



Onondaga County Planning Board

June 02, 2021

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 02, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from May 12, 2021 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; David Skeval - yes; Marty Voss - yes.

Allison Bodine announced that the next OCPB meeting on June 23, 2021 will be in-person, and will be the Onondaga County Comprehensive Plan Kick-Off. Dan Kwasnowski updated the Board on the County Plan (Power Point attached), and reviewed the need for the Board to act as the County Plan Advisory Committee throughout the process.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-35	CSyrPB	<i>No Position</i>	S-21-36	CSyrPB	<i>No Position With Comment</i>
S-21-37	CSyrPB	<i>No Position</i>	S-21-38	TDewPB	<i>No Position With Comment</i>
S-21-39	CSyrPB	<i>No Position</i>	S-21-40	TSkaPB	<i>No Position</i>
S-21-41	TVanPB	<i>No Position</i>	Z-21-167	TGedTB	<i>No Position With Comment</i>
Z-21-168	TGedZBA	<i>No Position With Comment</i>	Z-21-169	TSalTB	<i>No Position</i>
Z-21-170	CSyrPB	<i>Modification</i>	Z-21-171	CSyrPB	<i>Modification</i>
Z-21-172	CSyrZBA	<i>No Position With Comment</i>	Z-21-173	TCicPB	<i>Modification</i>
Z-21-174	TCicPB	<i>No Position</i>	Z-21-175	TCicPB	<i>Disapproval</i>
Z-21-176	TClatB	<i>Modification</i>	Z-21-177	TCicPB	<i>Modification</i>
Z-21-178	TSalPB	<i>Modification</i>	Z-21-179	TVanPB	<i>No Position</i>
Z-21-180	TDewPB	<i>No Position</i>	Z-21-181	TSkaPB	<i>No Position</i>
Z-21-182	TCicPB	<i>Modification</i>	Z-21-184	CSyrPB	<i>No Position</i>
Z-21-185	CSyrZBA	<i>No Position</i>	Z-21-186	CSyrPB	<i>No Position</i>

PLAN ON



ONONDAGA COUNTY COMPREHENSIVE PLAN

Onondaga County Planning Board

Advisory Committee Briefing

June 2, 2021

Goals of the Planning Process

- Build relationships and a diverse advocacy for good planning
- Create a future County vision that aligns with the needs and goals of municipalities
- Improve quality of life and attract new growth through placemaking and amenities and definition of county assets
- Create a countywide structure and organization around which local government can plan and grow in an orderly fashion
- Establish a deeper expectation of economic development through creation of places of choice within Onondaga County

Planning Approach

- History of county plans
- Professional experience
- Long-Range Perspective
- Needs Assessment
- County Level Engagement
- Relevance of prior planning efforts
- Fill gap in county planning activity

Plan Themes

- Community Engagement
- Strong Centers
- Mobility + Corridors
- Agriculture
- Greenways + Greenbelts
- Housing + Neighborhoods

PLAN ON  **STRONG CENTERS**

Advisory Committee

- Ensure a plan the OCPB can approve
- Ensure plan is consistent with project goals
- Countywide perspective
- High-level, long-range

Advisory Committee Meetings

- June 23 - Team Kickoff
 - Scope and Schedule
 - Engagement Plan
 - Storymap Framework/Demo
 - Theme and Profile Development
 - Maintenance & Monitoring
- Regular updates during OCPB mtgs
- 2-3 more full team meetings



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # S-21-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Adam Bregou / Missio Church for the property located at 620 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 690, a state highway, and North West Street, a state arterial; and
- WHEREAS, the applicant is proposing to combine four properties into New Lot Nine A (2.16 acres) in a Commercial, Class A zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding commercial and office land uses; the submitted resubdivision plan dated April 15, 2021 shows the site has frontage on three city streets, West Genesee Street, Plum Street, and West Belden Avenue, and contains two existing buildings; the building closest to the West Genesee Street frontage is the Missio Church; the other building is located along West Belden Avenue and appears to also be used by the church; and
- WHEREAS, aerial imagery dated May 2020 also shows a tarvia parking area with three cub cuts onto West Belden Avenue and an existing driveway onto West Genesee Street; there are existing sidewalks on all three frontages; there appears to be a remnant driveway onto Plum Street with access restricted by two gates; the sidewalk along Plum Street appears to be in disrepair in places; and
- WHEREAS, current tax maps indicate the four properties were previously combined to create one tax parcel, though a formal subdivision to combine the lots into Lot Nine A (2.16 acres), as shown in the resubdivision plan, was never filed; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 14, 2021, the applicant also intends to replace the existing tarvia parking lot with a porous asphalt parking lot and implement stormwater management measures, not described, as part of the Missio Church Green Infrastructure Project; 0.87 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning

map dated June 2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, C734088A, C734143, V00588, C734089) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # S-21-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Gilbane Development Co. for the property located at 800-802 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Hutchings Psychiatric Center and the SUNY Upstate Biotech Accelerator, both state-owned facilities; and
- WHEREAS, the applicant is proposing to subdivide three parcels into two new lots, New Lot 101 (1.704 acres) and New Lot 102 (0.535 acres), in a Local Business, Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing project site review (Z-21-171) and area variance (Z-21-172) referrals as part of the proposed project; and
- WHEREAS, the site is located in the City's University Hill neighborhood; surrounding land uses include retail and restaurants, parking lots, student housing, and various buildings for the surrounding universities and hospitals; the submitted Topographic Survey dated February 5, 2021 shows the site has frontage on three city streets, East Fayette Street, Forman Avenue, and Wellington Place, and contains a parking lot with gated access and parking booth on Wellington Place; there are existing sidewalks along all frontages; and
- WHEREAS, the submitted Final Plan dated April 22, 2021 shows the subdivision will create two new lots; proposed Lot 101 (1.704 acres) is intended for the new apartment building; Lot 102 (0.535 acres) will remain parking and appears to include two adjacent parcels containing contiguous parking lots; the submitted Site Layout plan dated March 19, 2021 shows the proposed apartment building, Wellington Place Apartments, to be a u-shaped, six-story building with 40,755 sf footprint; the building is set at the East Fayette Street and Forman Avenue frontages; three sides of the building will occur around an on-grade courtyard, a 35-space parking lot, and a ramp to the building's underground parking garage; there will be two driveways onto Wellington Place for the apartment's parking lot and parking garage, and a new sidewalk along this frontage; following the proposed project, the site will have 193 apartment units and 194 on-site parking spaces; and
- WHEREAS, area variances are required to 1) reduce the minimum required front yard setback on Forman Avenue from 10 feet to 1.7 feet, 2) reduce the minimum required rear yard setback from 50 feet to 6 feet, 3) increase the maximum permitted building coverage from 40% to 55%, and 4) reduce the minimum required lot area per dwelling unit from 1,000 sf to 383 sf; per the local application, the proposed project is consistent with recently approved projects in the immediate area; the reduced setbacks are intended to provide adequate

streetscape activity and pedestrian engagement; although the project exceeds the building coverage, it still allows for the minimum required 20% green space; and

WHEREAS, per the submitted plans, Wellington Place Apartments will have (16) studio units, (36) one-bedroom units, (68) two-bedroom units, and (73) four-bedroom units; the complex will provide off-campus student housing; shared amenities include a roof deck, lounge space, courtyard, and underground parking; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 23, 2021, 1.52 acres of the site will be disturbed by the proposed project; stormwater will be conveyed to proposed and existing storm drains and into the existing city storm sewer system; the Site Layout plan shows a subsurface stormwater management area below the courtyard;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new drinking water and sewer services are shown in the Utility Plan to connect to the service lines on East Fayette Street; per the Onondaga County Department of Water Environment Protection, the sewer line along East Fayette Street is a county-owned trunk sewer;

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) to discuss sewer tie-in plans and requirements. The City must ensure any requirements are met prior to, or as a condition of, municipal approval of the project site review.
2. Given the volume and density of recently proposed and completed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a project level basis. A sewer flow study, to be completed by applicants or City staff, in consultation with WEP's Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.
3. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of transportation options for University Hill workers, students and visitors.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # S-21-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Pathfinder Bank for the property located at 422-428, 506 West Onondaga Street & 303 Slocum Avenue; 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 West Street, a state arterial; and
- WHEREAS, the applicant is proposing to subdivide three parcels to create two new lots, New Lot 2A (2.541 acres) and New Lot 4A (0.825 acres) in a Local Business, Class A (BA) zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding residential, commercial, and office land uses and an elementary school; the submitted resubdivision plan dated May 5, 2021 shows the site has frontage on three city streets, Shonnard Street, Slocum Avenue, and West Onondaga Street, and contains two existing office buildings and a two-story vacant mansion; and
- WHEREAS, aerial imagery dated May 2020 shows two frontages on West Onondaga Street occurring on either side of a lot containing a mansion that has been converted to a spa; several other older mansions in this area have been converted to similar commercial/office uses; the site also has two frontages and an existing driveway on Slocum Avenue and an existing driveway on the Shonnard Street frontage; the site appears to contain a large parking area that is contiguous with parking on several adjacent parcels, including one with a county health center; all frontages have existing sidewalks; and
- WHEREAS, per the resubdivision plan, proposed New Lot 2A (2.541 acres) will contain the two office buildings and majority of the parking area and retain frontage on all three abutting streets; proposed New Lot 4A (0.825 acres) will contain the mansion and an existing parking area at the rear of the mansion, as well as part of the larger parking area; New Lot 4A will have frontage on West Onondaga Street and Slocum Avenue; and
- WHEREAS, per the local application, the mansion will be renovated for a new bank use, Pathfinder Bank; the new lot configuration allows for the bank site to have entrance-only access on West Onondaga Street with one-way circulation through the site and new drive-thru bank teller and ATM areas and exit-only access to Slocum Avenue; the rear parking area will be reconfigured for 15 spaces; and
- WHEREAS, the submitted Overall Site Plan shows additional site modifications to include sidewalk improvements along West Onondaga Street and Slocum Avenue, a new ramp system for the building's rear entry, and on-site sidewalks between the parking area and rear entrance and the front entrance and West

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E-mail Address: countyplanning@ongov.net

Onondaga Street sidewalk; access between the two proposed lots will be eliminated by a new curbed landscape island; a new 12' wide connection is shown with the adjacent spa parcel, which will permit one-way access from the spa to the bank; per the local application, an easement will be provided for this connection; and

WHEREAS, per the local application, hours of operation for the bank will be Monday through Friday 9AM to 5PM; the ATM will be open 24 hours; and

WHEREAS, the mansion has been designated a Local Protected Site by the City of Syracuse, requiring project review by the Syracuse Landmark Preservation Board (SLPB); per the local application, the building renovation plans have been reviewed by the SLPB, as well as the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) and National Parks for historic tax credits; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
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 the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for New Lot 2A is Mixed Use Transition (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; proposed New Lot 4A will be split-zoned MX-3, Mixed Use Urban Neighborhood (MX-1), and Mixed Use Neighborhood Center (MX-2); and

WHEREAS, the project is within 2,000 feet of a site (ID: 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located near the William J. Gillet House and Trinity Episcopal Church which are both listed on the State and National Registers of Historic Places; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # S-21-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Mark Oliver for the property located at 6769 Old Collamer Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 1.50 acres to convey 250 square feet of land and correct an existing encroachment in an Industrial zoning district; and
- WHEREAS, the site is located in an industrial area between the NYS Thruway and Syracuse Hancock International Airport; the submitted survey map dated November 25, 2020 shows the residential lot is located at the intersection of Collamer Circle and Old Collamer Road, both town roads, and contains an existing house, a detached garage, and a shed; there are two existing driveways, one on each frontage; the rear yard is enclosed by wood and chain link fences; and
- WHEREAS, per the survey map, portions of the garage, shed, and fencing appear to encroach on two neighboring commercial properties; the adjacent parcel to the north has frontage on East Molloy Road and Old Collamer Road and contains a hotel, restaurant, and liquor store, large parking area, and existing driveways onto East Molloy Road and Old Collamer Road; the adjacent parcel to the west has a multi-tenant building with professional offices and a wholesale battery distributor and two driveways onto Collamer Circle; and
- WHEREAS, the submitted subdivision plan dated May 10, 2021 shows the proposed lot line adjustment is intended to increase the residential lot by 250 sf to correct the garage encroachment; the lands to be conveyed come from the western commercial parcel; the subdivision does not appear to correct the fence or shed encroachments; per the local application, an agreement with the other neighboring parcel is planned to correct the garage encroachment on that property; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment

Protection in this area; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Town is advised to ensure formal agreements are in place for all of the existing encroachments.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # S-21-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 227 & 233 McKinley Avenue; 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 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties into New Lot 7A (0.309 acres) in a Residential, Class AA (RAA) zoning district; and
- WHEREAS, the site is located in the City's Southside neighborhood in a residential area west of I-81; the submitted resubdivision plan dated April 27, 2021 shows the site has frontage on McKinley Avenue, a city street, and contains two residential lots, one vacant and one with an existing two-family house; there are two dilapidated garages, both to be demolished, and an existing driveway serving the house; and
- WHEREAS, a letter from the applicant to the City dated May 6, 2021 indicates the house was recently purchased from the Greater Syracuse Land Bank and is under redevelopment; the owner would like to purchase the vacant lot, which is currently under Land Bank ownership, to expand the yard space for future tenants; the letter notes that the property is not desirable for infill development given its proximity to I-81 and the limited amount of privately financed infill construction currently happening in the City; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Two-Family Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat,

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # S-21-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of 4086 Jordan Road, LLC for the property located at 4086 Jordan 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 Jordan Road (Route 22), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 26.8-acre parcel into two new lots, Lot 1A (24.6 acres) and Lot 1B (2.2 acres), in Residential (RR) and Hamlet zoning districts; and
- WHEREAS, the site is located in the Mottville hamlet with surrounding residential and agricultural land uses; the submitted subdivision map dated April 8, 2021 shows the site has frontage on Jordan Road and contains an existing house; the remainder of the site appears to be undeveloped and wooded; and
- WHEREAS, per the subdivision plan, proposed Lot 1A (24.655 acres) will include the Jordan Road frontage and undeveloped lands; proposed Lot 1B (2.215 acres) will be landlocked; the new lot will contain the house, which has access to Jordan Road via an existing driveway and easement on an adjacent residential lot; no improvements are proposed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Jordan Road must meet Department requirements; and
- WHEREAS, the site is served by public drinking water and an individual septic system; a possible septic area is shown at the rear of the house; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1B prior to Department endorsement of the subdivision; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (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 Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # S-21-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Van Buren Planning Board at the request of CHA Consulting for Jammers for the property located at 3535 Walters 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 Walters Road (Route 221), a county highway; and
- WHEREAS, the applicant is proposing to combine two parcels to create Lot 1B (17.072 acres) in an Industrial (IND-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-179) as part of the proposed project; the Board has reviewed multiple referrals for the former Quaker Steak and Lube restaurant on the site (Z-06-370, Z-07-15), which was previously part of a Planned Unit Development (PUD) district including seven additional parcels and approximately 45 acres in total; the PUD has since been rezoned (Z-15-416) to Industrial-A (In-A) and the building on the subject parcel was converted to the current Jammers restaurant; and
- WHEREAS, in 2009, the Board received an incomplete referral for a special permit (Z-09-252) request to allow outdoor entertainment/recreation at the former Quaker Steak and Lube restaurant; and
- WHEREAS, the site is located along Walters Road just south of the I-690 and NYS Thruway (I-90) interchange; surrounding land uses include vacant industrially-zoned lands, a storage facility, a hotel, and the Town highway
- WHEREAS, aerial imagery and the submitted Stage Relocation plan dated May 3, 2021 show the restaurant building is set at a rear corner of one of the lots with a large parking lot in front of the building and along the side; the site is served by an existing access road that occurs on the adjacent parcel to the northeast; the access road has an existing 40' wide operating and easement agreement; and
- WHEREAS, per the Stage Relocation plan, a new 30' x 85' covered pavilion will be constructed on one side of the building and include the new stage (24' x 28') and an extension of the existing patio on that side of the building; a bathroom addition is shown in the existing patio area; a portion of the proposed modifications occur on the other subject parcel, which is vacant and under common ownership; the proposed lot combination is intended to facilitate the site modifications; and
- WHEREAS, per the Stage Relocation plan, a proposed patio and building addition (28' x 29') will be constructed on the opposite side of the building, adjacent to the side yard parking; the local application and plan note that the building addition and patio area will be considered under separate application; and

- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, Northern long-eared bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Daniel Manning Architect, PLLC for the property located at 925 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is proposing to convert an existing vacant building into a financial business office on two parcels totaling 0.3 acres in a Commercial B-Highway zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-168) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of State Fair Boulevard and Conklin Avenue, a town road, in the Lakeland area; surrounding land uses are primarily residential to the rear of the site and commercial and office on State Fair Boulevard; and
- WHEREAS, the submitted Existing Site Plan dated April 22, 2021 shows the site contains a one-story office building (6,400 sf) with parking located on three sides, including along both road frontages; access to both Conklin Street and State Fair Boulevard is unrestricted along almost the entirety of each abutting lot line; and
- WHEREAS, per the local application, exterior modifications will include new storefront windows, exterior painting, and decorative "EIFS" treatments and metal roof canopies at entrances; the interior of the building will be renovated for the new financial business office use, which will provide investment services for Seneca Savings; and
- WHEREAS, the Proposed Site Plan dated April 22, 2021 shows parking at the front of the building, along State Fair Boulevard will be removed and converted to lawn; a new sidewalk and landscape bed are also shown at the front of the building; remaining parking areas will be patched, sealed and re-striped;
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the requested area variance is necessary to allow for elimination of the parking on State Fair Boulevard; per the justification of request, removing those parking spaces will prevent clients from backing into State Fair Boulevard;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of
- WHEREAS, the Town Code Enforcement Officer noted that the two lots will also be combined into one as part of the proposed project; the lot combination will be

completed administratively; and

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734025) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

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

Given the parking configuration on Conklin Avenue, which requires vehicles to back into the right-of-way, and the proximity of parking to an intersection, the Town is encouraged to have parking spaces closest to the intersection removed to minimize potential traffic conflicts.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-168

- 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 Geddes Zoning Board of Appeals at the request of Daniel Manning Architect, PLLC for the property located at 925 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces from 32 to 26 as part of a project to convert an existing vacant building into a financial business office on two parcels totaling 0.3 acres in a Commercial B-Highway zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-167) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of State Fair Boulevard and Conklin Avenue, a town road, in the Lakeland area; surrounding land uses are primarily residential to the rear of the site and commercial and office on State Fair Boulevard; and
- WHEREAS, the submitted Existing Site Plan dated April 22, 2021 shows the site contains a one-story office building (6,400 sf) with parking located on three sides, including along both road frontages; access to both Conklin Street and State Fair Boulevard is unrestricted along almost the entirety of each abutting lot line; and
- WHEREAS, per the local application, exterior modifications will include new storefront windows, exterior painting, and decorative "EIFS" treatments and metal roof canopies at entrances; the interior of the building will be renovated for the new financial business office use, which will provide investment services for Seneca Savings; and
- WHEREAS, the Proposed Site Plan dated April 22, 2021 shows parking at the front of the building, along State Fair Boulevard will be removed and converted to lawn; a new sidewalk and landscape bed are also shown at the front of the building; remaining parking areas will be patched, sealed and re-striped;
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the requested area variance is necessary to allow for elimination of the parking on State Fair Boulevard; per the justification of request, removing those parking spaces will prevent clients from backing into State Fair Boulevard;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of

- vehicles into the right-of-way, is permitted; and
- WHEREAS, the Town Code Enforcement Officer noted that the two lots will also be combined into one as part of the proposed project; the lot combination will be completed administratively; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
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 the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734025) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Given the parking configuration on Conklin Avenue, which requires vehicles to back into the right-of-way, and the proximity of parking to an intersection, the Town is encouraged to have parking spaces closest to the intersection removed to minimize potential traffic conflicts.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-169

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of 2018 North Eastern Properties, LLC for the property located at 2503-2505 Court 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 Court Street (Route 298), a state highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.22-acre parcel from One- and Two-Family Residential District (R-3) to Multiple-Family Residential District (R-4); and
- WHEREAS, the site is located in a residential neighborhood along Court Street; the submitted survey map dated November 8, 2018 shows the site contains an existing three-family house and two sheds; there are two existing driveways onto Court Street; and
- WHEREAS, per the local application, the three-family dwelling has been on the property and used as such for over 30 years; the use is currently legal non-conforming; the proposed zone change is intended to make it a conforming use; no changes to the site or use are proposed; and
- WHEREAS, per the Town Zoning Code, the current R-3 zoning district permits one-family and two-family dwellings, one-family townhouse developments, family day-care homes, and group family day-care homes; the proposed R-4 district permits the same uses as R-3, as well as multiple dwellings; and
- WHEREAS, the referral materials includes a draft local law that will amend the Town Zoning Map to reflect the requested zone change; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, 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 Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-170

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Park Outdoor for the property located at 617-619 North Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install one center-mount, v-shaped, static billboard on a 0.10-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the vacant corner lot is located in the City's Westside neighborhood; surrounding land uses include residential lots and several auto repair shops; the site is just south of I-690 and near the highway on- and off-ramps; and
- WHEREAS, the submitted plan shows the site has frontage on two city streets, North Geddes Street and Edison Street; the proposed v-shaped billboard will be constructed at the front of the site with two sign faces mounted on a center pole; total sign height will be 40'; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 28, 2021, the billboard faces will be static and sized at 10'-6" x 40';
ADVISORY NOTE: off-premises signs located within 660 feet of the edge of the state right-of-way or are otherwise intended to be visible from the highway must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed as part of the project; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes"; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00222, 734039,

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734020) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The City must ensure the appropriate approvals and permits are obtained from the NYS Department of Transportation for the proposed signage prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Board discourages the placement of a new billboard near existing residential land uses, as these uses are generally considered incompatible in scale and aesthetic. This area also functions as a gateway to the City's Lakefront and Park Avenue areas, which have been targets for recent investment and redevelopment.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-171

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Gilbane Development Co. for the property located at 800-802 East Fayette 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 Hutchings Psychiatric Center and the SUNY Upstate Biotech Accelerator, both state-owned facilities; and
- WHEREAS, the applicant is proposing construction of a 193-unit apartment building on a 1.704-acre parcel in a Local Business, Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing area variance (Z-21-172) and final subdivision (S-21-36) referrals as part of the proposed project; and
- WHEREAS, the site is located in the City's University Hill neighborhood; surrounding land uses include retail and restaurants, parking lots, student housing, and various buildings for the surrounding universities and hospitals; the submitted Topographic Survey dated February 5, 2021 shows the site has frontage on three city streets, East Fayette Street, Forman Avenue, and Wellington Place, and contains a parking lot with gated access and parking booth on Wellington Place; there are existing sidewalks along all frontages; and
- WHEREAS, the submitted Final Plan dated April 22, 2021 shows the subdivision will create two new lots; proposed Lot 101 (1.704 acres) is intended for the new apartment building; Lot 102 (0.535 acres) will remain parking and appears to include two adjacent parcels containing contiguous parking lots; the submitted Site Layout plan dated March 19, 2021 shows the proposed apartment building, Wellington Place Apartments, to be a u-shaped, six-story building with 40,755 sf footprint; the building is set at the East Fayette Street and Forman Avenue frontages; three sides of the building will occur around an on-grade courtyard, a 35-space parking lot, and a ramp to the building's underground parking garage; there will be two driveways onto Wellington Place for the apartment's parking lot and parking garage, and a new sidewalk along this frontage; following the proposed project, the site will have 193 apartment units and 194 on-site parking spaces; and
- WHEREAS, area variances are required to 1) reduce the minimum required front yard setback on Forman Avenue from 10 feet to 1.7 feet, 2) reduce the minimum required rear yard setback from 50 feet to 6 feet, 3) increase the maximum permitted building coverage from 40% to 55%, and 4) reduce the minimum required lot area per dwelling unit from 1,000 sf to 383 sf; per the local application, the proposed project is consistent with recently approved projects in the immediate area; the reduced setbacks are intended to provide adequate streetscape activity and pedestrian engagement; although the project exceeds

the building coverage, it still allows for the minimum required 20% green space; and

WHEREAS, per the submitted plans, Wellington Place Apartments will have (16) studio units, (36) one-bedroom units, (68) two-bedroom units, and (73) four-bedroom units; the complex will provide off-campus student housing; shared amenities include a roof deck, lounge space, courtyard, and underground parking; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 23, 2021, 1.52 acres of the site will be disturbed by the proposed project; stormwater will be conveyed to proposed and existing storm drains and into the existing city storm sewer system; the Site Layout plan shows a subsurface stormwater management area below the courtyard;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new drinking water and sewer services are shown in the Utility Plan to connect to the service lines on East Fayette Street; per the Onondaga County Department of Water Environment Protection, the sewer line along East Fayette Street is a county-owned trunk sewer;
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 the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) to discuss sewer tie-in plans and requirements. The City must ensure any requirements are met prior to, or as a condition of, municipal approval of the project site review.

The Board also offers the following comments:

1. Given the volume and density of recently proposed and completed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a project level basis. A sewer flow study, to be completed by applicants or City staff, in consultation with WEP's Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.
2. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of transportation options for University Hill workers, students and visitors.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-172

- 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 City of Syracuse Board of Zoning Appeals at the request of Gilbane Development Co. for the property located at 800-802 East Fayette 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 Hutchings Psychiatric Center and the SUNY Upstate Biotech Accelerator, both state-owned facilities; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a 193-unit apartment building on a 1.704-acre parcel in a Local Business, Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing project site review (Z-21-171) and final subdivision (S-21-36) referrals as part of the proposed project; and
- WHEREAS, the site is located in the City's University Hill neighborhood; surrounding land uses include retail and restaurants, parking lots, student housing, and various buildings for the surrounding universities and hospitals; the submitted Topographic Survey dated February 5, 2021 shows the site has frontage on three city streets, East Fayette Street, Forman Avenue, and Wellington Place, and contains a parking lot with gated access and parking booth on Wellington Place; there are existing sidewalks along all frontages; and
- WHEREAS, the submitted Final Plan dated April 22, 2021 shows the subdivision will create two new lots; proposed Lot 101 (1.704 acres) is intended for the new apartment building; Lot 102 (0.535 acres) will remain parking and appears to include two adjacent parcels containing contiguous parking lots; the submitted Site Layout plan dated March 19, 2021 shows the proposed apartment building, Wellington Place Apartments, to be a u-shaped, six-story building with 40,755 sf footprint; the building is set at the East Fayette Street and Forman Avenue frontages; three sides of the building will occur around an on-grade courtyard, a 35-space parking lot, and a ramp to the building's underground parking garage; there will be two driveways onto Wellington Place for the apartment's parking lot and parking garage, and a new sidewalk along this frontage; following the proposed project, the site will have 193 apartment units and 194 on-site parking spaces; and
- WHEREAS, area variances are required to 1) reduce the minimum required front yard setback on Forman Avenue from 10 feet to 1.7 feet, 2) reduce the minimum required rear yard setback from 50 feet to 6 feet, 3) increase the maximum permitted building coverage from 40% to 55%, and 4) reduce the minimum required lot area per dwelling unit from 1,000 sf to 383 sf; per the local application, the proposed project is consistent with recently approved projects in the immediate area; the reduced setbacks are intended to provide adequate

streetscape activity and pedestrian engagement; although the project exceeds the building coverage, it still allows for the minimum required 20% green space; and

WHEREAS, per the submitted plans, Wellington Place Apartments will have (16) studio units, (36) one-bedroom units, (68) two-bedroom units, and (73) four-bedroom units; the complex will provide off-campus student housing; shared amenities include a roof deck, lounge space, courtyard, and underground parking; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 23, 2021, 1.52 acres of the site will be disturbed by the proposed project; stormwater will be conveyed to proposed and existing storm drains and into the existing city storm sewer system; the Site Layout plan shows a subsurface stormwater management area below the courtyard;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new drinking water and sewer services are shown in the Utility Plan to connect to the service lines on East Fayette Street; per the Onondaga County Department of Water Environment Protection, the sewer line along East Fayette Street is a county-owned trunk sewer;
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 the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111, C734148) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) to discuss sewer tie-in plans and requirements. The City must ensure any requirements are met prior to, or as a condition of, municipal approval of the project site review.
2. Given the volume and density of recently proposed and completed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a project level basis. A sewer flow study, to be completed by applicants or City staff, in consultation with WEP's Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.
3. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of transportation options for University Hill workers, students and visitors.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-173

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Diane Mata for the property located at 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 NYS Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a 6,600 sf restaurant with associated site improvements on a 15.55-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2020, the Board offered no position with comment for a zone change referral (Z-20-113) to change the zoning of the site from Agricultural (AG) and Neighborhood Commercial (NC) to General Commercial (GC) to facilitate sale of the property as part of the proposed project; the Board cited concerns that the zone change would allow for more intensive and potentially incompatible land uses, particularly given the residential nature of the surrounding area and proximity to environmentally sensitive areas; the zone change application was approved by the Town in June 2020; and
- WHEREAS, the site is located at the outskirts of the Bridgeport hamlet; aerial imagery and the submitted Existing Conditions Plan dated April 5, 2021 show the site has frontage on NYS Route 31 and Bull Street, a local road; the parcel is vacant, with trees and overgrown vegetation covering the eastern half of the site; there is a cleared area on the northern half of the site, which includes an existing farm access road onto Route 31; there is a 70' wide utility easement and drainage channel crossing the southeast corner of the site; land uses in the surrounding area include low density, roadside residential with several pockets of denser residential neighborhoods and large tracts of agricultural and forested lands; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) and the Existing Conditions Plan indicate that the eastern half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the floodplain area is associated with Chittenango Creek, a class C stream east of the site; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the submitted Site Plan dated January 24, 2021 shows the proposed restaurant will be located in the cleared area on the northern half of the site and outside of the floodplain boundary; the new building (6,600 sf) will be surrounded on all sides by asphalt with parking at the front and sides of the

building, a dumpster enclosure at the rear corner of the asphalt area, and a new driveway onto Route 31; the Paver Layout plan shows an outdoor dining area at the front of the building and rear patio area; a Landscape and Lighting Plan was included and shows new trees around the perimeter of the developed area and ornamental grasses adjacent to Route 31;

ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the local application, the restaurant will be a small, family farm-to-table restaurant, Flavours, with hours of operation 6 days a week from 11AM to 12AM; there will be a maximum of 12 employees on-site and 42 on-site parking spaces; proposed signage includes a ground-mounted sign (4' x 5') located near Route 31 and a building-mounted sign (3' x 10') on the front of the restaurant; the submitted Environmental Assessment Form (EAF) dated May 5, 2021 notes that the restaurant will also have an on-site garden; and

WHEREAS, per the EAF, 1.0 acre of the site will be disturbed by the proposed project; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also 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, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the short-eared owl, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

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

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

The applicant must contact the New York State Department of Transportation to coordinate Route 31 access plans. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given the proximity to flood prone areas, the Board encourages the Town to require additional landscaping around the developed area to reduce stormwater runoff from asphalt areas and further improve stormwater quality.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-174

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Cottages at Garden Grove / Tara Zgoda for the property located at Meltzer Court & Jamboree Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing construction of a one-story 6,066 sf administration building for a skilled nursing community, the Cottages at Garden Grove, on a 13.954-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the site is located in Cicero Commons along Brewerton Road (US Route 11) in the Town of Cicero; Cicero Commons is a Planned Unit Development containing a senior housing complex (Spring Village Apartments), the Northern Onondaga Public Library, Cicero Twin Rinks, and a recreation center, in addition to the skilled nursing community (Cottages at Garden Grove) that the project is intended for; and
- WHEREAS, the Board has reviewed a number of referrals for development of the Cicero Commons area, including subdivision (S-18-49) and site plan (Z-17-405) referrals for the Spring Village Apartments and subdivision (S-10-49, S-14-60) and site plan (Z-10-192) referrals for the Cottages at Garden Grove; and
- WHEREAS, the submitted survey map shows the site has frontage on two local roads, Meltzer Court and Jamboree Drive, that form a circle with 6 buildings at the interior of the circle and 6 buildings around the perimeter; both roads have sidewalks and on-street parking serving the facility; each building has a small parking lot (5 spaces) and driveway onto either Meltzer Court or Jamboree Drive; and
- WHEREAS, the proposed administration building (6,066 sf) is shown in the Preliminary Site Plan to be constructed along Meltzer Court; there will be a parking lot (18 spaces) and dumpster enclosure adjacent to the building; sidewalks will be installed to connect to the sidewalk along Meltzer Court and for access to the parking lot; new landscaping is shown at the front of the building; and
- WHEREAS, per the local application, the office building was previously approved as part of the original development plan; hours of operation will be 5 days a week, 8AM to 5PM; the maximum number of employees on-site will be 14; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), 0.75 acres will be disturbed by the proposed project; the facility has existing drainage facilities, including detention ponds; the Preliminary Grading Plan shows proposed catch basins in the new parking lot and a storm sewer connection to a detention pond along the southern lot line; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Treatment Plant service area; per the referral notice, new connections to the drinking water and wastewater infrastructure are proposed; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area that ultimately flows to the Davis Road Pump Station which is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows a potential state wetland area along the southern boundary of the site; all existing and proposed development appears to be outside the wetland and 100-foot buffer areas; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Brewerton Road, with limited service to Cicero Commons and more frequent service at Brewerton Road, just north of the intersection with Meltzer Road; per CENTRO, site design that accommodates bikes and pedestrians can foster opportunities for transit services; and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-175

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Joe Scripa for the property located at 5917 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 NYS Route 31, a state highway, and Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is proposing to establish a coffee shop in a vacant building and improve the site layout on a 0.411-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2019, the Board reviewed concurrent area variance (Z-19-42), site plan (Z-19-44), and final subdivision (S-19-6) referrals to subdivide a 0.883-acre parcel into two lots and establish a new takeout restaurant in the vacant building on-site; the Board recommended disapproval of the site plan action, noting the longstanding transportation challenges in the area and involving nearby intersections, and advised further coordination with the Onondaga County and NYS Departments of Transportation prior to consideration of the application; all three actions were approved locally, though the site plan does not appear to have moved forward; and
- WHEREAS, the site is located along the highly traveled NYS Route 31 corridor just east of I-81 with surrounding land uses including a mix of commercial and residential and the Cicero-North Syracuse High School and Elementary School; just north of the site are several large, undeveloped parcels that are part of the Carmel Runne commercial subdivision; and
- WHEREAS, the submitted Final Plan dated January 16, 2019 shows the triangular-shaped parcel has frontage on Lakeshore Road to the north, NYS Route 31 to the south, and Lakeshore Spur Road, a local road, to the east; the site contains an existing one-story building, a vacant ice cream shop, that faces the Lakeshore Road/Route 31 intersection; there is asphalt parking at the front and rear of the building; aerial imagery shows there is an existing drive-thru lane, originating on the south side of the building and ending at a pickup window on the north side facing Lakeshore Road; there is an existing dumpster enclosure along the Lakeshore Road frontage and a pylon sign at the Lakeshore Road/Route 31 intersection; there are three existing driveways, one full access curb cut on Lakeshore Road and two on Route 31; ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, all existing or proposed driveways on Lakeshore Road or Route 31, respectively, must meet Department requirements; and
- WHEREAS, the Site Improvements Plan dated May 5, 2021 shows parking and access will be reduced to facilitate site circulation; unused asphalt will be converted to

green space and new landscaping is shown around the perimeter of the site; there will be 6 parking spaces at the front of the building and 10 at the rear; the drive-thru is shown to remain, however, pass-through traffic will be limited to a new bypass lane; and

WHEREAS, a Traffic Impact Assessment dated April 30, 2021 was included with the referral materials; the assessment notes that access modifications will include reducing the width of the driveway on Lakeshore Road from 45' wide to 24' wide, closing the eastern access on Route 31, and reducing the width of the western access to 16' wide and right-in only; a new 12' wide right-out only driveway is proposed on Lakeshore Road; the assessment concludes that additional traffic generated by the coffee shop will have no significant impact on traffic operations on Lakeshore Road, there are good sight lines in each direction, and no capacity concerns at the proposed site access; the assessment notes that there are long existing delays turning on and off Route 31 at Lakeshore Road, resulting in westbound traffic queues on Lakeshore Road during busier commuter periods; the proposed development will have no significant impact on existing delays;

ADVISORY NOTES: any work within a state or county right-of-way is subject to a work permit from the State or County Department of Transportation, respectively; the proposed driveway onto Lakeshore Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the local application, hours of operation for the coffee shop will be 7AM to 5PM, 7 days a week; the maximum number of employees on-site will be 3; proposed signage (10' x 3.5") will use the existing pylon sign at the Lakeshore Road/Route 31 corner of the site; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 4, 2021, 0.42 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to existing on-site catch basins and trench drains; impervious surfaces on-site will be reduced from 18,244 sf to 14,754 sf; ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, additional stormwater runoff into the county or state drainage systems is prohibited; and

WHEREAS, per the Final Plan, there is a 54" water main (approximate location) crossing the rear parking area; there is a 99' Onondaga County Water District Waterline Easement covering the rear parking area and a portion of the Lakeshore Spur Road; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

Overflow (CSO);

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

Given longstanding traffic, driveway access and internal circulation issues related to the site and intersection, the Board does not endorse the proposed use for this site. A coffee shop would create its highest activity and driveway turning movements during the difficult morning peak hours onto already congested roads, and the drive-thru circulation pattern could present potentially dangerous backups onto associated roadways.

The Board encourages the landowner, Town and road owners to discuss feasible development options and traffic-related requirements in advance of future proposals, and any future changes to related roadways which could impact site access.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-176

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Anthony Daniele, Daniele Family Companies, LLC for the property located at 7376 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 4,100 sf car wash facility, Royal Car Wash, on a 1.38-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the site is located along the Oswego Road commercial corridor and backs up to a residential neighborhood; aerial imagery dated May 2020 shows the site contains an existing restaurant building, to be demolished, with a large side yard parking lot and two existing driveways onto Oswego Road; and
- WHEREAS, the submitted Concept Plan shows the proposed car wash building (4,096 sf) will be parallel to, and set back 121' from, Oswego Road; there will be three queueing lanes at the rear of the building and 21 vacuum stalls at the front; both existing curb cuts will be closed; a new full access driveway is shown with dual exit lanes;
ADVISORY NOTES: the proposed driveway onto Oswego Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways must meet Department requirements; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 13, 2021 indicates hours of operation will be Monday through Saturday 7AM to 9PM and Sunday 8AM to 8PM; proposed lighting will include dark-sky compliant building and parking lot fixtures; the closest occupied residential building is about 300 feet away; and
- WHEREAS, per the EAF, 1.2 acres will be disturbed by the proposed project; impervious surface coverage on the site will be reduced by 0.55 acres; stormwater runoff will be directed to an on-site stormwater management area (3,250 sf) shown in the Concept Plan to occur at the front of the site;
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; new municipal

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connections to the drinking water and sewer infrastructure are proposed; per the EAF, anticipated water usage and liquid waste generation are each estimated at 12,500 gallons per day;

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

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

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

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

Per the Onondaga County Department of Transportation, dual exit lanes as proposed will not be permitted. The applicant must contact the Department to coordinate Oswego Road access plans. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. To improve walkability and access to public transit in this area, the Town is encouraged to require a sidewalk along the Oswego Road frontage that includes amenities such as a bench, trash can, and concrete landing pad for transit users at the bus stop, a planting strip between the road and sidewalk, and an extension to the building. Any sidewalk installations adjacent to a county road should be coordinated with the Onondaga County Department of Transportation.

2. Landscaping, such as low shrubs or hedges, is strongly encouraged at the front and rear of the site to screen parking and queueing areas.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-177

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Basset & Fava Properties, LLC for the property located at 7808 Brewerton 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 Brewerton Road (Route 11) and Route 481, both state highways; and
- WHEREAS, the applicant is proposing to renovate a vacant commercial building for a rental car office (Avis) and two additional commercial tenant spaces on a 0.31-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2011, the Board offered no position with comment for an area variance referral (Z-11-363) to relocate an existing commercial sign from the state right-of-way; and
- WHEREAS, the site is located along US Route 11 just north of the Village of North Syracuse boundary; the site abuts I-481 to the north; surrounding land uses along Route 11 are commercial; the submitted survey map dated March 26, 2021 shows the site contains a one-story vacant commercial building, front and rear yard parking lots, and fairly unrestricted access to Route 11; and
- WHEREAS, the submitted Site Plan shows parking at the rear of the building will be reduced and re-stripped for 9 spaces; parking at the front of the site will also be re-stripped and provide 9 additional parking spaces, including one handicap-accessible space; it appears in the plan that the building is set back 15.5' from the existing highway boundary so the front yard parking spaces encroach in the state right-of-way; no changes to access are shown; an existing no left turn sign will remain; and
- WHEREAS, per the local application, exterior modifications include new façade and roof treatments; proposed hours of operation will be Monday through Friday 8AM to 6PM, Saturday 8AM to 3PM, and Sunday 8AM to 1PM; there will be a maximum of 3 employees on-site at a time; proposed signage includes a new wall sign (2'x4'-6") over the front entrance and a pylon sign (8'x10') at the front corner of the lot; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 23, 2021, stormwater will be directed north to an established drainage swale that runs parallel to I-481;
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed;
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 the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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

The applicant must contact the New York State Department of Transportation regarding access to Route 11 and the encroachment into the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town is advised to require unused asphalt be converted to grass and landscaping to help delineate access and further improve the aesthetics of the site.
2. The Board encourages the Town to explore opportunities for shared parking with the adjacent parcel.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-178

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 Planning Board at the request of Urban Villages PFA, LLC for the property located at 100 Buckley Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road (Route 48) and Old Liverpool Road (Route 137), both county highways, Interstate 81 and NYS Route 370, both state highways, Onondaga Lake Park, a county-owned facility, and the municipal boundary between the Town of Salina and City of Syracuse; and

WHEREAS, the applicant is proposing to redevelop a former candle factory complex into a mixed-use / multi-family facility on an 11.5-acre parcel in an Industrial (I-1) zoning district with the Repurposing and Reuse Overlay (RROD); and

WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-21-12) to apply the Town's Repurposing and Reuse Overlay District (RROD) to the subject parcel as part of the proposed project; in 2020, the Board reviewed the text amendment referral that created the RROD, the purpose of which is to encourage reuse of abandoned or underutilized commercial buildings, achieve a pattern of development that encourages walking, bicycling, and use of public transit, allow for a mix of uses, discourage development of singular use buildings within an expansive parking lot, encourage adaptive reuse of aging commercial buildings, provide a high level of pedestrian and bicyclist amenities, provide sufficient density of people to support public transit, maintain an adequate level of parking appropriate to the use and integrated safely with pedestrians, bicyclists, and other users, and take advantage of existing infrastructure and resources; and

WHEREAS, the site is located at the southeast corner of Onondaga Lake and just outside the City limits; nearby uses include Destiny USA mall, the Syracuse Regional Transportation Center, the CNY Regional Market, and NBT Bank Stadium, which are separated from the site by I-81 and Ley Creek; the site abuts medical offices in the Greenfield Corporate Office Center to the north; and

WHEREAS, the survey map, included with the zone change referral (Z-21-12), shows the site has frontage on Buckley Road and contains multiple one- to three-story buildings consisting of various building materials (brick, metal) and sizes; there is a 24" concrete pipe, which is a County-owned trunk sewer, and a 15' sanitary sewer easement along the western side of the site; the site has two existing access points onto Buckley Road, both of which occur across from slip lanes for the intersection of Buckley Road and Old Liverpool Road; these driveways appear to remain, with modifications for the new development; per the Central New York Regional Transportation Authority (CENTRO), Buckley Road has public transit service and bus stops are located less than 500' north

of the site;

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; any work within the county right-of-way will be subject to a work permit; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 16, 2021 indicates the existing buildings on the site will be repurposed from a former industrial use, the Will & Baumer Candle Factory, to a mixed-use development including 250 residential units, and 4,000 sf of commercial/restaurant space; the project will be completed in 3 phases with 99 units to be constructed in Phase 1 and the remaining units generally split between Phases 2 and 3; the submitted Overall Site Plan dated April 16, 2021 shows all of the existing buildings on-site will be reused with only portions of buildings and building connections to be demolished; one new building (33,600 sf) is proposed; some of the existing buildings will be used for indoor parking (329 spaces); other proposed site improvements are shown to include an internal road network, sidewalks, and exterior parking lots (241 spaces); a breakdown of apartments by building was not included; there is no additional information regarding the location of the commercial/restaurant space; the Overall Site Plan shows a proposed sidewalk (by others) along the Buckley Road and Park Street frontages; per the EAF, proposed lighting will include pole-mounted fixtures (20-25' tall), wall sconces/wall packs, and security lighting; and

WHEREAS, the Overall Site Plan shows proposed parking and part of the interior road network to occur on an adjacent parcel, 001.2-02-23.0, that is located in the City of Syracuse limits; per the City Zoning Map, this parcel is zoned Industrial, Class A (IA); parking is a permitted use in the IA district subject to approval by the City; a proposed right-in, right-out driveway onto Park Street is also planned for the adjacent City parcel; Park Street is under City jurisdiction in this area and restricted to one-way traffic; County jurisdiction of the roadway begins at the City boundary and becomes Buckley Road; the referral materials include a Traffic Impact Study dated July 13, 2020, which indicates the proposed development is a moderate traffic generator with 110 or less total trips entering and existing during each of the peak hours; the analysis concludes that the traffic generated will have minimal impacts on traffic operations and no mitigation measures are recommended;

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

WHEREAS, the Zone Change Map dated December 10, 2020, included with the zone change referral (Z-21-12), shows four wetland areas totaling just over an acre; the proposed and existing development, excluding stormwater management facilities, appears to occur almost entirely outside of three of the delineated wetlands; significant encroachments into Wetland "A" are shown; there is no indication that the wetland boundaries have been confirmed by the NYS

Department of Environmental Conservation or U.S. Army Corps of Engineers; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern side of the site is also located within the 100-year floodplain, which may require elevation of structures and other mitigation;

ADVISORY NOTES: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the EAF, 11.5 acres will be disturbed by the proposed project; all stormwater management facilities will be constructed as part of Phase 1 of the project; the submitted Site Plans show two proposed stormwater management areas along the eastern lot line; additional bioretention areas are proposed, one along the eastern lot line and one on the city parcel;
ADVISORY NOTES: per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county's or state's drainage systems is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); per the EAF, anticipated water usage and liquid waste generation are each estimated at 40,000 gallons per day;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734075, 734048, C734132, C734131, 734123, 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site #734123 consists of the portion of Ley Creek occurring near the site and site #734030 involves Onondaga Lake, which has been the subject of significant remediation efforts; the other remediation sites are generally located south of the site in the lakefront area or on the opposite side of Onondaga Lake and do not appear to be impacted by the proposed project; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may also contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
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:

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding Buckley Road access plans. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data for full buildout, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data for full buildout, and a lighting plan to the New York State Department of Transportation for review. Any work in the state right-of-way will be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Any development on the adjacent parcel (001.2-02-23.0) is subject to review and approval by the City of Syracuse, and the proposed driveway and sidewalk installation is subject to City permitting requirements. The City notes that parking lots are permitted in the Industrial, Class A (IA) zoning district subject to planting and screening requirements indicated in Part C of the City Zoning Ordinance. The municipality must ensure any mitigation as may be

determined by the City is reflected on the project plans and any necessary approvals are obtained prior to, or as a condition of, municipal approval.

4. The Town must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval of the site plan.

5. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The Town must ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. To further meet the intentions of the Town's Repurposing and Reuse Overlay District, the Board encourages the applicant to design the internal street network like a public road with small blocks, pedestrian-scale design elements, on-street parking, bicycle racks and storage, and features, like sidewalks, crosswalks, and street trees, to promote walkability. Cross-connections to the adjacent office park are also encouraged to provide additional access to Buckley Road and facilitate use of nearby public transit services.

2. The Town is encouraged to pursue further connection of sidewalks in this area to planned and existing local trails and sidewalks planned for Old Liverpool Road. The Town is advised to work with the developer regarding sidewalk installation and long-term maintenance along Buckley Road and Park Street. Any sidewalk installations adjacent to a county road should be coordinated with the Onondaga County Department of Transportation and located outside of the right-of-way.

3. As part of the site planning process, the Town and applicant are encouraged to provide shared green space areas for the multi-family use and high-quality wetlands instead of traditional detention ponds for stormwater management. Additional forestation and landscape buffering along I-81 is advised for both noise and aesthetics.

4. Given historic manufacturing functions of the site, the Town and applicant are encouraged to consider the potential for harmful contaminants, and environmental testing and remediation as part of the review and pre-development process.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-179

- 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 Van Buren Planning Board at the request of CHA Consulting for Jammers for the property located at 3535 Walters 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 Walters Road (Route 221), a county highway; and
- WHEREAS, the applicant is proposing to relocate an existing stage at a restaurant / bar on two parcels totaling 17.072 acres in an Industrial (IND-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-21-41) to combine the two subject parcels as part of the proposed project; the Board has reviewed multiple referrals for the former Quaker Steak and Lube restaurant on the site (Z-06-370, Z-07-15), which was previously part of a Planned Unit Development (PUD) district including seven additional parcels and approximately 45 acres in total; the PUD has since been rezoned (Z-15-416) to Industrial-A (In-A) and the building on the subject parcel was converted to the current Jammers restaurant; and
- WHEREAS, in 2009, the Board received an incomplete referral for a special permit (Z-09-252) request to allow outdoor entertainment/recreation at the former Quaker Steak and Lube restaurant; and
- WHEREAS, the site is located along Walters Road just south of the I-690 and NYS Thruway (I-90) interchange; surrounding land uses include vacant industrially-zoned lands, a storage facility, a hotel, and the Town highway
- WHEREAS, aerial imagery and the submitted Stage Relocation plan dated May 3, 2021 show the restaurant building is set at a rear corner of one of the lots with a large parking lot in front of the building and along the side; the site is served by an existing access road that occurs on the adjacent parcel to the northeast; the access road has an existing 40' wide operating and easement agreement; and
- WHEREAS, per the Stage Relocation plan, a new 30' x 85' covered pavilion will be constructed on one side of the building and include the new stage (24' x 28') and an extension of the existing patio on that side of the building; a bathroom addition is shown in the existing patio area; a portion of the proposed modifications occur on the other subject parcel, which is vacant and under common ownership; the proposed lot combination is intended to facilitate the site modifications; and
- WHEREAS, per the Stage Relocation plan, a proposed patio and building addition (28' x 29') will be constructed on the opposite side of the building, adjacent to the side yard parking; the local application and plan note that the building

addition and patio area will be considered under separate application; and

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

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

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-180

- 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 Brian Bruno / Brian's Landing for the property located at 6523 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Seneca Turnpike (Route 173) and Jamesville-Pompey Road (Route 91), both state highways, and North Street (Route 6) and South Street (Apulia Road / Route 2), both county highways; and
- WHEREAS, the applicant is proposing a deck addition to an existing restaurant on a 0.45-acre parcel in a Hamlet zoning district; and
- WHEREAS, the site is located in the Jamesville hamlet with surrounding commercial uses; the site is bound on two sides by Butternut Creek to the east and one of its tributaries, Rush Creek, to the west; parts of the site contain the 100-year floodplain and more restrictive floodway associated with Butternut Creek; and
- WHEREAS, the submitted Overall Site Plan dated May 10, 20201 shows the site has frontage and an existing sidewalk on East Seneca Turnpike and contains an existing restaurant, Brian's Landing, with parking on three sides of the building and two driveways serving the parking areas; a portion of the restaurant parking and one of the driveways occur on an adjacent parcel; and
- WHEREAS, per the Overall Site Plan, the deck addition will be constructed on the west side of the restaurant in an area that is currently landscaped; the addition appears to be outside the floodplain and floodway; no changes to access are proposed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, 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 Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-181

- 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 Skaneateles Planning Board at the request of My Network Realty - Mark Aberi for the property located at 3460 County Line 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 the municipal boundary between the Town of Skaneateles and Cayuga County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to maintain two existing signs exceeding 16 square feet located at the driveway entrance on a 2-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, in 2019, the Board recommended modification of a site plan referral (Z-19-353) to expand the office use in an existing multi-tenant office building and make additional site modifications; the Board cited required coordination with the Onondaga County Health Department and encouraged additional landscape buffering for the watercourse on-site; previously, the Board recommended modification of concurrent site plan (Z-14-175) and special permit (Z-14-176) referrals to construct the two-story office building; and
- WHEREAS, the site is located in a rural area at the western boundary of the Town of Skaneateles; parcels east of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; per the submitted Site Plan, the site has frontage on County Line Road, a local road, and contains an existing two-story building, parking for 10 vehicles on the south side of the building, and a tarvia driveway; and
- WHEREAS, there are two existing signs (16.7 SF each) located on the existing rail fence on either side of the driveway; each sign is positioned at an angle so one can be seen by vehicles approaching from either direction on County Line Road; per the referral materials, signs may exceed 16 sf in the RF zoning district upon site plan review; the applicant is seeking site plan approval to maintain the existing signage as-is; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the watercourse, which crosses the southeast corner of the parcel, is tributary to the Skaneateles Creek, and appears to contain some areas of federal wetlands; Skaneateles Creek and its tributaries are listed as water-quality impaired waterbodies (per EAF Mapper); and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site contains a 100-year floodplain area associated with the watercourse, which may require elevation of structures and other mitigation; the Onondaga

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Cicero Dumpster Service, Inc. for the property located at 6188 South Bay 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 South Bay Road (Route 208) and Thompson Road (Route 14), both county roads; and
- WHEREAS, the applicant is proposing operation of a roll-off dumpster service on a 0.725-acre parcel in an Industrial (IND) zoning district; and
- WHEREAS, in 2019, the Board recommended modification of a site plan referral (Z-19-87) to operate a roll-off dumpster service on the subject parcel; the Board cited required coordination with National Grid and encouraged site planning considerations to improve the aesthetics of the site; the application was abandoned by the applicant; and
- WHEREAS, previously, the Board recommended modification of a site plan referral (Z-15-40) to store dumpster containers for a waste/rubbish hauling service on the subject site, citing requirements for permissions from National Grid and vertical screening; the Town disapproved the application, finding that much of the site is encumbered by a National Grid easement and approval to use the easement area was not obtained; the Board previously offered no position with comment on a site plan referral (Z-13-50) for the same project, noting no additional access to Thompson Road would be permitted in the future; and
- WHEREAS, the site is located in a pocket of industrial and commercial land uses north of the Gillette Road Middle School and generally surrounded by residential neighborhoods; the submitted Existing Site Plan dated April 16, 2021 shows the site has frontage on South Bay Road to the west and Thompson Road to the east; and
- WHEREAS, the Existing Site Plan shows the site is almost entirely covered by gravel; the site has two existing driveways, one each occurring on South Bay Road and Thompson Road; the site also has unrestricted access to the adjacent parcel to the north (gas station and car wash), under common ownership, and has two existing driveways to the adjacent parcels to the south; aerial imagery dated May 2020 shows dumpsters stored and several vehicles parked on the site; and
- WHEREAS, the Existing Site Plan shows the entire parcel is located in a Niagara Mohawk Power Corporation (N.M.P.C.) easement; there is a N.M.P.C. steel tower located on the adjacent parcel to the south and power lines running across portions of the site; and
- WHEREAS, the Proposed Site Plan dated April 16, 2021 shows a proposed staging area with 10 roll-off dumpsters to be lined up and one truck parked on-site; there

will be no direct access to South Bay Road or Thompson Road and both frontages will be lined with grass and arborvitae or evergreen plantings; the land within 20' of the southern lot line will be converted to greenspace, eliminating any access through the adjacent parcel to the south; and ADVISORY NOTE: any proposed work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, the Proposed Site Plan shows all access to the site will come from the adjacent parcel to the north, which has one existing driveway on South Bay Road and two on Thompson Road; and

WHEREAS, per the local application, proposed hours of operation will be approximately 8AM to 5PM, 7 days a week with a maximum of 1 employee on site at one time; and

WHEREAS, the Proposed Site Plan states no lot lighting is proposed, existing grades and drainage patterns will be maintained, and no additional signage is proposed other than phone number that will be displayed on the side of the dumpsters; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no drinking water or wastewater services are proposed; and

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

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 Town must ensure the applicant has documented permissions in place from National Grid prior to approval of this site plan application.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-184

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of National Grid for the property located at 900-940 South Clinton 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 SUNY Upstate Sarah Loguen Center, a state-owned facility; and
- WHEREAS, the applicant is proposing construction of two new buildings, related infrastructure and fencing as part of a project to expand an existing utility substation on a 3.55-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-185) as part of the proposed project; and
- WHEREAS, the site is located in the City's Southside neighborhood; aerial imagery dated May 2020 shows the site has frontage on four city streets, Oneida Street, West Taylor Street, West Adams Street, and Clinton Street, and contains a public utility electrical substation owned by National Grid; the site also abuts a short line rail line to the east; the substation is enclosed by a chain link fence; there are existing sidewalks along all frontages except Clinton Street; the site has gated access to Oneida Street; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) indicates the project is intended for refurbishment and expansion of the utility substation known as the Temple Street Substation; 1.6 acres of the site will be disturbed by the proposed project; stormwater runoff will be detained in a porous substation cross-section prior to release to the existing storm sewer system; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the local application, the applicant is proposing to replace existing metal-clad switchgear with open air breakers, install (2) new control enclosures, re-configure the existing station supply, install a new security fence (8' tall chain link fence with 1' of barbed wire) to encompass the expanded yard area, install new station service transformers, and relocate existing underground gas and sewer lines; and
- WHEREAS, the submitted plan shows two expansion areas, one on the south side of the substation and one on the north; each new area will have a new control building and series of interconnected cables, switches, and circuit breakers; the site will have a second gated access point onto Oneida Street, aligning with the intersection of Temple Street to the west, and a new gated access

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point onto Clinton Street; and

WHEREAS, a letter from the applicant to the City Board of Zoning Appeals, dated April 2, 2021, indicates fences above six feet in height and barbed wire security fencing are prohibited, necessitating an area variance; the letter notes that the security fencing, as proposed, is necessary to protect the public from coming into contact with the substation's high voltage electrical equipment; and

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed as part of the project; and

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated December 2019, the proposed zoning for this lot is Light Industry and Employment (LI), which would act to provide "a range of uses including industrial, commercial, office, retail, and entertainment uses, typically in a flex-space development pattern" in "areas in the City that have predominantly employment and commercial types of development"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734140, C734144A, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-185

- 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 City of Syracuse Board of Zoning Appeals at the request of National Grid for the property located at 900-940 South Clinton 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 SUNY Upstate Sarah Loguen Center, a state-owned facility; and
- WHEREAS, the applicant is requesting an area variance to install an 8-foot high fence with barbed wire as part of a project to expand an existing utility substation on a 3.55-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-21-184) as part of the proposed project; and
- WHEREAS, the site is located in the City's Southside neighborhood; aerial imagery dated May 2020 shows the site has frontage on four city streets, Oneida Street, West Taylor Street, West Adams Street, and Clinton Street, and contains a public utility electrical substation owned by National Grid; the site also abuts a short line rail line to the east; the substation is enclosed by a chain link fence; there are existing sidewalks along all frontages except Clinton Street; the site has gated access to Oneida Street; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) indicates the project is intended for refurbishment and expansion of the utility substation known as the Temple Street Substation; 1.6 acres of the site will be disturbed by the proposed project; stormwater runoff will be detained in a porous substation cross-section prior to release to the existing storm sewer system;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the local application, the applicant is proposing to replace existing metal-clad switchgear with open air breakers, install (2) new control enclosures, re-configure the existing station supply, install a new security fence (8' tall chain link fence with 1' of barbed wire) to encompass the expanded yard area, install new station service transformers, and relocate existing underground gas and sewer lines; and
- WHEREAS, the submitted plan shows two expansion areas, one on the south side of the substation and one on the north; each new area will have a new control building and series of interconnected cables, switches, and circuit breakers; the site will have a second gated access point onto Oneida Street, aligning with the intersection of Temple Street to the west, and a new gated access point onto Clinton Street; and

WHEREAS, a letter from the applicant to the City Board of Zoning Appeals, dated April 2, 2021, indicates fences above six feet in height and barbed wire security fencing are prohibited, necessitating an area variance; the letter notes that the security fencing, as proposed, is necessary to protect the public from coming into contact with the substation's high voltage electrical equipment; and

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed as part of the project; and

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated December 2019, the proposed zoning for this lot is Light Industry and Employment (LI), which would act to provide "a range of uses including industrial, commercial, office, retail, and entertainment uses, typically in a flex-space development pattern" in "areas in the City that have predominantly employment and commercial types of development"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734140, C734144A, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 02, 2021

OCPB Case # Z-21-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Matthew Kerwin for the property located at Airport Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Warners Road (Route 63), Airport Road (Route 100), Bennet Road (Route 190), and Gere Lock/Belle Isle Road (Route 220), all county highways, Route 695, a state highway, and the municipal boundary between the Town of Camillus and Town of Geddes; and
- WHEREAS, the applicant is proposing to subdivide a 733.6-acre parcel into three lots, New Lot 1 (692.43 acres), New Lot 2A (19.1), and New Lot 2B (22.1 acres), in Industrial and Residential (R-3) zoning districts; and
- WHEREAS, the Board recently offered no position with comment for the preliminary subdivision referral (S-21-25) associated with this three-mile limit review; the Board advised the applicant to contact the Onondaga County Department of Transportation to ensure access to Airport Road will be granted and that the proposed lots meet minimum sight distance requirements; and
- WHEREAS, the 733.63-acre parcel is owned by Honeywell and contains a Solvay waste bed; the site has frontage on Airport Road and Warners Road and abuts I-695; there is a CSX rail line along the northern boundary of the site; adjacent land uses include the Camillus Landfill, OCRRA Amboy Compost Site, Town parkland, and recreational trails; and
- WHEREAS, per the local application, the eastern portion of the parcel is used in connection with the Onondaga Lake NPL site remediation; the western portion of the site, across Airport Road, is undeveloped; the proposed subdivision will create two new tax lots on the western portion of the site to allow for future conveyance; no development is currently proposed; and
- WHEREAS, the submitted subdivision plan dated October 15, 2020 shows proposed New Lot 1 (692.43 acres) will contain the eastern portion of the site, which contains several large detention ponds, several small structures, one larger building at the center of the lot, and a network of asphalt and tarvia drives with access to Gere Lock Road; the western portion of the site is shown to be New Lot 2A (19.1 acres) and New Lot 2B (22.1 acres) and will each be a new tax parcel; there is an undeveloped parcel separating New Lots 2A and 2B; and
- WHEREAS, Ninemile Creek, a classification C(T), impaired waterbody, crosses the rear of New Lots 2A and 2B; current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to the creek are located within the 100-year floodplain and floodway; more than half of this new tax parcel appears to be encumbered by the creek and floodplain and floodway areas; only the creek boundary is shown on the subdivision plan; and

WHEREAS, GIS mapping shows parts of the site may also be encumbered by state or federal wetlands; New Lot 1 appears to have multiple potential federal wetland areas, some of which overlap with a detention pond; on New Lots 2A and 2B potential state and federal wetland areas further reduce the amount of unencumbered land for development; and

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

WHEREAS, no drinking water or wastewater services are proposed; the site is located outside of the Onondaga County Sanitary District boundary and does not have access to public sewerage; public drinking water is available in this area; and

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

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