, 20'x40' tent, and 20'x20' restroom building;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/27/25, 0.359 acres of the site will be disturbed by the proposed project; a Stormwater Pollution Prevention Plan (SWPPP) prepared by RZ Engineering, PLLC dated 2/21/25 was included with the referral materials;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well; per the EAF an increase in demand is anticipated particularly in relation to brewing and restaurant activities, but no additional details are provided; per a letter from TDK Engineering Associates, PC and the Town of Marcellus Planning Board dated 5/2/25, the Town is requesting additional details for how the applicant will satisfy the additional demand for drinking water; and

WHEREAS, per the referral notice, a new septic system is proposed to serve the development; a Septic Plan dated 2/21/24 was included with the referral materials showing a Modified Mound System to be installed to the rear; and

WHEREAS, a permit for a driveway onto Rose Hill Road from the Onondaga County Department of Transportation (OCDOT) was included with the referral materials; and

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and Agricultural Data Statement was included with the referral materials; and

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

1. The applicant is required to coordinate Rose Hill Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit traffic data and an internal traffic circulation plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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

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J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-139

- 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 SPECIAL PERMIT from the Town of Marcellus Town Board at the request of Tim and Erica Leubner for the property located at 2901 Rose Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Rose Hill Road (Route 211/27) and Coon Hill Road (Route 27), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow outdoor concerts on a 36.80-acre parcel containing Tim's Pumpkin Patch in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-25-138) to allow construction of a new brew barn, sidewalks, parking, platform stage, and a deck on an existing barn; and
- WHEREAS, a previous subdivision referral (Z-22-44) was reviewed administratively and No Position was offered; and
- WHEREAS, the site is a farm located in a rural area of the Town, characterized by low-density residential and large parcels containing agriculture and wooded areas; the site is located along Rose Hill Road, adjacent to its intersection with Coon Hill Road, both county routes; and
- WHEREAS, the site contains a house and multiple barns and outbuildings positioned along the Rose Hill Road frontage, surrounded by active agriculture; adjacent parcels are under the same ownership; the site has two driveway access points from Rose Hill Road from this parcel and connected to a large gravel and dirt parking lot with multiple driveways onto Rose Hill Road to the north; and
- WHEREAS, the applicant is proposing an expansion to Tim's Pumpkin Patch, a large agri-tourism venue, which currently includes a pumpkin patch, tractor rides, and concessions; per the Project Narrative, the applicant is creating a "comprehensive and unified development plan which introduces visitors to farm-to-table food and dining options, agri-products, craft beverages, retail wares, meeting and gathering spaces, recreational opportunities, educational spaces, and entertainment opportunities"; the current referral is for construction of a Brew Barn with sidewalks and parking, a platform stage for outdoor concerts, and adding a deck to an existing barn; and
- WHEREAS, per the Overall Site Plan dated 2/21/24, a 61-space gravel parking lot will be constructed along the northern parcel boundary with a gravel driveway to Rose Hill Road; overflow parking will be located on the adjacent parcel to the north (same ownership); the Brew Barn and sidewalks will be constructed near the gravel parking lot, a 20'x40' deck is to be constructed on an existing



barn, and a 20'x45' stage is to be constructed at the rear of the existing barns; future phases of work, not part of the current review, include construction of a 60'x60' pavilion, 45'x45' food retail building, 20'x40' tent, and 20'x20' restroom building;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/27/25, 0.359 acres of the site will be disturbed by the proposed project; a Stormwater Pollution Prevention Plan (SWPPP) prepared by RZ Engineering, PLLC dated 2/21/25 was included with the referral materials;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well; per the EAF an increase in demand is anticipated particularly in relation to brewing and restaurant activities, but no additional details are provided; per a letter from TDK Engineering Associates, PC and the Town of Marcellus Planning Board dated 5/2/25, the Town is requesting additional details for how the applicant will satisfy the additional demand for drinking water; and

WHEREAS, per the referral notice, a new septic system is proposed to serve the development; a Septic Plan dated 2/21/24 was included with the referral materials showing a Modified Mound System to be installed to the rear; and

WHEREAS, a permit for a driveway onto Rose Hill Road from the Onondaga County Department of Transportation (OCDOT) was included with the referral materials; and

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and Agricultural Data Statement was included with the referral materials; and

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

1. The applicant is required to coordinate Rose Hill Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit traffic data and an internal traffic circulation plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-141

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Lawton Road Shopping Center for the property located at 5566 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway, and the municipal boundary between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is proposing construction of a 6,300 sf multi-use building consisting of a Mirabito Convenience Store with fueling dispensers, a Subway Foods, Dunkin Donuts with drive-thru service and NBT Bank with drive-thru service on a 9.6-acre parcel in Highway Commercial (HC-1) and One-Family Residential (R-7.5) zoning districts; and
- WHEREAS, the Board previously recommended Modification of two special permit referrals (Z-24-281, Z-24-282) for this proposed development of the site, advising the applicant is required to coordinate NYS Route 31 access plans with the NYS Department of Transportation (NYSDOT) and provide a lighting plan and Traffic Impact Study to them, advising the applicant must coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any extension of wastewater infrastructure to the site, and to coordinate with OCDWEP regarding any requirements for the restaurant use on site; the Board also offered comments encouraging extensive landscaping and screening of the site to buffer adjacent residential, encouraging relocation of the buildings to the site's road frontage to improve aesthetics, encouraging sidewalks along the Lawton Road frontage and sidewalk connections to sidewalks along NYS Route 31, and encouraging a pedestrian pathway connection to Wyandra Drive; previously, the Board recommended Modification of a special permit referral and No Position with Comment on a zone change referral (Z-17-233 and Z-17-232) to allow a drive thru for the proposed convenience store building and plans for a gas station advising the applicant to coordinate with and submit a lighting plan to the NYSDOT; and
- WHEREAS, the site is located at the corner of Route 31, a state road, and Lawton Road, a local road, at the Town of Clay and Cicero boundary; surrounding land uses are primarily residential subdivisions with numerous homes surrounding the site from the south and west; the mixed-use Tocco Villaggio planned community is directly north of the site; the proposed Micron site will be located within a ½ mile of the site; and
- WHEREAS, the southern half of the site contains a stormwater basin for the Lawton Valley neighborhood; there are two current zoning designations on the parcel: HC-1 and R-7.5; the HC-1 takes up the northern portion of the parcel while the R-7.5 takes up the southern portion of the site; and

WHEREAS, per the referral notice the applicant plans to transform the northern HC-1 portion of the parcel into a shopping plaza with several businesses including NBT Bank, Dunkin, a Mirabito gas station, and a Subway located in a 6,900 sf building; the fueling area will be located between the building and the NYS Route 31 frontage; the northwestern portion of the parcel is set aside for future commercial development; the site plan shows the southern portion of the parcel that is designated R-7.5 will remain undeveloped and continue to be used for stormwater drainage for the proposed commercial development and the Lawton Valley neighborhood; the site plan depicts the drive-thru for the bank along the western side of the building and the entrance to the coffee shop drive-thru at the rear of the complex, with the drive-thru circulating along the eastern side of the building; the proposed project is expected to have 50 parking spaces; 4 charging stations for electric vehicles are shown on the site plans; a right-in/right-out entrance is proposed for NYS Route 31 and a full-access driveway is proposed for Lawton Road;

ADVISORY NOTE: Any new or modified driveways and work within the State right-of-way require Highway Access and/or Work Permit from the New York State Department of Transportation; and

WHEREAS, changes to the proposed development since the previous referrals (Z-24-281, 282) include separating the exit from the bank drive-thru from the entrance to the coffee shop drive-thru, planting islands to be installed throughout the site, the addition of trees and planting along the northern and eastern sides of the asphalt area, and changing a proposed full-access driveway to NYS Route 31 to a right-in/right-out; plantings or screening are not depicted between the rear internal driveway and the stormwater basin at the rear of the site which is shown to be a steeply sloping area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/28/25, 4.5 acres of the site will be disturbed by the proposed project and the proposal includes a "new water quality basin discharging into the existing stormwater management facility"; the Grading Plan dated 4/29/25 depicts stormwater infrastructure to be installed under the parking lot, draining to the existing basin at the rear of the site;

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

WHEREAS, a Lighting Plan dated 4/29/25 was included with the referral materials; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the site; per the EAF, the development is anticipated to require <1,000 gallons per day;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the site; the site is located in the Oak Orchard Wastewater Treatment Plant service area; per the EAF, the development is anticipated to generate <1,000 gallons per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/ project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, GIS mapping shows the western boundary and rear half of the site may contain state wetlands, which appear to include the existing stormwater basin and line of trees along the western boundary; the wetland is not indicated in the plans;

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

WHEREAS, per the Site Preparation Plan dated 4/29/25, a Crabtree Lane abandonment cuts through the northern commercial portion of the site, coinciding with an "existing gas utility line and associated easement to be removed and relocated along NY Route-31 and Lawton Road. Contractor to coordinate work with National Grid"; and

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

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

1. The applicant is required to coordinate NYS Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a lighting plan and Traffic Impact Study (TIS) for full build out to meet Department Requirements and is required to contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must coordinate with the Onondaga County Department of Water Environment Protection regarding any extension of the public wastewater infrastructure prior to, or as a condition of, municipal approval.

3. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling an inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or

as a condition of, municipal approval.

4. The applicant must contact the NYS Department of Environmental Conservation (DEC) regarding any possible wetlands on site prior to any proposed development on the property. The applicant must obtain a negative parcel jurisdictional determination from the DEC or coordinate with regional DEC staff to determine if a wetland permit is required prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Town is encouraged to require extensive landscaping and screening to buffer the proposed commercial uses from the adjacent residential uses.
2. The applicant and Town are encouraged to continue to plan and coordinate improvements to parcels in this vicinity, within the context of potential roadway modifications and other land use changes in the area. In addition to potential right-of-way impacts, it is important to consider a coordinated approach to access management on this corridor, in particular the need for interconnected municipal roadways. Provisions for safe and appealing bicycle/pedestrian and transit accommodations and local roadway planning should be seriously considered. And as a prominent location within the community, attention to architecture, site planning and aesthetics is an important element of plan review in this area.
3. The Board encourages the addition of sidewalk connections from Route 31 to the building and to consider the addition of sidewalks along the Lawton Road frontage, as this area may be subject to additional growth and development in future years.
4. The Board also encourages the addition of a pedestrian pathway connection from Wyandra Drive, to facilitate pedestrian traffic to the site from the adjacent neighborhood.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-144

- 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 600, 602, 602.5, 604, and 606 University Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Upstate Medical University Institute for Human Performance, a state-owned facility; and
- WHEREAS, the applicant is proposing to construct a 13-story, 200-room hotel, with an attached restaurant and event space, and a 3-story parking garage, located on 1.34 acres in a Planned Institution (PID) zoning district; and
- WHEREAS, the Board previously held No Position with Comment regarding a zone change referral (Z-19-35) to place 6 parcels in the Syracuse University Planned Institutional District, encouraging the City and applicant to consider the necessity of parking requirements for the proposed subdistrict, advising the applicant to contact the Onondaga County Department of Water Environment Protection (WEP) regarding sewer capacity for the site, and encouraging Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse-Onondaga County Planning Agency; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-25-14) to combine five parcels currently containing surface parking lots; per the University Avenue Subdivision dated 2/4/25, the proposal is to combine five parcels into New Lot 100, 1.34 acres; and
- WHEREAS, the site is located at the northern end of the Syracuse University campus and Planned Institutional District, at the intersection of Harrison Street and University Avenue; surrounding uses include hotels, parking garages, and retail/commercial; and
- WHEREAS, per the Zoning Plan dated 4/29/25, the proposed 2-story restaurant and event space will be located at the corner of Harrison Street and University Avenue; the proposed 13-story, 200-room hotel will be attached to a restaurant building and located along the University Avenue frontage; a 3-floor parking garage, supplying 100 parking spaces, will be located in the southwest corner of the site, fronted by the "autocourt", hotel entry, and circular driveway from University Avenue; and
- WHEREAS, per the Subdivision Plan, a 9'-wide right-of-way (ownership not detailed) traverses the middle of the site west to east; and

WHEREAS, a Trip Generation and Distribution Assessment for the University Hotel Development prepared by Passero Engineering Architecture, dated 2/7/25 was included with the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/2/25, 1.34 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be mitigated via “on-site underground stormwater detention facilities, where it will be held and slowly released to the municipal combined sewer system”;

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 served by City of Syracuse drinking water and the proposal will require new connections; per the EAF, the hotel, restaurant, and event space are anticipated to require 12,500 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and the proposal will require new connections; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the hotel, restaurant, and event space are anticipated to generate 12,500 gallons of wastewater per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

WHEREAS, the site is located near the Walnut Park Historic District, Grace Episcopal Church, and Temple Society of Concord which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed development including obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

The Board wishes to express its serious and growing concern with infrastructure constraints and the significant number of recently approved and proposed housing units and other projects in the University Hill area, and encourages the University and City to work together, along with other agency partners, to ensure adequate planning for change and growth in the



University Hill district infrastructure, specifically noting:

- The density levels and extent of development taking place in this district merits consideration of new transportation options for residents, employees, students and visitors, beyond the provision of parking lots and garages. The Board encourages Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse Metropolitan Transportation Council.
- The Onondaga County Department of Water Environment Protection recommends that the applicant completes a sewer flow study to monitor flow and capacity from tie-in locations at Syracuse University to the Metropolitan Wastewater Treatment Plant. The applicant is advised to contact the Department's Flow Control office for additional information.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-145

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of EquipmentShare.com, Inc. for the property located Henry Clay Blvd.; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special use permits and the site is located within 500 feet of Henry Clay Boulevard (Route 45), a county highway; and
- WHEREAS, the applicant is proposing an on-site fueling island for private fuel distribution for construction equipment and fleet vehicles related to an existing Equipment Share business on a 9.0-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board has reviewed multiple referrals regarding this site, most recently offering No Position with Comment on a site plan referral (Z-23-255) to construct an 8,014 sf equipment rental facility, advising that if the site were to be subdivided, the western site may require an extension of sewer infrastructure and encouraging stormwater management plans that could accommodate stormwater for the whole of the site; the Board previously offered No Position with Comment on two special permit referrals (Z-23-154 and Z-23-155) regarding this proposed Equipment Share facility to allow a contractor's service yard and construction of an equipment rental facility advising the applicant to work with the Onondaga County Departments of Health and Water Environment Protection regarding sewer needs for the site; and
- WHEREAS, the site is in the area between Henry Clay Boulevard, a county highway, and rail lines belonging to New York Central Lines; the area is characterized by commercial businesses and distribution centers; National Grid is to the south and residential neighborhoods are across Henry Clay Boulevard; the site is a vacant parcel situated at the intersection of Dey Road and Edgecomb Drive, both local roads; and
- WHEREAS, per the referral notice, the applicant is seeking a special use permit for an on-site fuel distribution system; per the Environmental Assessment Form (EAF) dated 5/2/25, the applicant is constructing an 8,014 sf building to house an Equipment Rental showroom, offices, breakroom, work bays, and a wash bay to be located on the eastern half of the parcel; and
- WHEREAS, per the Site and Paving Plan dated 4/10/25, the site has approximately 990' of frontage (per aerial imagery from May 2021) along Dey Road, the site will have two 40'-wide driveways entering the site, the western driveway will be opposite the intersection of Edgecomb Drive with Dey Road; the driveways lead to a 7,615 sf building with parking in front and along the sides (22 spaces); sidewalks will wrap the front half of the building; the driveways wrap the building appearing to lead to service bays at the rear, per the Site Plan, the driveways do not connect to the rear asphalt by the service bays; the

building and asphalt area will be surrounded by a lay down yard; the proposed fueling island will be located in the western laydown yard; per the Landscape Plan dated 4/10/25, trees and plantings will be installed along the Dey Road frontage; and

WHEREAS, per the EAF, 8.39 acres of the site will be disturbed by the proposed project; per the Site Plan, most of western portion of the site will be taken up by two stormwater basins; a notable change from the previously referred site plan is the change in scale to larger, multiple basins; the previously referred site plan had a small detention pond in the southwest corner of the site;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the Site Plan depicts a 50'-wide ingress/egress easement along the parcel's western boundary; and

WHEREAS, per the referral notice, there is no existing drinking water service to the site and a new connection to public drinking water is proposed; per the EAF, the proposed development is anticipated to require 1,080 gallons of drinking water per day;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, there is no existing wastewater service to the site and a new connection to the public sewers is proposed, the site is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the EAF notes ~2,500 gallons of gasoline will be stored on site in above-ground storage tanks; additionally, motor oil will be stored at the facility and picked up by a "local waste oil disposal provider"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00339, 734125, 734071, 734127) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, there will be lighting fixtures on the building as well as light poles around the perimeter of the site; per the EAF "all lighting fixtures will be directed into the equipment yard and away from neighboring properties"; 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 from May 2024, it appears that some trees will be removed as part of the proposed project;

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-146

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Brody Smith (for Michael Roberts Associates) for the property located at 5575 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is seeking site plan approval for a change of use in an existing building to a financial planning service and site improvements including expansion of the asphalt parking lot, removal of a sidewalk, exterior door, and steps, and installation of an ADA ramp in a vacant building in a Residential (R-2) zoning district; and
- WHEREAS, the Board most recently held No Position on a Use Variance referral (Z-24-359) to allow a business office in a an R-2 zoning district; previously, the Board offered No Position on use variance referrals (Z-21-282 and Z-05-424) to allow a non-charitable office use in the building; a site plan referral (Z-22-76) to establish an education facility in an existing building was administratively reviewed and No Position offered; the Board previously recommended Disapproval of a site plan (Z-06-2) to renovate the existing building, noting the parking as drawn did not meet Town minimum parking and setback requirements and discouraged reductions in greenspace in a residentially zoned area; and
- WHEREAS, the site is located at the edge of a residential neighborhood just west of Erie Boulevard; the site has frontage on Thompson Road, a local road, and contains a vacant building, previously used as a non-profit charitable and religious office use, with a small parking area and existing driveway onto Thompson Road; the site has rear frontage on Winston Way and Alwyn Road, both local roads; across Thompson Road are the commercial uses of Erie Boulevard East including a jeweler, auto service/tire store, and dry cleaner; the former Shoppingtown Mall is located less than 250' from the site; and
- WHEREAS, the applicant is proposing to utilize the site for a financial planning service; per the Sketch Plan and Zoning Map dated 11/7/24, proposed improvements include replacement of the front steps and sidewalk along the building with landscaping, installation of an ADA ramp, and installation of asphalt along the northwest and southeast corners of the 13-space parking lot; and
- WHEREAS, per a previous referral (Z-24-354), the 4,696 sf commercial building was constructed in 1984 and used as offices for the American Heart Association until being sold to the United Church of Christ where it continued use as administrative offices; the property has been for sale since 2020 and has remained unused and on the market due to the site's incompatibility with the

allowed uses of R-2; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 11/22/24, 0.01 acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to the current infrastructure are proposed; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-147

- 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 Pompey Planning Board at the request of Norbut Solar Farms for the property located at Sweet Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Sweet Road (Route 109) and Broadfield Road (Route 250), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 10 MW AC solar facility on 101.68 acres in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing use variance and subdivision referrals (Z-25-148, S-25-15) to allow this proposed solar array; and
- WHEREAS, the site is located in the northern part of the Town, near its municipal boundaries with the Towns of DeWitt and Manlius in an area characterized by large parcels containing woodlands and/or active agriculture and low-density residential; and
- WHEREAS, the site is comprised of two vacant parcels containing active agriculture and woodlands located to the rear of residential parcels along Sweet Road and Broadfield Road, both county routes; the site has approximately 60' of frontage on Sweet Road and approximately 530' and 60' frontage in two areas onto Broadfield Road; per aerial imagery, a wooded area covers the eastern portion of the site with some woodlands along the western boundary; an access road is visible in the western portion of frontage on Broadfield Road; and
- WHEREAS, the applicant is proposing construction of a 10 MW commercial solar facility with road access from Broadfield Road; per the Environmental Assessment Form (EAF) dated 4/25/25, the solar array will be installed within a 58.1-acre fenced area; per the Overall Horizontal Control/Site Layout Plan dated 4/17/25, the array will cover most of the site, with the fenced in area possibly encroaching on wetlands bordering the site; four 80'x80' battery equipment pad areas will be installed at the center of the site, accessed by a gravel road from Broadfield Road that will circulate along the western site boundary before crossing east to the equipment area; the Site Layout Plan shows an access road with turnaround will enter the site from Sweet Road, not connecting to the array or cross the wetlands in that location; per the Fence Layout Plan (undated), overhead wires are shown connecting the driveway from Sweet Road to the equipment pads at the center of the site; per the Panel Array and Trenching Details Plan (undated), the solar panels will be affixed to two support poles drilled into the ground; and
- WHEREAS, per the referral notice, the applicant is requesting a use variance to allow this proposed solar array, as ground mounted solar energy systems are prohibited

in Residential Zoning Districts; per the Map Showing the Proposed Parcel Combination, dated 3/2/25, the applicant is proposing to combine the two parcels comprising the site into one new lot (101.684 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/25/25, 64.71 acres of the site will be disturbed by the proposed project and stormwater will be “directed to on-site surface water management facilities”; per the Enlarged Drainage & Grading Plan (undated), a Stormwater Pollution Prevention Plan (SWPPP) prepared by Tectonic Engineering Consultants dated 11/22/24 was included with the referral materials; drainage swales are proposed between the access road and existing wetlands to the west, along the southern and northern boundaries of the array, and between the array and existing wetland in the northeast corner of the site;

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, there is no existing drinking water or wastewater service to the site and none are proposed; and

WHEREAS, per the Onondaga County Ag Mapper, nearly the entirety of the parcels contains prime, statewide importance, and prime if drained soils across 91 acres of the approximately 100-acre site; per the Environmental Assessment Form dated 4/25/25, the proposed array will result in a loss of 37.80 acres of agricultural land; neighboring lands to the south are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and Agricultural Data Statement was included in the referral materials; and

WHEREAS, GIS mapping shows a federally regulated Class C stream (ID 899-228), coinciding with possible NYS jurisdictional wetlands, is located along the western site boundary; GIS mapping also shows additional federal and possible NYS wetlands along a portion of the eastern and northeastern boundaries of the site; wetland boundaries are shown with areas shared to indicate “wetland impact areas”, but wetland boundary data is not provided; ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, a Computer Generated Viewshed Map (undated) showing the greater area was included; a local and specific viewshed analysis showing views from the adjacent residential was not included; a Draft Decommissioning Plan was included with the referral materials; and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat



species are often associated with tree clearing and from the plans 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, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

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

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

The plans referred to this Board depict significant lasting impacts to this area including permanently altering the character of the community, disturbance of active agricultural lands with valuable and productive soils, removing a substantial acreage of forestland, potential impacts to endangered species, and encroachment on federal and state wetlands and into sensitive buffer areas.

The Town is advised to consider compatibility with existing and adjacent land uses and impacts to environmental assets as part of its review of this transformative project, and must ensure all conditions and regulatory requirements have been satisfied prior to local approval of site plan, subdivision and to the extent practicable, use variance actions.

The Board notes the following items, in addition to permitting requirements noted prior within this resolution.

1.) Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit. The NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant. The applicant is advised to contact the DEC Region 7 office at R7BEH@dec.ny.gov or (315) 426-7400 to obtain a negative project jurisdictional determination or to apply for a wetland permit.

The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

2.) The Town is encouraged to require a more detailed viewshed analysis showing visual impact from nearby residential land uses. Additional

landscape buffering of this large commercial solar facility from neighboring residential land uses and roadways is encouraged.

3.) The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. The applicant is advised to avoid configurations that fragment farm fields and production and disturb prime and statewide important agricultural soil types.

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-148

- 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 USE VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Norbut Solar Farms for the property located at Sweet Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Sweet Road (Route 109) and Broadfield Road (Route 250), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a use variance to allow construction of a 10 MWac solar facility on 101.68 acres in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and subdivision referrals (Z-25-147, S-25-15) to allow this proposed solar array; and
- WHEREAS, the site is located in the northern part of the Town, near its municipal boundaries with the Towns of DeWitt and Manlius in an area characterized by large parcels containing woodlands and/or active agriculture and low-density residential; and
- WHEREAS, the site is comprised of two vacant parcels containing active agriculture and woodlands located to the rear of residential parcels along Sweet Road and Broadfield Road, both county routes; the site has approximately 60' of frontage on Sweet Road and approximately 530' and 60' frontage in two areas onto Broadfield Road; per aerial imagery, a wooded area covers the eastern portion of the site with some woodlands along the western boundary; an access road is visible in the western portion of frontage on Broadfield Road; and
- WHEREAS, the applicant is proposing construction of a 10 MW commercial solar facility with road access from Broadfield Road; per the Environmental Assessment Form (EAF) dated 4/25/25, the solar array will be installed within a 58.1-acre fenced area; per the Overall Horizontal Control/Site Layout Plan dated 4/17/25, the array will cover most of the site, with the fenced in area possibly encroaching on wetlands bordering the site; four 80'x80' battery equipment pad areas will be installed at the center of the site, accessed by a gravel road from Broadfield Road that will circulate along the western site boundary before crossing east to the equipment area; the Site Layout Plan shows an access road with turnaround will enter the site from Sweet Road, not connecting to the array or cross the wetlands in that location; per the Fence Layout Plan (undated), overhead wires are shown connecting the driveway from Sweet Road to the equipment pads at the center of the site; per the Panel Array and Trenching Details Plan (undated), the solar panels will be affixed to two support poles drilled into the ground; and
- WHEREAS, per the referral notice, the applicant is requesting a use variance to allow this proposed solar array, as ground mounted solar energy systems are prohibited

in Residential Zoning Districts; per the Map Showing the Proposed Parcel Combination, dated 3/2/25, the applicant is proposing to combine the two parcels comprising the site into one new lot (101.684 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/25/25, 64.71 acres of the site will be disturbed by the proposed project and stormwater will be “directed to on-site surface water management facilities”; per the Enlarged Drainage & Grading Plan (undated), a Stormwater Pollution Prevention Plan (SWPPP) prepared by Tectonic Engineering Consultants dated 11/22/24 was included with the referral materials; drainage swales are proposed between the access road and existing wetlands to the west, along the southern and northern boundaries of the array, and between the array and existing wetland in the northeast corner of the site;

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, there is no existing drinking water or wastewater service to the site and none are proposed; and

WHEREAS, per the Onondaga County Ag Mapper, nearly the entirety of the parcels contains prime, statewide importance, and prime if drained soils across 91 acres of the approximately 100-acre site; per the Environmental Assessment Form dated 4/25/25, the proposed array will result in a loss of 37.80 acres of agricultural land; neighboring lands to the south are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and Agricultural Data Statement was included in the referral materials; and

WHEREAS, GIS mapping shows a federally regulated Class C stream (ID 899-228), coinciding with possible NYS jurisdictional wetlands, is located along the western site boundary; GIS mapping also shows additional federal and possible NYS wetlands along a portion of the eastern and northeastern boundaries of the site; wetland boundaries are shown with areas shared to indicate “wetland impact areas”, but wetland boundary data is not provided; ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, a Computer Generated Viewshed Map (undated) showing the greater area was included; a local and specific viewshed analysis showing views from the adjacent residential was not included; a Draft Decommissioning Plan was included with the referral materials; and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat

species are often associated with tree clearing and from the plans 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, 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 is concerned that the applicant has not adequately demonstrated that the public utility use variance standard must apply to the present application. While the applicant cites a Third Department decision applying this standard to solar energy projects, absent a decision from the Fourth Department or the New York State Court of Appeal, this Board cannot definitely say that this public utility use variance, rather than the traditional use variance standard, must be applied to solar energy projects in Onondaga County.

Furthermore, this Board notes that if the public utility use variance standard is applied to this application, the standard is appropriate "where the intrusion or burden on the community is minimal, the showing required by the utility should be correspondingly reduced." The Town is encouraged to consider that, if the public utility use variance standard is applied in this jurisdiction rather than the traditional use variance test, a determination should be made regarding whether the potential impacts of the project are "minimal", and thoroughly review all relevant documentation relating to community and environmental impact to make this determination. Given the findings and concerns noted by this Board in its review of the Site Plan (see OCPB case Z-25-147), it is our position that the applicant has not shown that the intrusion or burden on the community created by the proposal is minimal.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-149

- 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 Giuseppe Zavaglia for the property located at 6701 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Buckley Road (Route 48), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing to apply a Repurposing and Reuse Floating Overlay (RROD) zoning district to a 4.19-acre parcel in a Commercial (C-3) zoning district to allow conversion of a vacant hotel to apartments; and
- WHEREAS, the site is a former Comfort Inn located on Buckley Road in an area characterized by a mix of commercial land uses along major routes with residential neighborhoods and apartment complexes; the site abuts the NYS Thruway to the southeast, the Buckley Square Senior Apartments to the northwest, and offices across Buckley Road from the site; and
- WHEREAS, the site contains a former Comfort Inn building surrounded by parking lots with two full access driveways to Buckley Road;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and
- WHEREAS, per the local application, the applicant is requesting the Repurposing and Reuse Floating Overlay District (RROD) to be applied to the site so the former hotel can be converted to residential apartments, office, and café/restaurant; and
- WHEREAS, per the Town Code, the RROD objectives include encouraging “the reuse and repurposing of older commercial buildings that have either been abandoned or have become underutilized”, “encourage the adaptive reuse of aging commercial buildings”, “achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit”, “provide a high level of amenities that create a comfortable environment for pedestrians, bicyclists, and other users”, and “take advantage of existing infrastructure and resources available on site and encourage development compatible with existing land use and contours on the site”; and
- WHEREAS, per the Land Survey for the Comfort Inn dated 4/18/2011, a 20'-wide easement to the Consolidated Water District right-of-way occurs adjacent the northwest and northeast boundaries to the site that does not appear to be impacted by the current proposal; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/21/25, 0.98 acres of

the site will be disturbed by the proposed project and stormwater will be directed to existing drainage structures; it is unclear what new disturbance will be occurring;

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

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

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

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

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

The Board has No Position regarding the proposed zone change, but offers the following requirement for the development as a whole:

1. The applicant is required to coordinate Buckley Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

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





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-150

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of James Bell for the property located at 806 Old Liverpool Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of Old Liverpool Road (Route 137), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.69-acre parcel from Office and Light Industrial Park (O-2) to Highway Commercial (C-2) to allow for light food manufacturing and a small retail space; and
- WHEREAS, the applicant states the purpose of the proposed zone change is to allow for the operation of a food manufacturing facility in the back of the building with a small sales floor located in the front; the applicant further states that the proposed zone change should not cause a material detrimental impact to the public because the facility will be a small popcorn manufacturing operation for local wholesale and fundraising; and
- WHEREAS, per the Town of Salina Zoning Code, the C-2 zoning district is intended to “provide areas, on highways designed to handle large traffic volumes, for commercial uses which primarily serve the motoring public and which function rather independently of each other. It is the specific intent to confine the use of this district to existing areas that have been developed in this fashion without extension, to prohibit residential uses and to prohibit uses which would: (1) be detrimental to adjoining districts and permitted uses and (2), be detrimental to the orderly flow of on- and off-site vehicular traffic;” and
- WHEREAS, the site is in an area characterized by commercial uses along Old Liverpool Road; businesses in the immediate vicinity of the site include Service Van Equipment, Jreck Subs, Liverpool Mirror and Glass and Monro Auto Service and Tire Centers; a residential neighborhood is located adjacent to the site across Old Liverpool Road that is characterized by single-family houses; and
- WHEREAS, per the property survey provided with the zone change referral, the parcel contains a one-story concrete block building with vinyl and wood stockade fencing in the rear yard, the survey shows asphalt paving in the front yard setback; per aerial imagery the site contains a paved parking lot in the front yard setback with an approximately 66-foot wide driveway with access to Old Liverpool Road, the driveway appears to extend beyond the property line onto the adjoining property; and
- ADVISORY NOTE: Any existing or proposed driveways onto Old Liverpool Road must meet the requirements of the Onondaga County Department of Transportation, and obtain highway work permits for any work within the County right-of-way; and

WHEREAS, per the referral notice, the site is served by public drinking water and public sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are 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;

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

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

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Old Liverpool Road has public transit service and bus stops are located adjacent to the site with a stop located at the corner of Old Liverpool Road and Hiram Avenue; and

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

WHEREAS, the site or the neighboring vicinity may contain the Straight-leaved pondweed, Indiana bat, or the Bald eagle which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and

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

WHEREAS, the project is within 2,000 feet of a site ID: 734030 and Site ID:V00501 in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, The site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-151

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Montroy Development, LLC (Dave Montroy) for the property located at Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a 120-unit mixed residential development on a 22-acre parcel in a proposed Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-25-151) to change the zoning of the parcel to Planned Unit Development (PUD) to allow for a mix of single-family, duplex and multi-family apartment buildings on site; and
- WHEREAS, in 2004, the Board recommended Modification of a zone change referral (Z-04-148) to change the zoning of the parcel from General Commercial (GC) to Residential-Multiple (R-M), to facilitate a 176-unit multi-family apartment building, citing traffic and connectivity issues; which appears to have not occurred; in 2021, the Town of Cicero was presented with plans for a zone change from GC to Planned Unit Development (PUD); the OCPB referral (Z-21-311), zone change and project were ultimately withdrawn following local coordination and an Informal Review memo regarding the project offered by the Syracuse-Onondaga County Planning Agency; and
- WHEREAS, in its 2021 Informal Review, the Planning Agency advised the Town and applicant of various concerns with the viability of the project, given longstanding traffic issues, access limitations of the site, constraints of wastewater facilities, and the presence and proximity of environmentally sensitive areas; and
- WHEREAS, the vacant, 22-acre parcel is located near the intersection of NYS Routes 11 and 31, a busy and often congested intersection of multi-lane roadways in the Town of Cicero, near the boundary with the Town of Clay; Tri-State Auto Auction exists to the north, with a vast auto storage lot adjacent to the site; the Tocco Villagio mixed-use development, including multiple commercial buildings along Legionnaire Drive occurs just east of the site; the Micron Semiconductor Plant is to be constructed within one-mile of the site; the parcel is generally flat and wooded, and is set back approximately 500 feet from Route 31, and 1000+ feet from Route 11, behind developed residential and commercial parcels along both road frontages; the parcel has a single 70' wide access to NYS Route 31, between residential parcels; a large wetland area crosses the site; a 60'-wide municipal sanitary sewer easement also runs along the same path as the wetland through the site; and

- WHEREAS, the site plan dated 4/1/25 shows the development of 120 two-bedroom housing units, including four 24-unit apartment buildings (96 apts) with two detached garage buildings (41 spaces) and 24 single-family townhouse dwellings, intended to be for-sale units; previous site plan and agency coordination regarding the project contemplated approximately 120 housing units on the site, in a similar configuration; and
- WHEREAS, per the Referral Form, the zone change to Planned Unit Development allows for the development of multi-family units on site and a more flexible site planning framework; the applicant has appeared before the Town Board and Planning Board for discussion and review of a preliminary and detailed development plan; plan revisions were requested at the May 7, 2025 Town Planning Board meeting, not reflected in the submitted referral materials; and
- WHEREAS, the site is constrained by a limited 70' of frontage onto NYS Route 31 as the only means of access to the site; a single full-access driveway is shown onto Route 31, with a single ingress and single egress lane; which has been conceptually approved by the NYS Department of Transportation, for a maximum of 120 units; prior iterations of the plan also showed emergency vehicle access connecting to the American Legion parcel and Legionnaire Drive, however this access does not appear on the current site plan; and
- WHEREAS, the 266 parking spaces are shown in parking lots and garages, and townhouse driveways; no on-street parking on the private drives are shown; sidewalks are shown along the private drives to each of the development areas;  
ADVISORY NOTE: Any new or modified driveways and work within the State right-of-way require Highway Access and/or Work Permit from the New York
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/13/23, 14.8 of 22-acres of the site will be disturbed and large areas of forested land will be removed; only 14.7% of soils are considered well-drained; the site plan shows three linear filtration basins and two large stormwater basins in various locations on site; a SWPPP was included in the referral materials;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the submitted EAF, dated April 3, 2023 and GIS mapping shows 5.9 acres of federal Class C wetlands running through the western portion of the site; a wetland delineation report dated 1/6/21 was included in referral materials noting, "riverine, intermittent, seasonally flooded wetlands occur on site; the site plan shows a road and utilities crossing the wetland, affecting 0.17 acres of federal wetland; the proposed buildings and parking avoid these wetland locations;  
ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers;  
ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and

WHEREAS, a new connection to OCWA public drinking water service is proposed; per the EAF, the development is anticipated to require 12,000 gallons per day;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/ 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, a new connection to the public sewers is proposed; the site is located in the Oak Orchard Wastewater Treatment Plant service area; a town-owned gravity sewer, within a 60' right-of-way, occurs on the parcel;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/ project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

As reflected in the Board's prior 2021 Informal Review and other reviews, the Board reiterates certain modifications and recommendations regarding development of the site as proposed:

1. The applicant must continue to coordinate NYS Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a lighting plan and Stormwater Pollution Protection Plan (SWPPP) for full build out to meet Department requirements. 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. 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. If determined that there may be possible state wetlands on site, the applicant must contact the NYS Department of Environmental Conservation (DEC) prior to any proposed development on the property to obtain a negative parcel jurisdictional determination from the DEC or coordinate with regional DEC staff to determine if a wetland permit is required. Any required wetland mitigation must be reflected on the approved site plan.

The following comments are offered:

1. The development is reliant on a single access drive to serve 120 housing units without a secondary means of access, including for emergency vehicles. The single access point is also located on the congested NYS Route 31

corridor, which may make ingress and egress from the site difficult at peak times of day. Potential future roadway changes may include the addition of lanes in this area, but improvements to conditions are not guaranteed. The Board encourages the Town to require a secondary means of access as a condition of site plan approval.

2. Public ownership of roadways within this development is suggested, to ensure orderly development, future connections to future roadways, and to allow for high standards for design, usage and maintenance.

3. The Town, in concert with the Town of Clay, is encouraged to continue to plan for the future of the Route 31 and Route 11 corridors, to provide for interconnected local road networks to access lands behind these corridors, and alleviate pressures on these primary roadways.

4. As this site is located within a Town Center area within the Town's new comprehensive plan, additional consideration and site planning to ensure compliance with town development, design and density goals is encouraged by the Board. In particular, the Board recommends:

- Identifying and facilitating future cross-connections, with current and potential future developments, such as Tocco Villagio, to allow for potential future municipal roadways on adjacent parcels in this node.
- Consideration of alternate site plans to encourage a more cohesive layout and relationship between housing types on site.
- Provision of more beneficial greenspace, including planted wetland, stream corridor and Stormwater basin buffers, preservation of mature tree cover, and possible walking trails.
- Establishing on-street parking along the internal road network in lieu of larger parking lots, and considers pedestrian, bicycle and bus accommodations including access to transit and ease of school bus movements on-site.

5. The Town is encouraged to maintain as much tree cover as possible to aide in buffering of wetlands, buffering of noise and neighboring land uses, improving aesthetics, and managing stormwater on site. Even if a permit is not required, disturbance of wetlands and drainage features may have a significant impact upstream and downstream of the site causing issues in the future for landowners and the Town.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-152

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Planning Board at the request of Montroy Development, LLC (Dave Montroy) for the property located at 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 within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is requesting a zone change on a 22-acre parcel from General Commercial (GC) to Planned Unit Development (PUD) to allow for the construction of a 120-unit mixed residential development; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-25-152) for the project; and
- WHEREAS, in 2004, the Board recommended Modification of a zone change referral (Z-04-148) to change the zoning of the parcel from General Commercial (GC) to Residential-Multiple (R-M), to facilitate a 176-unit multi-family apartment building, citing traffic and connectivity issues; which appears to have not occurred; in 2021, the Town of Cicero was presented with plans for a zone change from GC to Planned Unit Development (PUD); the OCPB referral (Z-21-311), zone change and project were ultimately withdrawn following local coordination and an Informal Review memo regarding the project offered by the Syracuse-Onondaga County Planning Agency; and
- WHEREAS, in its 2021 Informal Review, the Planning Agency advised the Town and applicant of various concerns with the viability of the project, given longstanding traffic issues, access limitations of the site, constraints of wastewater facilities, and the presence and proximity of environmentally sensitive areas; and
- WHEREAS, the vacant, 22-acre parcel is located near the intersection of NYS Routes 11 and 31, a busy and often congested intersection of multi-lane roadways in the Town of Cicero, near the boundary with the Town of Clay; Tri-State Auto Auction exists to the north, with a vast auto storage lot adjacent to the site; the Tocco Villagio mixed-use development, including multiple commercial buildings along Legionnaire Drive occurs just east of the site; the Micron Semiconductor Plant is to be constructed within one-mile of the site; the parcel is generally flat and wooded, and is set back approximately 500 feet from Route 31, and 1000+ feet from Route 11, behind developed residential and commercial parcels along both road frontages; the parcel has a single 70' wide access to NYS Route 31, between residential parcels; a large wetland area crosses the site; a 60'-wide municipal sanitary sewer easement also runs along the same path as the wetland through the site; and
- WHEREAS, the site plan dated 4/1/25 shows the development of 120 two-bedroom housing units, including four 24-unit apartment buildings (96 apts) with two

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detached garage buildings (41 spaces) and 24 single-family townhouse dwellings, intended to be for-sale units; previous site plan and agency coordination regarding the project contemplated approximately 120 housing units on the site, in a similar configuration; and

WHEREAS, per the Referral Form, the zone change to Planned Unit Development allows for the development of multi-family units on site and a more flexible site planning framework; the applicant has appeared before the Town Board and Planning Board for discussion and review of a preliminary and detailed development plan; plan revisions were requested at the May 7, 2025 Town Planning Board meeting, not reflected in the submitted referral materials; and

WHEREAS, the site is constrained by a limited 70' of frontage onto NYS Route 31 as the only means of access to the site; a single full-access driveway is shown onto Route 31, with a single ingress and single egress lane; which has been conceptually approved by the NYS Department of Transportation, for a maximum of 120 units; prior iterations of the plan also showed emergency vehicle access connecting to the American Legion parcel and Legionnaire Drive, however this access does not appear on the current site plan;

WHEREAS, the 266 parking spaces are shown in parking lots and garages, and townhouse driveways; no on-street parking on the private drives are shown; sidewalks are shown along the private drives to each of the development areas;

ADVISORY NOTE: Any new or modified driveways and work within the State right-of-way require Highway Access and/or Work Permit from the New York

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/13/23, 14.8 of 22-acres of the site will be disturbed and large areas of forested land will be removed; only 14.7% of soils are considered well-drained; the site plan shows three linear filtration basins and two large stormwater basins in various locations on site; a SWPPP was included in the referral materials;

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

WHEREAS, the submitted EAF, dated April 3, 2023 and GIS mapping shows 5.9 acres of federal Class C wetlands running through the western portion of the site; a wetland delineation report dated 1/6/21 was included in referral materials noting, "riverine, intermittent, seasonally flooded wetlands occur on site; the site plan shows a road and utilities crossing the wetland, affecting 0.17 acres of federal wetland; the proposed buildings and parking avoid these wetland locations;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers;

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

WHEREAS, a new connection to OCWA public drinking water service is proposed; per the EAF, the development is anticipated to require 12,000 gallons per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/ 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, a new connection to the public sewers is proposed; the site is located in the Oak Orchard Wastewater Treatment Plant service area; a town-owned gravity sewer, within a 60' right-of-way, occurs on the parcel;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/ project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; 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 does not object to use of the Planned Unit District to govern development on the subject site. However, as reflected in the Board's prior 2021 Informal Review and other reviews, the Board reiterates certain concerns and recommendations regarding development of the site as proposed, including:

1. The applicant must continue to coordinate NYS Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a lighting plan and Stormwater Pollution Protection Plan (SWPPP) for full build out to meet Department requirements. 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. 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. If determined that there may be possible state wetlands on site, the applicant must contact the NYS Department of Environmental Conservation (DEC) prior to any proposed development on the property to obtain a negative parcel jurisdictional determination from the DEC or coordinate with regional DEC staff to determine if a wetland permit is required. Any required wetland mitigation must be reflected on the approved site plan.

3. The development is reliant on a single access drive to serve 120 housing units without a secondary means of access, including for emergency vehicles. The single access point is also located on the congested NYS Route 31 corridor, which may make ingress and egress from the site difficult at peak

times of day. Potential future roadway changes may include the addition of lanes in this area, but improvements to conditions are not guaranteed. The Board encourages the Town to require a secondary means of access as a condition of site plan approval.

4. Public ownership of roadways within this development is suggested, to ensure orderly development, future connections to future roadways, and to allow for high standards for design, usage and maintenance.

5. The Town, in concert with the Town of Clay, is encouraged to continue to plan for the future of the Route 31 and Route 11 corridors, to provide for interconnected local road networks to access lands behind these corridors, and alleviate pressures on these primary roadways.

6. As this site is located within a Town Center area within the Town's new comprehensive plan, additional consideration and site planning to ensure compliance with town development, design and density goals is encouraged by the Board. In particular, the Board recommends:

- Identifying and facilitating future cross-connections, with current and potential future developments, such as Tocco Villagio, to allow for potential future municipal roadways on adjacent parcels in this node.
- Consideration of alternate site plans to encourage a more cohesive layout and relationship between housing types on site.
- Provision of more beneficial greenspace, including planted wetland, stream corridor and Stormwater basin buffers, preservation of mature tree cover, and possible walking trails.
- Establishing on-street parking along the internal road network in lieu of larger parking lots, and considers pedestrian, bicycle and bus accommodations including access to transit and ease of school bus movements on-site.

7. The Town is encouraged to maintain as much tree cover as possible to aide in buffering of wetlands, buffering of noise and neighboring land uses, improving aesthetics, and managing stormwater on site. Even if a permit is not required, disturbance of wetlands and drainage features may have a significant impact upstream and downstream of the site causing issues in the future for landowners and the Town.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-154

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Marcellus Town Board at the request of Town of Marcellus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local law No. A-2025 to amend Chapter 235 of the Code of the Town of Marcellus regarding accessory buildings; and
- WHEREAS, per the proposed law, the intent is to amend the Town Code “pertaining to the land use approvals, size, height, classification and setbacks of accessory buildings in a manner that preserves the health, safety and welfare of the Town”; and
- WHEREAS, multiple words are to be defined or have their definitions amended, including “Shed roof”, “Story”, and “Building, Accessory”; an Accessory Building will be defined as “a structure or piece of equipment that serves the principal use; is subordinate in extent and purpose to the principal use; and is located on the same lot as the principal use. Examples of such buildings include pole barns and storage sheds”; and
- WHEREAS, §235-8 (R-1 Residential Zone) (B)(9) will be amended so the use of accessory buildings not exceeding 2,400 sf “shall be consistent with and subordinate to the principal use and may not be carried on independently of the principal use”; the use must conform to the Table of Lot and Building Limitations; accessory buildings over 2,400 sf in area require a special use permit; and
- WHEREAS, §235-9 (R-2 Residential Zone (Lake Shore)) (B)(1) will be amended to allow all accessory uses permitted in the R-1 zone “subject to the same requirements as specified, except that permitted accessory building may not contain more than 160 sf in area and accessory buildings over 160 sf in area are allowed only upon the issuance of a special use permit”; and
- WHEREAS, §235-11 (R-4 Residential Zone) (B)(1) will be amended to allow all accessory uses permitted in the R-1 zone “except for bed and breakfast subject to the same requirements as specified”; and
- WHEREAS, §235-13 (B-1 Business Zone) will be amended to allow all accessory uses permitted in the R-1 zone “except that ‘residing on premises,’ as stated in R-1 Zone, permitted accessory use No 4 shall not be required”; permitted accessory buildings may not contain more than 160 sf in area, accessory buildings over 160 sf require issuance of a special use permit; and
- WHEREAS, §235-14 (L-1 Light Industrial Zone) (B)(1) will be amended to allow all accessory uses permitted in R-1 and A-1 zones; accessory buildings over 160 sf require issuance of a special use permit; and

WHEREAS, §235 Zoning Attachment 1, a Table of Lot and Building Limitations will not be changed, but notes attached to the table will be amended to include stipulations specific to setbacks of Accessory buildings; 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 Marty Masterpole and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-155

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of Baldwinsville Zoning Board of Appeals at the request of SECSIP27, LLC for the property located at 2827 Cold Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Cold Springs Road (Route 370), a state highway, and the municipal boundary between the Village of Baldwinsville and the Town of Lysander; and
- WHEREAS, the applicant is requesting a use variance to establish a three-unit housing facility for disabled individuals in an existing vacant building on a 0.67-acre parcel in a Residential (R1-A) zoning district; and
- WHEREAS, the site is located in a residential area of Cold Springs Road; per the Location Survey dated 4/17/25, the site contains a former daycare along the Cold Springs Road frontage with a parking lot on the eastern and northern sides of the building; the rear corner notes a fenced-in "mulch area" that per aerial imagery, was previously a playground area; and
- WHEREAS, the applicant is seeking a use variance to allow the building to be converted to a multi-family use; per the Village Code, only single-family dwellings are allowed in R1-A; per the Environmental Assessment Form (EAF) dated 4/10/25, the applicant intends to convert the structure to house three ADA-approved apartments; per a rendering included with the referral materials, the rear parking lot will be removed and replaced with a wheelchair accessible patio, the driveway/side parking area will be narrowed, and removed asphalt will be replaced with lawn;  
ADVISORY NOTE: Any work within the state right-of-way will require a highway work permit from the NYS Department of Transportation; and
- WHEREAS, per the referral materials, the property was previously used as an educational facility and not as residential; and
- WHEREAS, per the Location Survey, a 20'-wide sanitary sewer easement traverses the property near the rear site boundary; and
- WHEREAS, per the EAF, the project will not generate additional stormwater and per the local application, green space on site will be increased; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; the proposed use may result in an increase in drinking water use on site;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the proposed use may result in an increase in wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>; and

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

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

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

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

1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must continue to coordinate Cold Springs Road access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Cheryl D. White / Clay Equestrian Center for the property located at Black Creek Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Black Creek Road (Route 239), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of an equestrian facility with two apartments on an 88.89-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located in a rural area of the town characterized by low density residential and large parcels containing agriculture and wooded areas; and
- WHEREAS, the site is vacant and contains fields in the northeast portion of the parcel, surrounded by woodlands; adjacent parcels to the east are under the same ownership; and
- WHEREAS, the applicant is seeking special permit approval to operate an equestrian center on site and to board and train horses; per the site plan dated 10/6/23, the applicant is proposing construction of a large equestrian barn to contain stalls, an arena, and two apartments, to be located in the northeast corner of the site with a driveway to Black Creek Road; and
- WHEREAS, per the Environmental Assessment Form (EAF) (undated), 1.0 acre of the site will be disturbed by the proposed project;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the development;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the referral notice, a new individual septic system is proposed to serve the development; and
- WHEREAS, GIS mapping shows a federally regulated Class C stream (ID 899-13 per EAF mapper) crosses the site from the northwest or southeast; per GIS mapping,



NYS wetlands occur in the wooded portion of the site in the approximate location of the Class C stream; the wetlands do not appear to be located in the general area of the proposed development, but the wetlands and their boundaries are not indicated in the plans;

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

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

WHEREAS, 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 some trees will be removed as part of the proposed project;

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

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request.
2. The applicant is required to coordinate Black Creek Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit. The NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant. The applicant is advised to contact the DEC Region 7 office at R7BEH@dec.ny.gov or (315) 426-7400 to obtain a negative project jurisdictional determination or to apply for a wetland permit prior to municipal approval of the proposed project.

4. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers and NYS Department of Environmental Conservation, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 21, 2025

OCPB Case # Z-25-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Northern Credit Union for the property located at 5004-5008 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is requesting a zone change on two parcels totaling 2.52 acres from One-Family Residential (R-10) and Planned Development District (PDD) to Office (O-2), to allow construction of a credit union with drive-thru access; and
- WHEREAS, the Board has reviewed multiple referrals regarding this site, most recently offered No Position with Comment on a zone change referral (Z-25-157) to change the site to Neighborhood Commercial (NC-1) to allow construction of a Northern Credit Union, advising the applicant that per Onondaga County Department of Transportation (OCDOT), direct access to West Taft Road must be removed from the plans and the applicant should submit a Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and a Traffic Impact Study for the full build out; the Board also encouraged sidewalks along the West Taft Road frontage, advising drainage from the adjacent development must not be negatively impacted, and encouraging more landscaping and screening to buffer adjacent residential; per the letter to the Town dated 5/2/25, the Clay Town Board requested the zone change application be amended to seek a zone change to O-2 and eliminate proposed access from West Taft Road; and
- WHEREAS, previously, the Board recommended No Position with Comment on a zone change referral (Z-23-69) to change zoning to Highway Commercial (HC-1) to allow a proposed car wash facility; the Board provided comments expressing HC-1 may be inappropriate for this location, advising the applicant to coordinate with OCDOT and provide traffic data, stormwater plans, and lighting plans, and encouraging the applicant and municipality to ensure the proposed car wash does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision; per aerial imagery, the car wash was never constructed; and
- WHEREAS, the site is located along West Taft Road, with additional frontage along Wintersweet Drive; the site is across the street from Wegmans and is part of the Inverness Gardens subdivision, with commercial uses along Taft Road and housing behind; the Taft Road corridor in this area is characterized by a mixture of commercial businesses along main roads surrounded by residential neighborhoods; the site's two parcels currently contain single family homes (to be demolished) with driveways to West Taft Road; and

WHEREAS, the applicant is proposing to construct a 3,100 sf credit union with drive-thru; per the Zone Change Plan dated 4/10/25, the building will be constructed at the center of the site with parking lots on three sides, facing West Taft Road, Wintersweet Drive, and the rear of the site; a drive-thru will circulate along the east side of the building, adjacent to residential; access to the site will come from a full access driveway from Wintersweet Drive; the Zone Change Plan shows trees to be installed along the eastern and southern parcel boundaries;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted; and

WHEREAS, the applicant is proposing to rezone the site to Office (O-2) to allow the proposed credit union; the area is a mixture of zoning from Planned Development (PDD) to the west, Residential Commercial (RC-1) across the street and to the east, Limited Use/Gasoline Service (LuC-1) across the street, and the two parcels comprising the site are in PDD and One-Family Residential (R-10) zoning districts; per the Town Zoning Code, the O-2 district is intended “to preserve the existing residential quality along portions of major roads” and “shall also respect the general character of the surrounding area while permitting alternative and compatible office development on selected sites that are not suitable for residential use. This district shall emphasize the scale and design of any proposed office uses to ensure compatibility with existing or planned residential development”; uses allowed in O-2 include office building park/playground, and instruction facility with site plan approval and school, religious institution, library, and day-care center with special permit approval; banks/credit unions are not specifically noted as an allowable use in O-2; the previous referral was a zone change request to Neighborhood Commercial (NC-1) and uses allowed in NC-1 with site plan approval include retail use, personal service use, office building, and bank/credit union; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/1/25, 1.60 acres of the site will be disturbed by the proposed project; during construction of the Inverness Gardens subdivision, this property was slated for use as a stormwater drainage basin for the residential development;

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

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the credit union; per the EAF, the proposed bank is anticipated to utilize 150 gallons of drinking water per day;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the credit union; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; per the EAF, the proposed bank is anticipated to generate 150 gallons of wastewater per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along Wintersweet Drive or West Taft Road; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops are located adjacent to 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)

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 offers the following requirements and comments regarding the development of the site:

1. The applicant must coordinate West Taft Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit the site plan, a copy of the Stormwater Pollution Prevention Plan (SWPPP), lighting plan, and complete a Traffic Impact Study (TIS) for full build out. The TIS must include traffic generation data from concurrently proposed projects along West Taft Road (Inverness Gardens Senior Housing, Northern Credit Union, Summit Credit Union, and McDonalds). The applicant is required to first contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant and municipality should ensure that the proposed project

does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision.

3. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town to require the installation of sidewalks along the West Taft Road frontage.

4. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality is encouraged to improve site design. Given the use of a drive-thru, the municipality is encouraged to reduce the parking requirements and to relocate parking to the side and rear of the site.

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

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Village of East Syracuse Planning Board

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

**DATE:** 5/14/2025

**RE:** Administrative Review – Falk Precision Fence Site Plan

**RECOMMENDATION:** No Position with Comment

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

<b>CASE NUMBER:</b>	<b>Z-25-137</b>
<b>REFERRING BOARD:</b>	Village of East Syracuse Planning Board
<b>DATE RECEIVED:</b>	5/1/25
<b>TYPE OF ACTION:</b>	<b>Site Plan</b>
<b>APPLICANT:</b>	Falk Precision
<b>LOCATION:</b>	727 West Manlius Street
<b>WITHIN 500' OF:</b>	West Manlius Street (NYS Route 290) and the municipal boundary with the Town of DeWitt
<b>TAX ID(s):</b>	001.-14-04.1

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

### Project Summary:

The site is a 1.93-acre parcel in a Main Street zoning district. The applicant is proposing a fence to be installed around portions of the property including the northwestern and eastern parcel boundaries. The referral indicated the fence will be 4' and 6' high, but the modified Land Survey (a Land Survey with highlighter indicating the location of the fence) included with the referral does not indicate which portions will be 4 or 6 feet high. Per the Environmental Assessment Form (EAF) dated 4/30/25, two gates will be installed in the fence to close the back parking lot. Neither the gates nor how the fence will enclose an area are depicted on the modified Land Survey.

Per the Lands of Morse MFG Co Inc Survey dated 10/29/20, the manufacturing facility occurs across two parcels, one in the Town of DeWitt and one in the Village of East Syracuse with a total area of 3.93 acres. This referral is from the Village of East Syracuse and the modified Land Survey indicates the fence will primarily be installed in the Village of East Syracuse with a portion of fence along the northwestern

boundary to occur within the Town of DeWitt. This review is intended to satisfy the OCPB requirements for both municipalities.

The site has frontage on and full access driveways to both West Manlius Street and Horton Place. The facility contains a large, central manufacturing building with parking lots along West Manlius Street and at the rear of the site. CSX rail lines abut the rear of the site. Per the Land Survey, a 12'-wide county-owned sanitary sewer easement crosses the site from the northwest to the southeast outside of the proposed fence location.

GIS Mapping shows a southern branch of Ley Creek, a federally regulated Class C stream (ID 895-15), circulates around the western and southern site boundaries along with associated floodplain, floodway, and NYS wetlands. The Land Survey indicates the centerline of the stream, but does not depict boundaries to the floodplain, floodway, and NYS wetlands. Per GIS Mapping, large portions of the site are located within the floodplain and the proposed fence appears to encroach into the floodplain.

**Advisory Note(s):**

1. Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required.
2. Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.
3. The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.

**Recommendation:** No Position with Comment

**Comment(s):**

To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure.



# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

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

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

**DATE:** 5/14/2025

**RE:** Administrative Review – LA Painting Site Plan

**RECOMMENDATION:** Approval

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

<b>CASE NUMBER:</b>	<b>Z-25-140</b>
<b>REFERRING BOARD:</b>	Town of DeWitt Planning Board
<b>DATE RECEIVED:</b>	5/6/2025
<b>TYPE OF ACTION:</b>	<b>Site Plan</b>
<b>APPLICANT:</b>	Chad Mutter - LA Painting
<b>LOCATION:</b>	6739 Pickard Dr
<b>WITHIN 500' OF:</b>	East Molloy Road
<b>TAX ID(s):</b>	022.-01-16.2

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

### Project Summary:

The applicant is proposing the instillation of two dual port - 48 amp level 2 Electric Vehicle Charging Stations. The site is a 0.77 acre parcel located within an Industrial zoning district in the Town of DeWitt. The site contains a 1-story commercial building, a 1-story accessory building, and a paved parking lot.

The proposed site plan shows a proposed wall mounted charging station to be located on the southern exterior of the main commercial building and a proposed pedestal charging station to be located on existing parking spaces at the front of the building fronting on Pickard Drive. In total the proposed charging stations will create charging capacity for four electric vehicles. The site plan does not appear to show that any existing parking will be removed for this project. No other changes to the site are proposed.

**Recommendation:** Approval

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Town of Van Buren Planning Board

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

**DATE:** 5/14/2025

**RE:** Administrative Review – Self Direct Site Plan

**RECOMMENDATION:** No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

<b>CASE NUMBER:</b>	<b>Z-25-142</b>
<b>REFERRING BOARD:</b>	Town of Van Buren Planning Board
<b>DATE RECEIVED:</b>	5/6/25
<b>TYPE OF ACTION:</b>	<b>Site Plan</b>
<b>APPLICANT:</b>	Self-Direct
<b>LOCATION:</b>	7758 Maple Road
<b>WITHIN 500' OF:</b>	Maple Road (NYS Route 48), Van Buren Road (county-owned), and the municipal boundary with the Village of Baldwinsville
<b>TAX ID(s):</b>	030.-02-23.0
<b>RELATED CASES:</b>	Z-25-143

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

### Project Summary:

The site is an irregularly-shaped 14-acre parcel located in a Residence (R-40) zoning district in the Town of Van Buren. The applicant is proposing site plan review and a special permit to allow relocation of their adult day care program to the existing one-story 5,145 sf building. The site contains the building, a 72 space parking lot, and a driveway to the site's frontage on Maple Road. Per aerial imagery, a wooded area is located along the northern and eastern parcel boundaries. The building is currently used for administrative offices. No changes to the site are proposed.

Per GIS Mapping, a federally regulated stream (Crooked Brook, a tributary to the Seneca River) and its associated floodplain, floodway, and NYS wetlands crosses north of the site. Per GIS Mapping, the NYS wetland, floodplain, and floodway encroach on the wooded area along the site's northern boundary. Per the Boundary Survey of Baldwinsville Congregation of Jehovah's Witnesses dated 8/23/18, Crooked Brook

and its “flood zone” cross the northern portion of the site, within the wooded area. Wetlands are not indicated on the Boundary Survey.

The site is served by public drinking water and sewers and the proposed use may result in an increase in use. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South Pump Station service areas.

**Advisory Note(s):**

1. 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.
2. Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>.
3. The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614.
4. Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required.
5. 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.
6. The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
7. Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

**Recommendation:** No Position

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

**TO:** Members, Town of Van Buren Zoning Board of Appeals

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

**DATE:** 5/14/2025

**RE:** Administrative Review – Self Direct Special Permit

**RECOMMENDATION:** No Position

Troy Waffner  
Director

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

<b>CASE NUMBER:</b>	<b>Z-25-143</b>
<b>REFERRING BOARD:</b>	Town of Van Buren Zoning Board of Appeals
<b>DATE RECEIVED:</b>	5/6/25
<b>TYPE OF ACTION:</b>	<b>Special Permit</b>
<b>APPLICANT:</b>	Self-Direct
<b>LOCATION:</b>	7758 Maple Road
<b>WITHIN 500' OF:</b>	Maple Road (NYS Route 48), Van Buren Road (county-owned), and the municipal boundary with the Village of Baldwinsville
<b>TAX ID(s):</b>	030.-02-23.0
<b>RELATED CASES:</b>	Z-25-142

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

### Project Summary:

The site is an irregularly-shaped 14-acre parcel located in a Residence (R-40) zoning district in the Town of Van Buren. The applicant is proposing site plan review and a special permit to allow relocation of their adult day care program to the existing one-story 5,145 sf building. The site contains the building, a 72 space parking lot, and a driveway to the site's frontage on Maple Road. Per aerial imagery, a wooded area is located along the northern and eastern parcel boundaries. The building is currently used for administrative offices. No changes to the site are proposed.

Per GIS Mapping, a federally regulated stream (Crooked Brook, a tributary to the Seneca River) and its associated floodplain, floodway, and NYS wetlands crosses north of the site. Per GIS Mapping, the NYS wetland, floodplain, and floodway encroach on the wooded area along the site's northern boundary. Per the Boundary Survey of Baldwinsville Congregation of Jehovah's Witnesses dated 8/23/18, Crooked Brook

and its “flood zone” cross the northern portion of the site, within the wooded area. Wetlands are not indicated on the Boundary Survey.

The site is served by public drinking water and sewers and the proposed use may result in an increase in use. The site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South Pump Station service areas.

**Advisory Note(s):**

1. 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.
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6. The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety. Buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged.
7. Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

**Recommendation:** No Position