



Onondaga County Planning Board

May 29, 2024

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

J.Ryan McMahon, II
COUNTY EXECUTIVE

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

David Michel
Luke Avery-Dougherty
Beth Crawford

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 29, 2024.

III. MINUTES & OTHER BUSINESS

Minutes from May 8, 2024 were submitted for approval. David Skeval made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-24-21	CSyrPB	<i>No Position</i>	Z-24-130	TSalZBA	<i>Modification</i>
Z-24-132	TSalZBA	<i>No Position With Comment</i>	Z-24-133	VSkaVB	<i>No Position</i>
Z-24-134	TSalTB	<i>No Position With Comment</i>	Z-24-135	TManTB	<i>Approval</i>
Z-24-136	TManTB	<i>Modification</i>	Z-24-137	TDewPB	<i>No Position</i>
Z-24-138	TDewPB	<i>No Position</i>	Z-24-139	TDewPB	<i>Modification</i>
Z-24-140	TClaTB	<i>No Position</i>	Z-24-141	TManPB	<i>No Position</i>
Z-24-142	TManZBA	<i>No Position</i>	Z-24-143	TClaTB	<i>No Position</i>
Z-24-144	CSyrZA	<i>No Position</i>	Z-24-148	TClaPB	<i>Modification</i>

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # S-24-21

- 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 Smokey Hollow Community - Resubdivision for the property located at 170 & 202 LaFayette 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to realign two parcels to create two new lots, New Lot 170 LaFayette Road (3.480 acres) and New Lot 202 LaFayette Road (0.676 acres), in a Medium Density Residential (R-4) zoning district; and
- WHEREAS, the site is located on the southeastern edge of the City of Syracuse, among the single-family housing lining LaFayette Road, a City Street in this location, between the Nob Hill Apartment Complex and Interstate 81; and
- WHEREAS, per the Lot Line Adjustment Map dated 4/19/24, the site consists of two parcels: the southern parcel is 1.209 acres and contains a single-family home and the northern parcel is a 2.848-acre, vacant, panhandle-shaped parcel with frontage on LaFayette Road; and
- WHEREAS, per the Lot Line Adjustment Map, the applicant is proposing a lot line adjustment, transferring 0.638 acres from the rear of the southern lot to the northern lot, creating a 0.676-acre lot southern lot and the 3.480-acre northern lot; per the referral materials, the applicant is proposing to construct a multi-family complex that will result in site plan and special permit applications/referrals, but the proposal is still in the developmental phases; floor plans and a rendering of the proposed building showing a single story, 16-dwelling unit building were included in the referral materials, but its noted the proposed project could change substantially prior to site plan review; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/2/24, zero acres of the site will be disturbed by the proposed subdivision; stormwater mitigation plans for the proposed building are not detailed in the referral materials; and
- WHEREAS, per the referral notice, the existing house has existing public drinking water and sewer service and no changes to existing infrastructure are proposed at time of subdivision approval; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees may 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

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sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-130

- 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 Homegrown2, LLC for the property located at 241 Elwood Davis 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 Seventh North Street (Route 45), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing construction of a 110-room hotel on a 2.79-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-132) to allow the currently proposed hotel to be 54' in height where 30' is allowed; the Board recently provided No Position with Comment on subdivision and zone change referrals (S-24-9 and Z-24-66) to create the current site and place it in a Planned Commercial (C-3) zoning district, advising the applicant future stages of the project would required a SWPPP to be submitted to OCDWEP and encouraging bus stop accommodation on Elwood Davis Road and Seventh North Street with pedestrian connections from the site; and
- WHEREAS, the site is in a commercial area south of the NYS Thruway, northwest of the intersection of Interstates 90 and 81; the site is located between Elwood Davis Road and Seventh North Street; single-family residential and an elementary and middle school campus extend to the west across Seventh North Street; neighboring commercial businesses include hotels, and OCM BOCES; and
- WHEREAS, the site is a vacant recently subdivided lot comprised of portions of three parcels, totaling 2.79 acres, with frontage on Elwood Davis Road to be utilized for this proposed hotel; the remaining lands were combined into one lot for later development and has frontage on Seventh North Street; and
- WHEREAS, per the Site Plan dated 4/24/24, the site would have two driveways from Elwood Davis Road leading to two parking lots totaling 110 spaces; the parking lots are positioned along the Elwood Davis Road frontage, with the proposed 110-room hotel located at the rear of the site; details regarding any landscaping or plantings are not included in the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/26/24, 2.93 acres of the site will be disturbed by the proposed project; per the Erosion and Sediment Control dated 4/24/24, drainage swales will be constructed along the rear and northwest boundaries of the site, the swale to be constructed along the rear site boundary partially exists on the adjacent lot; stormwater infrastructure will be installed along northern boundary of the parking lot; per the EAF, draining to existing storm sewer along Elwood Davis Road;
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is

advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the EAF, a new connection to public drinking water is proposed for the hotel;

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 Topographic Survey dated 12/14/2023, the western half of the site's frontage on Elwood Davis Road contains a 15'-wide Town Water District easement, a 20'-wide "Buckley Road Drainage District Easement", a 20'-wide Town "Villa Sites Sewer District" easement; and

WHEREAS, per the EAF, a new connection to the public sewers is proposed for the hotel; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), both Seventh North Street and Elwood Davis Road have public transit service and bus stops are located within 500 hundred feet of the site; and

WHEREAS, the Site Plan shows sidewalks to be constructed around the hotel building, but not connecting the site to other parcels or the road; per aerial imagery dated 2021, there are no sidewalks along Elwood Davis Road or Seventh North Street in this area; and

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

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

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 stormwater discharge from site into the county drainage system does not exceed current levels. The applicant must demonstrate how they are attenuating stormwater flows.
3. The following are the requirements for the New York State Thruway Authority:
 - A drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
 - To further meet NYSTA requirements, a site lighting plan must be provided for review and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval.
 - All noise mitigation shall be the sole responsibility of the owner.
 - Any proposed project must maintain delineation between NYSTA right-of-way and project site.
 - All exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>

The Board offers the following comments:

1. The Board encourages bus stop accommodations on Elwood Davis Road and Seventh North Street with pedestrian connections from the site.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.
3. The applicant and Town are encouraged to improve the overall appearance of the site by placing the hotel along the Elwood Davis Road frontage and moving the parking to the rear of the site. Additionally, the Town should require landscaping along the road frontage and around the parking lots along with the addition of vegetative buffering and screening for adjacent properties.
4. The municipality and the applicant are encouraged to reduce unnecessary paved parking areas through connectivity to and shared parking arrangements with adjacent parcels.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-132

- 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 AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Homegrown2, LLC for the property located at 275 Elwood Davis 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 Seventh North Street (Route 45), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 110-room hotel on a 2.79-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-130) for the proposed hotel; the Board recently provided No Position with Comment on subdivision and zone change referrals (S-24-9 and Z-24-66) to create the current site and place it in a Planned Commercial (C-3) zoning district, advising the applicant future stages of the project would required a SWPPP to be submitted to OCDWEP and encouraging bus stop accommodation on Elwood Davis Road and Seventh North Street with pedestrian connections from the site; and
- WHEREAS, the site is in a commercial area south of the NYS Thruway, northwest of the intersection of Interstates 90 and 81; the site is located between Elwood Davis Road and Seventh North Street; single-family residential and an elementary and middle school campus extend to the west across Seventh North Street; neighboring commercial businesses include hotels, and OCM BOCES; and
- WHEREAS, the site is a vacant recently subdivided lot comprised of portions of three parcels, totaling 2.79 acres, with frontage on Elwood Davis Road to be utilized for this proposed hotel; the remaining lands were combined into one lot for future development and has frontage on Seventh North Street; and
- WHEREAS, the applicant is proposing an area variance to allow the proposed hotel to be 54' in height where a 30' maximum height is allowed; per the Site Plan dated 4/24/24, the site would have two driveways from Elwood Davis Road, a Town Road, leading to two parking lots totaling 110 spaces; the parking lots are positioned along the Elwood Davis Road frontage, with the proposed 110-room hotel located at the rear of the site; details regarding any landscaping or plantings are not included in the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/26/24, 2.93 acres of the site will be disturbed by the proposed project; per the Erosion and Sediment Control dated 4/24/24, drainage swales will be constructed along the rear and northwest boundaries of the site, the swale to be constructed along the rear site boundary partially exists on the adjacent lot; stormwater infrastructure will be installed along northern boundary of the parking lot; per

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the EAF, stormwater will eventually drain to an existing storm sewer along Elwood Davis Road;

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

WHEREAS, per the EAF, a new connection to public drinking water is proposed for the hotel;

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 Topographic Survey dated 12/14/2023, the western half of the site's frontage on Elwood Davis Road contains a 15'-wide Town Water District easement, a 20'-wide "Buckley Road Drainage District Easement", a 20'-wide Town "Villa Sites Sewer District" easement; and

WHEREAS, per the EAF, a new connection to public sewers is proposed for the hotel; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), both Seventh North Street and Elwood Davis Road have public transit service and bus stops are located within 500 hundred feet of the site; and

WHEREAS, the Site Plan shows sidewalks to be constructed around the hotel building, but not connecting the site to other parcels or the road; per aerial imagery dated 2021, there are no sidewalks along Elwood Davis Road or Seventh North Street in this area; and

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

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

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

The Board has No Position regarding the proposed area variance, but offers the following requirements and comments regarding the proposed hotel:

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 following are the requirements for the New York State Thruway Authority:

- A drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
- To further meet NYSTA requirements, a site lighting plan must be provided for review and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval.
- All noise mitigation shall be the sole responsibility of the owner.
- Any proposed project must maintain delineation between NYSTA right-of-way and project site.
- All exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>

3. The Board encourages bus stop accommodations on Elwood Davis Road and Seventh North Street with pedestrian connections from the site.

4. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.

5. The applicant and Town are encouraged to improve the overall appearance of the site by placing the hotel along the Elwood Davis Road frontage and moving the parking to the rear of the site. Additionally, the Town should require landscaping along the road frontage and around the parking lots along with the addition of vegetative buffering and screening for adjacent properties.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-133

- 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 LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law: and
- WHEREAS, the applicant is proposing Local Law #2 of 2024 to modify the Village of Skaneateles provisions of the Village Code relating to Bed and Breakfast Homestays; and
- WHEREAS, per the Village Code Chapter 225, Article II (“Word Usage and Definitions), the definition of Bed and Breakfast Homestays includes “the use of a single-family residence of occupancy by the homeowner(s), made available for compensation to transient guests” with an accompanying list of criteria; and
- WHEREAS, Criteria A currently stipulates if the dwelling is “located in the A2 or C Zoning Districts”, sleeping rooms are limited to two; the proposed change states “if located in the A1, A2, or C Zoning Districts, not more than three sleeping rooms, limited to 6 total occupants, are made available”; A1 and A2 are Residential zoning districts and C is a Commercial Mixed-Use District; and
- WHEREAS, also stipulated under Criteria A is if the dwelling is located in the D Zoning District, “not more than five sleeping rooms, limited to 10 occupants”; the proposed change specifies 10 “total” occupants; D is the Downtown Zoning District; and
- WHEREAS, Chapter 225, Article X (“Conditional Uses and Special Use Permits”), Section 225-40 (“Bed-and-Breakfast Homestays”) currently states under standard F “no more than eight bed-and- breakfast homestays (of which no more than three may be in the A-2 Zoning District)”; the proposed change to standard F adds “no more than one may be in the A-1 Zoning District”; and
- WHEREAS, standard G states the homestay “shall provide one off-street parking space for each sleeping room to accommodate guests, plus two parking spaces for the owner(s)” and the proposal updates this standard to accommodate one parking space for each guest, “plus one parking space” for the owner(s); 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 Don Radke and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-134

- 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 LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law amending the Zoning Code of the Town of Salina to apply a Repurposing and Reuse Floating Overlay District (RROD) on five parcels in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-23-139) to apply the Northern Lights Plaza Overlay District (NLPOD) to this site, encouraging the Town to preserve the ability to restore function of Bear Trap Creek and extend the greenway and trail system through the area, expand permissible uses in the proposed law to additional uses of vacant buildings, and to consider aesthetic and stormwater improvements to the site by improving the site design, drainage, and reinforcing walkability; the Town did not act on the proposed zone change; and
- WHEREAS, the Northern Lights Shopping Center lies between Interstate 81 and Hancock International Airport, with residential neighborhoods to the south; and
- WHEREAS, the 29.4-acre site consists of the five parcels that make up what is known as Northern Lights Plaza; the plaza is accessed via Brewerton Road, a state highway, and South Bay Road, a county highway, and contains multi-tenant retail buildings, several vacant commercial tenant spaces, and a large parking lot at the center; and
- WHEREAS, the applicant is seeking to apply the Repurposing and Reuse Floating Overlay District (RROD) to the site; the Town Code lists multiple objectives for this overlay district including: encourage the “reuse and repurposing of older commercial buildings”, encourage “restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit”, allow a mix of uses, “discourage singular use buildings developed as isolated islands within an expansive parking lot”, and take advantage of existing infrastructure and resources; and
- WHEREAS, in a C-3 district, the Town of Salina Code allows the following uses by right: restaurants, hotels, motels, retail sales and service, offices, radio and television studios, shopping centers, theaters, and day-care centers; uses allowed with a Special Permit include: gasoline service facilities, new and used motor vehicle sales, outdoor theaters, recreation facilities, funeral homes, animal hospitals and kennels, utility service facilities, and cemeteries; and
- WHEREAS, per a conversation with Town staff, a developer wishes to acquire the site for redevelopment that may include a mix of commercial and residential uses;

while there are no specific plans for the site, the redevelopment would incorporate the pedestrian accommodations, density, and site design elements encouraged in the RROD; and

WHEREAS, the Town of Salina is currently developing their first Comprehensive Plan; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) “US 11 Mattydale Mobility Study, Town of Salina” dated 8/12/22, provides an analysis of “transportation system mobility needs along the US Route 11 corridor within the Mattydale community”; the study cites Northern Lights Plaza as an area at the northern end of the corridor which presents opportunities for improvement for mobility in this corridor; in the Conceptual example for Northern Lights Plaza, the Bear Trap Creek bicycle trail is depicted along the plaza’s frontage on Brewerton Road before continuing under Interstate 81 to South Bay Road; pedestrian connections are shown at the southern end of the site, connecting to areas across Brewerton Road and Sand Road; the study also encourages maintenance of a bus stop within the plaza, encouraging a shelter given the bus ridership in this location; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located within approximately 600’ of the site; per aerial imagery, there are no sidewalks or pedestrian infrastructure allowing pedestrians safe and easy access to the site; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site, including existing building locations to the north and west, is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; and

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

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

1. In keeping with the purpose of Repurposing and Reuse Floating Overlay District, the Board encourages the applicant and the municipality to ensure any redevelopment of the site improve site design, drainage, and reinforce walkability by incorporating elements such as additional landscaping along the road frontage and around the parking lots, installation of sidewalks and crosswalks for pedestrian use, and the replacement of extraneous asphalt with green infrastructure, such as bioswales, permeable pavement, and planting islands to further reduce stormwater runoff and improve stormwater quality.

2. The Board encourages the Town to preserve the ability to restore the function of Bear Trap Creek and extend the greenway and trail system through the area.

3. The SMTC US 11 Mattydale Mobility Study shows this site's key location along Route 11 in Mattydale for improving pedestrian and bicycle access throughout the Route 11 corridor. The Study reinforces that any development of this site must include provisions for improvements to pedestrian and bicycle infrastructure in and around the site.

4. The Town is encouraged to consider their desired vision for the future of this key site as part of the Salina Comprehensive Plan in coordination with developer/owner.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-135

- 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 LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend the Town of Manlius Zoning Code to allow and regulate accessory dwelling units; and
- WHEREAS, per the proposed text, the term “Accessory Dwelling Units” will be added to §155-3 Definitions and will be defined as “a subordinate dwelling unit located either within a principal residential dwelling, (inclusive of garage if attached thereto), or within an approved detached accessory structure, having its own ingress and egress and providing independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation”; and
- WHEREAS, §155-29 Accessory use permits will be altered to exclude the application process and fees for Accessory Dwelling Units from all other permitted accessory uses; and
- WHEREAS, §155-29.1 Accessory Dwelling Units is being added to “provide for the right to establish smaller dwelling units as incidental and subordinate to single-family dwellings” and ensure they meet all “building, fire, and safety standards” while “encouraging a diversity in the housing stock” and ensuring smaller dwelling units are available for current or future residents with lower incomes; and
- WHEREAS, §155-29.1 B details the Requirements for Accessory Dwelling Units which necessitate a special permit; requirements for Accessory Dwelling Units include being located within the Residential R-1, R-3, or R-4 zoning districts, complying with setback, height, and lot coverage requirements, the property owner must occupy either the principal or accessory dwelling unit, and a parking space is required for the Accessory Dwelling Unit in addition to the required off-street parking for the principle dwelling; and
- WHEREAS, additional requirements include size limits for the Accessory Dwelling Unit, specifically that it not exceed 50% of the floor area of the principal dwelling or 1200 sf, whichever is less and the Accessory Dwelling Unit may not contain more than two bedrooms; and
- WHEREAS, a Town-wide maximum of 50 “validly issued Accessory Dwelling Unit special permits” is imposed with the caveat that the Zoning Board of Appeals may not vary this maximum; and
- WHEREAS, only one Accessory Dwelling Unit will be allowed per lot and they are not allowed on a pre-existing non-conforming lot; and
- WHEREAS, property owners who allow occupancy of an Accessory Dwelling Unit in

violation of this section will minimally have the special permit for this Accessory Dwelling unit revoked; any property owner who fails to obtain the appropriate special permit will receive a fine of at least \$1,000 with additional fees levied for continued violation; 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 supports the creation of standards to allow accessory dwelling units within the Town of Manlius in furtherance of Plan Onondaga housing goals.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-136

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of Brolex / PUD District Plan for the property located at 5912 North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 4.39-acre parcel from Commercial B (CB) to Planned Unit Development (PUD) to facilitate a new mixed-use development; and
- WHEREAS, the site is located on North Burdick Street, north of the Village of Fayetteville and the Erie Canal; the area is characterized by single-family neighborhoods interspersed with wetlands and floodplains associated with Limestone Creek; and
- WHEREAS, the site is a rectangular 4.39-acre parcel containing three building surrounded by asphalt and gravel; per aerial imagery from May 2021, the site is almost entirely covered by impermeable surface and equipment storage; no lawn, landscaped areas, or trees are visible on site; and
- WHEREAS, per the Town Zoning Code, a Planned Unit Development “provides flexibility and encourages a variety of land uses and innovative design techniques that otherwise would be restricted by standard use and area regulations contained within the Town of Manlius Zoning Law”; per the Town Zoning Code, the establishment of a PUD district plan requires approval of the PUD district plan applicant and enactment of a local law to adopt the provisions of the PUD district plan, establish the boundaries of the district and amend the Town Zoning Map, then the applicant can seek site plan approval; and
- WHEREAS, per the PUD District Plan dated 5/9/24, the applicant is proposing to change the site to a Planned Unit Development (PUD) to allow construction of a two-building, mixed-use development with outdoor recreation areas; per the 5912 N. Burdick District Plan, the PUD will allow multi-family dwellings, personal services, professional offices, retail sales, day-care facilities, restaurants, commercial business currently allowed in the Regional Shopping District zoning district, and accessory structures; the maximum building height will be 6-stories (though rendering depicts 4-stories), a minimum of 1.5 parking spaces for each dwelling unit with a possible 25% of the required parking to be banked until deemed necessary by conditions on site to allow a reduction in impermeable surface; the Plan includes recreational areas comprised of pickleball courts, activity space, and a gazebo; per the Overall Site Plan dated 5/5/24, a stormwater facility with walkway and gazebo are to be located on the adjacent parcel to the south which is of different ownership than the site

and not included within the proposed PUD;

WHEREAS, per the PUD District Plan, 10% of the dwelling units will be designated as workforce housing “for a period of ten years following the issuance of a certificate of occupancy”; to qualify for these units, an occupant’s income must be less than or equal to 80% of the Area Median Income for Onondaga County; the Codes Enforcement Office is to monitor compliance; and

WHEREAS, the Site Plan dated 5/5/24 depicts a driveway from North Burdick Street leading to a parking lot that spans the frontage of the site, most of the northern boundary, and the area between buildings, totaling 218 spaces; Building A will be 125,000 sf, located along the southern parcel boundary, near the front of the site and will contain 114 total units comprised of 36 2-bedroom, 58 1-bedroom, and 20-studio dwelling units; Building B will be 58,480 sf and will contain 54 total units comprised of 28 2-bedroom, 26 1-bedroom, and 4 studio dwelling units; the Site Plan shows 4 “Sports Courts” located along the rear parcel boundary; Building A will have 8,200 sf of commercial space and will be limited to the first floor, at the front of building; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on North Burdick Street must meet Department requirements; and

WHEREAS, the Site Plan shows a 50’-wide Utility Easement for overhead lines bisecting the site and a 20’-wide sewer easement located along the northern parcel boundary; per the Site Plan, the proposed buildings are located outside of the easements;

WHEREAS, per the referral notice, the site is served by public drinking water; no changes are proposed at this time, but it is assumed the proposed development would result in an increase in use; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; no changes are proposed at this time, but it’s anticipated the proposed development would result in an increase in use; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) will be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect the proposed development 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://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, GIS mapping shows the southwestern corner of the site and rear of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include the proposed sports courts and the rear of building B; the

Property Survey and Wetland Delineation Plan dated 5/5/24 shows delineated wetlands “per EDP’s 11/1/23 report”, but this boundary is not depicted in relation to Building B, nor do the Site Plans depict the 100’ buffer; per EAF Mapper, the NYS wetland is DEC wetland SYE-22 and is 892.6 acres in size; ADVISORY NOTE: The applicant is advised to contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to obtain any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; all confirmed wetlands should be shown on the plans for the site; and

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

WHEREAS, the site may contain the Northern long-eared bat and Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The applicant must show critical data on all submitted site plans including delineated wetlands and associated buffers and stormwater mitigation and infrastructure.

The Board offers the following comment regarding the current proposal:

The PUD District Plan and Site Plan shows an outdoor activity space, gazebo, and stormwater management area that are not included in the PUD or parcel boundaries. The Town is encouraged to ensure any outdoor spaces intended for use by residents of the site is included within the PUD district boundary and under common ownership or shows formal control by the applicant.

The Board offers the following comments regarding the future development of the site:

1. It appears buildings may be located within wetlands. The Town must ensure delineated wetlands and the 100’ buffer are shown on plans prior to, or as a condition of, municipal approval.
2. The applicant and Town are encouraged to consider placing Building A closer to the North Burdick Street frontage and move the parking to a less prominent position, construct sidewalks along the North Burdick Street frontage and create an internal sidewalk network, and having more outdoor spaces for resident use located within the PUD District.
3. The Town is encouraged to require significant landscape buffering and screening of parking, particularly adjacent to neighboring residential uses.

4. Given the wetland areas on site and proximity of the development to a watercourse, the applicant is encouraged to reduce impermeable surfaces and utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.
5. The Town must ensure all appropriate permits for construction within NYS wetlands and buffer are obtained prior to, or as a condition of, municipal approval of the PUD site plan.
6. The applicant is encouraged to consider structured parking on site to reduce the impact on land and improve the overall appearance of the site.
7. The applicant must obtain approval from the owner of the power lines traversing the site for placement of parking prior to, or as a condition of, municipal approval.
8. The PUD plan describes a maximum 6-story building height for the proposed buildings. This may have a visual impact on neighboring properties, which are generally 1-2 story residential structures. The Town is encouraged to reduce the allowable building height or require a visual impact assessment to ensure the proposed structures would not create a negative impact to existing neighboring homes
9. The applicant and Town are encouraged to consider the extension of South Manor Drive to serve as a secondary entrance to the proposed buildings.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Fulton Executive Offices for the property located at 6747 West Benedict Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing changes to parking and access areas on a 4.0-acre parcel containing Fulton in a High Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-138) to allow 33 parking spaces where 90 are required; and
- WHEREAS, the site is located on West Benedict Road, abutting Interstate 481 in a node of commercial and industrial land uses; Fly Road, a county route, is to the west; neighboring businesses include Byrne Dairy's Ultra Dairy facility and Inficon, and is located across Fly Road from the old New Venture Gear campus; and
- WHEREAS, the site is the location of Fulton and contains office and manufacturing space; the parcel contains an approximately 40,000 sf building with an asphalt parking lot located along the western side of the building; the site is accessed via a driveway from West Benedict Road; the rear of the site appears to contain active agriculture; and
- WHEREAS, per the Site Plan dated 5/2024, the applicant is proposing renovations to the parking area by repairing and replacing asphalt, striping parking spaces, and adding a new concrete pad for the dumpster area; the applicant is also regrading an existing drainage swale located along the eastern parcel boundary; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/24, 0.88 acres of the site will be disturbed by the proposed project;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, a lighting plan (undated) was provided with the referral materials; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-138

- 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 AREA VARIANCE from the Town of DeWitt Planning Board at the request of Fulton Executive Offices for the property located at 6747 West Benedict 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 Interstate Route 481, a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow a reduced number of parking spaces, 33 spaces where 90 are required, on a 4.0-acre parcel in a High Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-137) to allow renovation of the existing parking lot and drainage swale; and
- WHEREAS, the site is located on West Benedict Road, abutting Interstate 481 in a node of commercial and industrial land uses; Fly Road, a county route, is to the west; neighboring businesses include Byrne Dairy's Ultra Dairy facility and Inficon, and is located across Fly Road from the old New Venture Gear campus; and
- WHEREAS, the site is the location of Fulton and contains office and manufacturing space; the parcel contains an approximately 40,000 sf building with an asphalt parking lot located along the western side of the building; the site is accessed via a driveway from West Benedict Road; the rear of the site appears to contain active agriculture; and
- WHEREAS, per the Site Plan dated 5/2024, the building contains 1,150 sf of office space and 1,500 sf of manufacturing space, necessitating 90 parking spaces; the applicant is seeking an area variance to allow 33 parking spaces for the anticipated 20 employees and 3 visitors utilizing the parking lot; and
- WHEREAS, per the Site Plan dated 5/2024, the applicant is proposing renovations to the parking area by repairing and replacing asphalt, striping parking spaces, and adding a new concrete pad for the dumpster area; the applicant is also regrading an existing drainage swale located along the eastern parcel boundary; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/7/24, 0.88 acres of the site will be disturbed by the proposed project;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, per the referral notice, the site is served by public drinking water and

wastewater services and no changes to existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

WHEREAS, a lighting plan (undated) was provided with the referral materials; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-139

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 SITE PLAN from the Town of DeWitt Planning Board at the request of RHF High Tech Manufacturing Facility Expansion for the property located at 6715 Robert Feldmeier Parkway; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the NYS Thruway (Route 90) and a county-owned section of Thompson Road (Route 635); and

WHEREAS, the applicant is proposing to modify a previously existing site plan to include building expansions, relocating an existing driveway, and improving stormwater facilities on a 26.1-acre parcel containing Feldmeier Equipment in a High Tech zoning district; and

WHEREAS, the Board previously reviewed multiple referrals regarding the construction of the Feldmeier Equipment facility (Z-17-346, S-17-37, Z-17-209, and Z-17-223), advising the applicant to coordinate with the New York State Thruway Authority and Onondaga County Department of Transportation regarding lighting, drainage, and access and advising the applicant to coordinate with the Onondaga County Department of Water Environment Protection regarding drainage and sewer availability and capacity; and

WHEREAS, the site is located in a largely industrial area adjacent and just to the north of the New York State Thruway; the north branch of Ley Creek runs across the parcel; nearby businesses include Plan and Print Systems, Inc, Reefer Compressor, Tandy Leather, and Frey Heavy Duty; and

WHEREAS, the site is the location of Feldmeier Equipment, containing a 2-story 126,760 sf metal building, an asphalt access road circulating the building, loading docks along the east side of the building, and two parking lots north of the building; the site is accessed via a driveway to Robert Feldmeier Parkway which connects to Old Thompson Road, a Town Road, and Thompson Road, a county highway, to the east; and

WHEREAS, per the Brooklawn Subdivision Map dated 12/11/17, an 18'-wide NY Transit Company gas line easement is shown along the southern boundary, a 15' Drainage and Utility Easement is located along the northern parcel boundary, and 20'-wide sewer and water easements cross the site east/west from the terminus of Robert Feldmeier Parkway to the western boundary; a County sewer and utility easement occurs along the western parcel boundary; a Conservation and Recreational Easement also occurs along the western boundary over Ley Creek and its floodway; and

WHEREAS, the applicant is proposing to alter an existing site plan to add 81,637 sf building expansion, when a 39,000 sf addition had been previously approved for the southern side of the building; per the Site Plan Phase 2 dated 3/12/24,

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

E-mail Address: countyplanning@ongov.net

there would be a 71,250 sf addition to the south side and a 10,599 sf addition to the northwest corner of the existing building; the applicant is also proposing reconstruction of the southern internal road to allow for the addition and an adjacent bioretention swale and retaining wall to be constructed between the road and the southern boundary; and

WHEREAS, the Site Plan notes a variance for reducing required parking by 68 spaces is anticipated; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/14/24, 4 acres of the site will be disturbed by the proposed project; the Site Plan shows existing bioretention basins at the north of the site and a bioretention basin and wet pond between the west of the existing building and Ley Creek; the current proposal shows a bioretention basin is proposed along the southern boundary of the parcel, adjacent to the New York State Thruway; the EAF details stormwater runoff to eventually be discharged into Ley Creek;

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 Subdivision Map shows the floodplain and floodway for Ley Creek, a class C stream, 895-12 (EAF Mapper), across the western side of the site; all structures appear to be outside of the floodplain except the northeast corner of the parking lot; a retaining wall is proposed along edge of parking lot along floodway boundary; floodplain and floodway boundaries depicted on the Site Plan are noted to be taken from the Flood Insurance Rate Map for the Town of DeWitt, effective 11/4/2016; and

WHEREAS, wetland boundaries depicted on the Site Plan are noted to be taken from a delineation prepared by EDR, PC in 2014

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; 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, a principal aquifer (per EAF Mapper); the project is within 2,000 feet of multiple sites (IDs: C734113, 734070, 734129, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Thompson Road has public transit service and bus stops are located within 700 feet of the site; aerial imagery from May 2021 shows sidewalks from the site and along some of Robert Feldmeier Parkway, but not connecting to Old Thompson Road or Thompson Road; 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. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

The Board offers the following comment:

The applicant is encouraged to update the wetland delineation and show the updated boundaries on the final site plan.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-140

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Hafner Family Trust / Allen Road Zone Change for the property located at Allen 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 Allen Road (Route 205), a county highway; and
- WHEREAS, the applicant is proposing a zone change from One-Family Residential (R-10) to Neighborhood Office (O-1) on a 1.53-acre parcel to allow for the construction of a non-retail office; and
- WHEREAS, the Board previously reviewed a similar zone change referral (Z-22-109) to change the parcel from One-Family Residential (R-10) to Neighborhood Office (O-1), advising the applicant and Town to have the on-site wetland formally delineated prior to approval of the zone change; and
- WHEREAS, the site is located north of Taft Road, in an urban area within the Town; surrounding land uses including residential land uses to the north and commercial land uses to the east, south, and west; nearby commercial uses include medical care facilities, restaurants, banks, and gas stations; and
- WHEREAS, per aerial imagery dated May 2021, the site currently contains a vacant lot with frontage on Allen Road, a county road; there appears to be gravel along the frontage, with a portion of the parcel cleared and the rest forested; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Allen Road must meet Department requirements; and
- WHEREAS, the parcel is currently zoned as Residential (R-10), one-family residential, and per the Town's zoning code is intended "to permit higher density, single-family uses and supportive nonresidential development on sites in the Town"; allowed uses include one-family dwelling, with a site plan approval a park/playground is allowed, and with a special permit allowed uses include a school, day-care center, religious institution, library, community center, private marina, home occupation, emergency vehicle station, and outdoor recreation-participant; and
- WHEREAS, the applicant is proposing a zone change to Neighborhood Office (O-1) for the parcel, which the Town's zoning code states the intent is "to preserve the existing residential quality of the surrounding area while permitting alternative and compatible office development on selected sites that may not be suitable for residential use"; allowable uses with a Planning Board site plan or special permit approval include an office building, park/playground, instructional facility, a medical office, a day-care center, or a veterinary care facility (< 5,000 sf); per the local application, the applicant is seeking the zone change to allow construction of a "small company office"; and

WHEREAS, per the Town's 2018 zoning map, parcels immediately adjacent to the subject parcel are zoned R-10 with the exception of the Allen Road Office Park located across the street, which is zoned Office (O-2); within the same area, parcels along Taft Road are zoned Neighborhood Commercial (NC-1) and some nearby parcels along Buckley Road are zoned O-1 and O-2; and

WHEREAS, the site is located in an area that has access to public drinking water, although there are no existing connections on the parcel; per the referral notice, a new connection to public drinking water is proposed to serve the new office building;

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

WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; there is no existing connection to public sewers; per the referral notice, a new connection to the public sewers is proposed to serve the new office building; 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 approximately 0.6 acres of the site may contain federal wetlands;
a Wetland Delineation Summary completed by GZA GeoEnvironmental of New York dated 10/25/22 was included in the referral materials; the findings state "GZA's wetland delineation completed on August 26, 2022, does not identify any wetlands or waterbody resources on site. As a result, USACE and NYSDEC do not have jurisdiction of resources on the site"; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-141

- 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 Manlius Planning Board at the request of Napierala Consulting for the property located at 5428 and 5440 North Burdick 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 Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing construction of a new 3,800 sf telecommunications facility on a 0.50-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-142) to allow reductions in the proposed telecommunications facility's front, side, and rear yard setbacks; and
- WHEREAS, the site is located on North Burdick Street in a commercial area, near the Village of Fayetteville; Fayetteville Towne Center shopping plaza, a car dealership, and Northeast Medical Center are located across North Burdick Street from the site; the adjacent parcel to the north and east is the location of the proposed Twin Ponds mixed-use development (Z-24-108, Z-23-228); and
- WHEREAS, the site is comprised of two parcels under the same ownership: a panhandle parcel containing a driveway from North Burdick Street and telecommunications tower and a 0.5-acre parcel containing an existing 1,456 sf telecommunications facility along the southern boundary; the existing telecommunications facility has road access to North Burdick Street through the adjacent panhandle parcel; and
- WHEREAS, the applicant is proposing construction of a 3,800 sf telecommunications facility to be located north of the existing building which would be demolished after construction of the new building is complete; per the Layout Plan dated 3/13/24, the building will have a sidewalk between the buildings and will utilize the existing driveway access to the neighboring parcel; planting and ornamental security fencing will be placed between the building and the road; and
- WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/21/24, 0.15 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be discharged to the "existing roadside drainage system"; and
- WHEREAS, GIS mapping shows the rear boundary of the site may encroach on federal wetlands, but does not include the subject area; the Layout Plan shows the rear of the site as being a "Restricted Area Due to Steep Slopes"; the federal

wetland appears to coincide with a former quarry pond; 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 aerial imagery it appears that some 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 Don Radke and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-142

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Manlius Zoning Board of Appeals at the request of Napierala Consulting for the property located at 5428 and 5440 North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is requesting several area variances related to the construction of a new 3,800 sf telecommunications facility on a 0.50-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-141) to allow construction of a 3,800 sf telecommunications facility; and
- WHEREAS, the site is located on North Burdick Street in a commercial area, near the Village of Fayetteville; Fayetteville Towne Center shopping plaza, a car dealership, and Northeast Medical Center are located across North Burdick Street from the site; the adjacent parcel to the north and east is the location of the proposed Twin Ponds mixed-use development (Z-24-108, Z-23-228); and
- WHEREAS, the site is comprised of two parcels under the same ownership: a panhandle parcel containing a driveway from North Burdick Street and telecommunications tower and a 0.5-acre parcel containing an existing 1,456 sf telecommunications facility along the southern boundary; the existing telecommunications facility has road access to North Burdick Street through the adjacent panhandle parcel; and
- WHEREAS, the applicant is proposing construction of a 3,800 sf telecommunications facility to be located north of the existing building which would be demolished after construction of the new building is complete; per the Layout Plan dated 3/13/24, the building will have a sidewalk between the buildings and will utilize the existing driveway access to the neighboring parcel; planting and ornamental security fencing will be placed between the building and the road; and
- WHEREAS, the applicant is seeking to legalize the existing nonconforming building by allowing a 16.6' side yard setback instead of the required 20' and allow a 24.5' front yard setback instead of the required 40'; the proposed building will require variances to allow a 23' front yard setback where 40' is required, a 7.2' side yard setback where 20' is required, and a 22.3' rear yard setback where 40' is required; and
- WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 2/21/24, 0.15 acres of

the site will be disturbed by the proposed project; per the EAF, stormwater will be discharged to the “existing roadside drainage system”; and

WHEREAS, GIS mapping shows the rear boundary of the site may encroach on federal wetlands, but does not include the subject area; the Layout Plan shows the rear of the site as being a “Restricted Area Due to Steep Slopes”; the federal wetland appears to coincide with a former quarry pond; 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 aerial imagery it appears that some 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 Don Radke and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-143

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Wegmans (Great Northern) for the property located at 3955-3959 State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of State Route 31 and Interstate Route 481, both state highways, and Ver Plank Road (Route 141), a county highway; and

WHEREAS, the applicant is proposing a zone change on a 24.405-acre parcel from Recreational (REC-1) to Regional Commercial (RC-1) to allow for future development; and

WHEREAS, the site is a large, vacant, panhandle-shaped parcel, located behind Wegmans in a highly commercialized area of NYS Route 31 in the Town of Clay; the site abuts NYS Route 481 to the east, has frontage on Carling Road to the west, a Town Road, and contains a long driveway to NYS Route 31; surrounding businesses include Target, PetSmart, Walmart, and a medical facility; a 159-space parking lot for Wegmans occurs along the southwestern boundary on the subject parcel; and

WHEREAS, per the referral materials, the applicant is seeking a zone change to Regional Commercial (RC-1) to allow “greater flexibility for possible future development”; the future development is not identified or described in this referral; per the Town Zoning Map, all surrounding parcels and many of the parcels along NYS Route 31 in this area are in a RC-1 zoning district; and

WHEREAS, per the Town Code, the Regional Commercial District (RC-1) is “intended to allow for diverse, large-scale commercial development of potentially multiple lots, structures and uses arranged in a planned and coordinated manner”; allowed uses, with site plan approval, include shopping centers, retail use, office buildings restaurants, motel/hotel, medical offices, public self-storage facilities, and veterinary care facilities; and

WHEREAS, per the Existing Features Map dated 4/12/24, multiple easements are present on the site: a 20’ wide Niagara Mohawk easement occurs along the southern and western boundaries, a NYS Power Authority permanent easement for power transmission lines at the rear of the site is approximately 300’-wide, and a 175’-wide Town drainage easement occurs on a portion of the western boundary; and

WHEREAS, per the referral notice, new connections to public drinking water and wastewater services are proposed to serve the site; the site is located in the Oak Orchard Wastewater Treatment Plant service area;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

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E-mail Address: countyplanning@ongov.net

hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/22/24, zero acres of the site will be disturbed by the currently proposed zone change; per Existing Features Map, two existing stormwater management basins occur along the western parcel boundary; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Carling Road and NYS Route 31 have public transit service and bus stops are located adjacent to the site; per aerial imagery from May 2021, there are no sidewalks along the private driveway leading to Route 31 or along Carling Road; 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); and

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024
OCPB Case # Z-24-144

- 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 SITE PLAN from the City of Syracuse Zoning Administration at the request of Greater Syracuse Land Bank/Beth Crawford for the property located at 438 Columbus 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 a state-owned facility; and
- WHEREAS, the applicant is proposing a small addition to the historic Gustav Stickley house, along with the installation of retaining walls and improved site drainage, on a 0.24-acre parcel in a Medium Density Residential (R4) zoning district; and
- WHEREAS, the Board previously offered No Position on subdivision and use variance referrals (S-21-62 and Z-21-271) to combine two parcels to allow expansion of the Gustav Stickley House museum; and
- WHEREAS, the site is located in the City's Eastside neighborhood and contains the Gustav Stickley House, a Local Protected Site that is also listed on the National and State Registers of Historic Places; surrounding land uses are residential; and
- WHEREAS, per the project narrative from Crawford & Stearns dated 5/6/24, the applicant is proposing a 460 sf rear addition, to allow an at-grade accessible entrance to the building and allow construction of a small elevator to be constructed for accessibility to the first, second, and third floors, an accessible bathroom, and code-compliant egress; the proposal also includes construction of a retaining wall and garden steps located at the rear of the house; it's noted a future submission will include improvements to paving and walkways and "comprehensive site landscaping including plants and trees"; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/18/22, zero acres of the site will be disturbed by the proposed project; the Grading Erosion and Sediment Control Plan dated 4/12/24 shows stormwater infrastructure to be installed along the western and southern boundaries of the site; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site contains the Gustav Stickley House, a Local Protected Site that is also listed on the National and State Registers of Historic Places; Project Narrative states this project was reviewed and approved by the Syracuse Landmark Preservation Board in 12/2023; 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 David Skeval. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # Z-24-148

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Whitestone Development Partners, LLC for the property located at 3715 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 State Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a 240-unit apartment facility on two parcels totaling approximately 47 acres in Regional Commercial (RC-1) and Residential Apartment R-APT) zoning districts; and
- WHEREAS, the Board has reviewed multiple referrals (Z-24-49, Z-23-81, S-18-5, Z-18-21, Z-18-28), regarding the proposed commercial development of this site; most recently the Board offered No Position with Comment on an area variance referral to increase the allowable number of dwelling units and reduce the number of parking spaces; the Board offered comments and requirements for the proposed project as a whole: the applicant must coordinate NYS Route 31 traffic access plans with the New York State Department of Transportation (NYSDOT) and provide an updated site plan, traffic impact study, lighting plan, and stormwater plan (SWPPP), per NYSDOT, revise the site plan to reflect higher quality pedestrian, bicycle and transit accommodations along Route 31 and within the site, obtain approval from the Onondaga County Health Department and Onondaga County Department of Water Environment Protection for any extension of public sewers, obtain any necessary permits from the US Army Corps of Engineers regarding the development within on-site wetlands, encourage mixed-use zoning for the site to more efficiently utilize the lands, and encourage improved site design and reinforce walkability by incorporating extensive sidewalk networks, playgrounds and recreational areas, and add additional landscaping; the above listed guidance has been consistently provided at multiple phases of this project; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) of New York State Route 31 and County Route 57 in the Town of Clay; surrounding land uses include various big box retail establishments along Route 31, auto dealership Sharon Chevrolet adjacent to the site, and auto dealership Davidson Ford of Clay across the road from the site; and
- WHEREAS, the Overall Site Layout Plan dated 5/9/24 depicts the construction of three proposed commercial buildings within the commercially zoned lands, and four 5-story apartment buildings, a clubhouse, and 9 garage buildings within the proposed R-APT zoned area; road access would occur via a full-access driveway with two entry lanes and four exit lanes at an existing signalized intersection onto NYS Route 31, and a right-in-only driveway from Route 31;

wetland areas are predominant and interspersed throughout the site as well; the applicant is proposing the construction of 240 dwelling units across the four residential buildings consisting of 116 one-bedroom, 104 two-bedroom, and 20 three-bedroom units; the referral materials refer to a future subdivision separating the residential part of the site from proposed commercial development along the NYS Route 31 frontage and consequently, the applicant is seeking site plan approval for only the apartment complex; ADVISORY NOTE: Any proposed driveways onto NYS Route 31 requires highway access and work permits from the NYS Department of Transportation; and

WHEREAS, changes to the Site Plan from the most recent variance referral include a reduction of proposed dwelling units from 260 to 240, an increase in parking from 430 spaces to 488 (167 garage spaces and 321 surface spaces), and a reduction in parking garage buildings from 10 to 9; there are minimal changes related to prior comments from this Board related to adding recreational lands, a sidewalk network throughout the site and sidewalks connecting the residential buildings to the commercial area; a Landscaping plan was not included in the referral materials; and

WHEREAS, per the Overall Site Layout Plan, a parcel containing railroad tracks belonging to New York Central Lines, LLC bisects a portion of the site; the rail line runs from southeast to northwest, through the proposed R-Apt zoned portion of the site; no crossing of the tracks or development is shown on the north side of the railroad tracks; and

WHEREAS, a 20'-wide Niagara Mohawk Power Corporation Easement runs parallel to the tracks along and within the north side of the railroad parcel; and

WHEREAS, new access to public water to serve the site is proposed and per the Environmental Assessment Form (EAF) dated 5/9/24, the site is anticipated to require 44,070 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, new connections to public sewers are proposed, including an approximately 350-foot sanitary sewer extension to the site; the site is located in the Onondaga County Sanitary District and Wetzel Road Wastewater Treatment Plant service area, though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; per the EAF, the site is expected to generate 44,070 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>;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per GIS and the EAF Mapper, the site contains federal wetlands and the Site Plan shows delineated boundaries, a note on the Property Survey states wetlands were delineated by T.E.S on 7/30/15 and 8/3/15; the EAF notes that placement of fill within wetlands are proposed to create road crossings, not to exceed 0.5 acres; under the “Land uses and covertypes on the project site” section of the EAF, the applicant notes the presence of forested lands and meadows, grasslands or brushlands, but does not include the current acreage of the site covered by wetlands or the acreage after project completion;
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;
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; and

WHEREAS, per the EAF, 27.5 acres of the site will be physically disturbed by the proposed development, including the removal of 8.4 acres of forested land; the entirety of the site is moderately to poorly draining soils; the EAF indicates that on-site stormwater management facilities will be constructed and will discharge to wetlands on-site; per the Grading Plan dated 5/9/24, stormwater management areas are depicted between the residential buildings and the wetlands at the western and southern side of the residential building area, around the commercial area, and along the NYS Route 31 frontage;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain several species of animals (Indiana bat, Northern long-eared bat, and Eastern massasauga) listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from aerial imagery it appears that 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:

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

E-mail Address: countyplanning@ongov.net

1. The applicant must coordinate Route 31 traffic and access plans with the New York State Department of Transportation, including submission of an updated site plan, traffic impact study, lighting plan, and stormwater plan (SWPPP). The applicant must contact the Department to determine the scope of the traffic 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. Any extension of the public wastewater infrastructure should include a connection strategy for the adjacent parcel to the west (Sharon Chevrolet). Extension plans must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

3. The applicant must contact the U.S. Army Corps of Engineers 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. The municipality must ensure any mitigation as may be determined by the Corps is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. With enhanced transit anticipated along the Route 31 corridor, and introduction of residential uses in proximity to shopping and employment, the Board and New York State Department of Transportation advise that revised site plans should also reflect higher quality pedestrian, bicycle and transit accommodations along Route 31 and within the site. Any sidewalks being proposed along NYS Route 31 should be coordinated with NYSDOT and optimally set back from the curblines of Route 31.

2. The Town and New York State Department of Transportation are encouraged to coordinate a plan for proposed sidewalk/pathways system along NYS Route 31 to be incorporated into project plans for all proposed development along certain sections of NYS Route 31.

3. The applicant and Town are encouraged to consider alternative mixed-use zoning for the site which may provide opportunities to better integrate uses on site by locating commercial uses on the first floors and residential uses on upper floors. More efficient use of land may preclude unnecessary disturbance of land and wetlands, and related mitigation requirements. Approaching this development as a possible town center-style project may also add value, both in terms of financial benefit as well as increased value to the community and environment.

4. Every municipal review provides the opportunity to improve community appearance and the expansive nature of this proposal, its location, and the growth expected in this region demand high quality site design elements. The applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as an extensive internal sidewalk network, recreational areas, and landscaping along the road frontage and around the parking lots. Expectations for this development necessitate pedestrian connections between the residential, commercial areas, and

sidewalk infrastructure along NYS Route 31, and careful treatment of environmentally sensitive features.

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

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, City of Syracuse Office of the Zoning Administrator
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 5/22/2024
RE: Administrative Review – Syracuse Land Bank Baker Avenue Subdivision
RECOMMENDATION: No Position

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

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

CASE NUMBER: S-24-19
REFERRING BOARD: City of Syracuse Office of the Zoning Administrator
DATE RECEIVED: 5/13/2024
TYPE OF ACTION: Resubdivision
APPLICANT: Syracuse Land Bank
LOCATION: 127 & 129-131 Baker Avenue
WITHIN 500' OF: Interstate 81
TAX ID(s): 084.-05-20.0, 084.-05-21.0

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

Project Summary:

The applicant is seeking to combine two parcels into one new 0.17 acre lot on Baker Avenue on the south side of the City of Syracuse in a Small Lot Residential (R3) zoning district. The site is a vacant parcel and an adjacent parcel containing a recently renovated two-family home. Per the narrative included in the referral, 127 Baker Avenue had a gravel driveway located along the northern property boundary, occupying the entire space between the house and the adjacent house. The property owner will utilize the vacant parcel to construct a new driveway, allowing the home to accommodate off-street parking for their tenants while removing the gravel driveway. The narrative further states that while the vacant lot is a buildable lot, both lots are limited by each having 38' of frontage on Baker Avenue and entities currently constructing housing within the City seek 50' of frontage to meet off-street parking needs.

Per EAF Mapper, the site may contain Glomerate Sedge, Midland Sedge, and Reflexed Sedge which have been listed by the state or federal government as a threatened or endangered plant species.

Advisory Note:

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

Recommendation: No Position


ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, City of Syracuse Office of the Zoning Administrator
FROM: Don Jordan Jr, Acting Director 
Onondaga County Department of Planning (OCDOP)
DATE: 5/22/2024
RE: Administrative Review – Syracuse Land Bank Holland Street Subdivision
RECOMMENDATION: No Position

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

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

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

CASE NUMBER: S-24-20
REFERRING BOARD: City of Syracuse Office of the Zoning Administrator
DATE RECEIVED: 5/10/2024
TYPE OF ACTION: Resubdivision
APPLICANT: Syracuse Land Bank
LOCATION: 153, 155-57, and 159-61 Holland Street
WITHIN 500' OF: NYS Office for People with Developmental Disabilities
TAX ID(s): 093.-02-12.0, 093.-02-13.0, 093.-02-14.0

Project Summary:

The applicant is seeking to combine three vacant parcels into two new lots on Holland Street on the south side of the City of Syracuse in a Small Lot Residential (R3) zoning district. The site is comprised of three adjacent parcels totaling 0.270 acres and the applicant proposes to create two new lots, each comprised of 0.135 acres and 50' of frontage on Holland Street. Per the narrative included with the referral, the existing three lots are not adequate in size for affordable housing developers like Home HeadQuarters and Housing Visions "to construct new housing that meets modern demands, including off-street parking". The applicant states they are proposing this subdivision with the goal of constructing new housing.

Advisory Note:

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

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, Town of DeWitt Planning Board
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 5/22/2024
RE: Administrative Review – Sunoco 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>.

CASE NUMBER: Z-24-131
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: 5/1/2024
TYPE OF ACTION: Site Plan
APPLICANT: Sunoco
LOCATION: 6325 Thompson Road
WITHIN 500' OF: Thompson Road (NYS Route 635)
TAX ID(s): 033.-04-05.0

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

Project Summary:

The applicant is proposing to renovate a former gas station and pizzeria into a Sunoco gas station and convenience store. The site is located on Thompson Road in a commercial area south of Carrier Circle with two driveways to Thompson Road. An access road to a parcel located to the rear of the site occurs along the southern boundary of the site, also utilizing the site's southern driveway to Thompson Road. The applicant is proposing interior renovations, creation of a new exit door at the rear, new signage, and the relocation of exterior AC units from the rear, northwestern corner of the building to the center of the rear of the building. No other exterior changes are proposed.

Recommendation: No Position with Comment

Comment:

The applicant and Town are encouraged to ensure any easement for other driveway users is shown on the site plan.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahan, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, Syracuse City Planning Commission
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 5/22/2024
RE: Administrative Review – Shifty’s Bar and Grill Special Permit
RECOMMENDATION: No Position

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

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

CASE NUMBER: Z-24-145
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 5/20/24
TYPE OF ACTION: Special Permit
APPLICANT: Ronald Shultz
LOCATION: 1401-1407 Burnet Avenue
WITHIN 500’ OF: Interstate 690
TAX ID(s): 028.-11-27.0
PRIOR CASE: Z-22-155

Project Summary:

Shifty’s Bar and Grill is located on Burnet Avenue just north of Interstate 690 and Erie Boulevard East in the City of Syracuse in a Neighborhood Center (MX-2) zoning district. The Board previously reviewed a special permit referral (Z-22-155) to expand the customer area into the second floor to facilitate private parties, an action approved by the City at that time. The current proposal is to change the use of the second floor to restaurant use. The proposed floor plan for the second floor shows walls to be added to separate spaces for an office, refrigerator and freezer area, and bathrooms. No exterior changes are proposed.

Advisory Note(s):

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

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>

Recommendation: No Position