



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

June 07, 2023

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

## I. ATTENDANCE

### MEMBERS PRESENT

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

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Rachel Woods  
Robin Coon  
Ellison McMahon

### GUESTS PRESENT

Bartolo Morales  
Andrew van Doorn

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 07, 2023.

## III. MINUTES & OTHER BUSINESS

Minutes from May 17, 2023 were submitted for approval. Jim Stelter made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-23-18	CSyrPB	<i>Modification</i>	S-23-19	TCamPB	<i>No Position</i>
S-23-20	TLysPB	<i>Modification</i>	Z-23-150	TCamTB	<i>No Position</i>
Z-23-152	TLysPB	<i>Modification</i>	Z-23-153	TClaZBA	<i>Modification</i>
Z-23-154	TClaTB	<i>No Position With Comment</i>	Z-23-155	TClaPB	<i>No Position With Comment</i>
Z-23-156	VCamVB	<i>No Position With Comment</i>	Z-23-157	VCamVB	<i>No Position With Comment</i>
Z-23-158	TClaTB	<i>Approval</i>	Z-23-159	CSyrZA	<i>No Position</i>
Z-23-160	VLivVB	<i>No Position</i>	Z-23-161	TCamPB	<i>No Position</i>
Z-23-163	TOnoZBA	<i>No Position With Comment</i>	Z-23-164	TClaTB	<i>Modification</i>
Z-23-166	VFayVB	<i>No Position</i>	Z-23-169	TDewPB	<i>Modification</i>
Z-23-170	TCicPB	<i>Modification</i>	Z-23-171	TManPB	<i>No Position</i>
Z-23-172	TOnoPB	<i>No Position With Comment</i>	Z-23-173	TManTB	<i>Approval</i>

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # S-23-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of One Websters Landing, LLC for the property located at 471-481 and 493 Oswego Boulevard; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is proposing to combine two parcels into New Lot 1B (0.826 acres) in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the Board previously recommended Modification on a project site review (Z-22-316) to convert an existing historic office building into 34 apartments; and
- WHEREAS, the site consists of two adjacent parcels: one containing a parking lot and the other containing the One Webster's Landing building which is an existing five-story brick building (circa 1893); the site is located at the north end of Downtown Syracuse and is largely surrounded by highway infrastructure for Interstates 81 and 690; and
- WHEREAS, the site is in a location that will be directly impacted by the current NYSDOT I-81 reconstruction project, which will significantly alter nearby highway infrastructure, including the Salina Street off-ramp; and
- WHEREAS, per the Resubdivision Plat, dated 4/11/23, the northern parcel is 0.372 acres and surrounds a landlocked 0.07-acre parcel belonging to Onondaga County which is not included in this subdivision; the northern parcel contains 28 parking spaces, and is accessed via the southern parcel; the southern parcel is 0.530 acres and contains the 4-story One Websters Landing building; the site has a dual-access driveway from North Clinton Street near the southwest corner of the site and an exit-only egress onto the Interstate 81 offramp to South Salina Street; and
- WHEREAS, per the local application dated 10/20/22, the exterior of the building will have minor façade changes, a new entry ramp, and fire access controls, but will remain mostly unchanged; per a letter from Keplinger Freeman Associates dated 1/5/23, the purpose of the subdivision is to combine the One Webster's Landing building with its parking lot to satisfy residential parking requirements; and
- WHEREAS, the site has a 30' sewer easement, a City of Syracuse water line easement, and a Onondaga County Permanent easement, all located under the driveway into the site, just south of the boundary between the two parcels; and
- WHEREAS, the Onondaga County Department of Water Environmental Protection (WEP) owns and maintains two landlocked parcels in this area, containing wastewater infrastructure facilities; each facility has access via the parking

lots currently owned by One Webster Landing, LLC, and existing access agreements allowing for facility access, including after hours; the WEP structure nearest to the One Webster's Landing building is slated for removal as part of the I-81 reconstruction project in coming years; and

WHEREAS, per the referral notice, the site is served by City of Syracuse drinking water and no changes to the existing infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area;

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

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

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, 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 Peregrine Falcon, which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and

WHEREAS, the site is located near several buildings that are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, E734109, V00588, C734089, C734156) 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 City must ensure 24-hour access to the Onondaga County Department of Water Environment Protection (OCDWEP) infrastructure on both landlocked OCDWEP-owned parcels is maintained and that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # S-23-19

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Abundant Solar Power for the property located at Airport Road and Gerelock Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Warners Road (Route 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 691-acre parcel into four new lots, Lot 1 (22.626 acres), Lot 2 (24.240 acres), Lot 3 (20.206 acres) and remaining lands, in Industrial and Residential (R-3) zoning districts; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-161) to construct 3 new solar arrays on 3 of the 4 lots created by the proposed subdivision; the Board previously offered No Position on a three-mile limit referral (Z-21-186) to split the parcel into three new lots; and

WHEREAS, the 691-acre parcel is in the vacant, polluted area northwest of the Village of Solvay and south of Onondaga Lake containing the former Allied Chemical Corp Waste Beds; and

WHEREAS, the irregularly shaped parcel has frontage on Airport and Warners Roads, both local roads, and abuts Interstate 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 "Resubdivision Plan" drawing SUB1 dated 4/25/23, the proposed subdivision will carve 3 irregularly-shaped lots from the western half of the existing parcel, leaving a 4th irregularly-shaped lot; new Lot 1, located in the northwest corner of the site, will be 22.626 acres and will have frontage along Airport Road and an interior access road, new Lot 2 is located along the western boundary of the parcel, will have 24.240 acres, and is bordered on the west and south by interior access roads; new Lot 3 is located in the middle of the site, will have 20.205 acres, and has frontage on its northern boundary on an interior access road; the remaining lands will have 624 acres; and

WHEREAS, per the "Resubdivision Plan" drawing SUB1, a 30'-wide access easement starts from the site's eastern boundary by the intersection of Gerelock and Frontage Roads and follows internal unpaved roads (per aerial imagery from May 2021) north, along the site's northern boundary, before connecting to the access easements on the proposed lots which also follow existing internal roads; per the "Resubdivision Plan" drawings SUB2 and SUB3 dated 4/25/23, there is a

30'-wide "access easement to Lot 1" along Lot 2's western boundary, a 30'-wide "access easement to Lot 1 & 2" along the southern boundary of Lot 2, and a 30'-wide "access easement to Lot 3" accessing Lot 3 at the northwest corner; 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 generally available in this area; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that multiple portions of the site, including parts of new Lots 1, 2, and 3, are located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; 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 General Plan, dated 4/4/23, it appears that some trees will be removed as part of the proposed project;

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

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

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # S-23-20

- 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 Lysander Planning Board at the request of 3354 Cold Springs Solar, LLC for the property located at 3400 Cold Springs 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 Cold Springs Road (Route 370), a state highway, North Hayes Road / Hicks Road (Route 157), a county highway, a county-owned wastewater treatment facility, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 100-acre parcel into three new lots; Parcel 1 (14.072 acres) for future housing development, Parcel 2 (41.592 acres) to be conveyed to a land trust, and Parcel 3 (44.781 acres) for a commercial solar project, in an Agricultural Residential (AR-40) zoning district with Incentive Zoning Overlay; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (S-23-20) for a 5Mw commercial solar project on proposed Parcel 3 (44.781 acres); and
- WHEREAS, the vacant 100-acre parcel is located at the southeast corner of North Hayes Road and Cold Springs Road, and per aerial imagery from May 2021, there are actively farmed fields with a wooded area in the southeast corner and per GIS mapping, large areas of riverine federal wetlands run through the property; the site is among multiple large parcels with active farming operations on the Lysander peninsula; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the site is part of and related to a larger proposal to develop approximately 600 housing units on the Melvin Farm property; the Board recently recommended No Position with Comment on a zone change referral (Z-23-112) to apply an Incentive Zoning Overlay to 6 parcels for the project, including this site; the Board provided comments regarding the potential development of the Lysander peninsula and advising the town to thoroughly plan for the changes that developing this area could produce including the addition of public sewer, transportation needs, preserving agriculture, setting aside of public lands, and pedestrian infrastructure; and
- WHEREAS, a largely illegible Minor Subdivision of Premises of Landmark Challenger, LLC (date illegible, possibly April 2023) generally shows the proposed subdivision; an Existing Conditions Survey of a Portion of Premises of Landmark Challenger, LLC dated 3/2/23 was submitted, which does not show proposed parcel lines; An Area Map for the Melvin Farms project (Jan 2023) also shows proposed development and subdivision of lands, with different details; and
- WHEREAS, per the Subdivision map, proposed Parcel 1 is to be 13.072 acres located along Hayes Road, with the rear of the lot abutting and containing portions of

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

existing wetlands; per the Area Map, the lot will be further subdivided at a future date for 17 single family homes on a cul-de-sac; and

WHEREAS, per the Subdivision map, proposed Parcel 2 is to be 41.592 acres located along the original parcels western boundary, with frontage on NYS Route 370; the parcel contains large areas of wetlands; the Area Map and referral materials note that this proposed lot is to be conveyed to a land trust, presumably as part of the Melvin Farms residential development project; no other details were provided regarding proposed future land usage, facilities, access or ownership; and

ADVISORY NOTE: Any proposed access onto Hayes Road or NYS Route 370 must meet the requirements of the Onondaga County or New York State Department of Transportation, respectively; and any access or proposed work within the County or State rights-of-way will require permits from the respective departments; and

WHEREAS, per the Subdivision map, proposed Parcel 3 is to be 44.781 acres located between Lots 1 and 2 and is the site of a proposed 5 MW commercial solar installation currently being reviewed; proposed Parcel 3 has frontage on NYS Route 370 and Hayes Road, a county road; and

WHEREAS, the vacant parcel does not currently contain any infrastructure, and no details were provided as to infrastructure needs for the site; it is presumed that proposed Lot 1 will require access to public water and sewer infrastructure, to be extended to the site in concert with development of a pump station, significant sewer extension and provision of water and sewer infrastructure for the overall Melvin Farms residential development project; the parcel is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area;

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

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

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

WHEREAS, GIS mapping shows riverine wetlands running through portions of the 100-acre parcel, and the EAF notes that a class C stream and federal wetlands/federal waters occur on the site; submission materials for the solar project included a wetland delineation report dated October 2020 noting one NYSDEC-mapped stream and two NWI wetlands, triggering a Jurisdictional Determination from the US Army Corps of Engineers; wetland boundaries indicated in the solar project Layout Plan do not appear to match the submitted Minor Subdivision Plan;

ADVISORY NOTE: The applicant is advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the EAF notes that 40 acres of agricultural land and .23 acres of forestland land will be removed for the solar project; the EAF notes that approximately 30 acres of highly productive agricultural soils are present; the Onondaga County Ag Mapper ranks the parcel and surrounding relatively high as a

priority for farmland protection; 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 (OPRHP) archaeological site inventory (per EAF Mapper); a letter from OPRHP indicates the undertaking is adjacent to the state and National Registers of Historic Places eligible Melvin Farm and 3246 Cold Springs Road, and is within the viewshed of the New York State Barge Canal Historic District, designated as a National Historic Landmark; OPRHP requested additional information for review and comment and installation of a vegetative buffer to screen the project from the Melvin Farm; this buffer screen does not appear on the solar project Layout and Materials Plan; and  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site may contain the Indiana Bat and 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); a letter from the US Fish & Wildlife Service indicates a Biological Assessment is required; a letter from the NYS DEC Natural Heritage Program indicates the solar project may require additional review or permit conditions;  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

The Subdivision Plan to be reviewed by the Town must be in a legible form and include adequate information to verify applicable features of the site as a viable building lot as needed. Plans should meet County Clerk minimum filing requirements, and include setbacks, updated delineated wetlands/buffers and other natural features of significance on the site, easements, driveway access or wastewater accommodations as necessary.

The Board also offers the following comments as they relate to concurrent and future reviews of development on the parcel:

1. In its April 26, 2023 Onondaga County Planning Board review of use of an Incentive Zoning Overlay on six parcels totaling 292 acres, including the current subject parcel, the Board offered several items for consideration from a planning perspective and also required consultation and coordination with agency partners. The Board continues to recommend careful Town consideration of those recommendations as it considers the current subdivision action.
2. The applicant is required to coordinate Hayes Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on



the project plans prior to, or as a condition of, municipal approval.

3. The New York State Department of Transportation notes that no direct access onto NYS Route 370 shall be permitted for any of the proposed lots, and the applicant must obtain a highway work permit for any proposed work within 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.

4. As required by the NYS Historic Preservation Office (OPRHP), vegetative screening must be added to reflect sensitivity to historic resources. The Board additionally recommends preparation of a visual impact analysis as part of Town review, to address impacts to neighboring land uses and the NYS Barge Canal System, as mentioned by OPRHP.

5. The installation of solar energy systems on large areas of active or prime farmland is discouraged. Any systems being developed on valuable agricultural lands should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, using lands around solar panels for agricultural uses, installing ground mounted solar systems that do not require footings or extensive access roads, and allowing for small animal movement through fencing.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-150

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Camillus Town Board at the request of Town of Camillus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. D-2023 to amend Chapter 30 of the Town of Camillus code to add a new article regulating solar energy systems within the Town of Camillus; and
- WHEREAS, per Article XVIII, the purpose of the law is to promote “the effective and efficient use of solar energy systems” while establishing provisions for design, construction, operation, and removal, and regulate solar on agriculture lands, all to prevent a negative impact from solar energy systems on the rural character, agricultural land resources, and the aesthetic qualities of the Town; and
- WHEREAS, the proposed law regulates solar energy systems by type: building-integrated, rooftop-mounted, ground-mounted and commercial solar energy systems; and
- WHEREAS, building-integrated, rooftop-mounted, and ground-mounted solar energy systems are subject to “General Requirements” including requiring a building permit, a stipulation that power generated is solely for use by owners, lessees, tenants, residents, or other occupants, electrical connection must be inspected by the Town Code Enforcement officer, be properly maintained, and consistent in size and use with the surrounding neighborhood; there are also provisions for requiring maintenance, safe equipment, removal of equipment when inoperable or not in use, and needing to be designed to prevent “direction, misdirection and/or reflection of solar rays onto neighboring properties;” the new law details the requirements of permit applications, site plans, and specifies setbacks for ground-mounted arrays; and
- WHEREAS, the Town may evaluate solar energy systems based on criteria including size, character of the neighborhood, potential for glare and other impacts to neighboring properties, construction and design, and potential safety concerns; and
- WHEREAS, the Town Zoning Board of Appeals (ZBA) has the power to impose conditions on commercial solar projects and issues the special permit upon recommendation from the Planning Board; and
- WHEREAS, commercial projects are allowed in Rural Residential, R-1 Residential, Industrial, and municipal zoning districts; the ZBA may allow a commercial project in an agricultural district, “but only when it is demonstrated not to have negative impacts on the soils deemed to be USDA prime soils, prime farmland, prime soils, prime soil lands and lands deemed to be farmlands of

Statewide importance;” and

WHEREAS, commercial solar projects require a special use permit, with specific evaluation criteria including scenic viewsheds, safety, security, access, ground cover, equipment specifications, and potential impacts to fish, wildlife, animal or plant species or their critical habitats; special permits for commercial solar projects require a public notice and hearing, must be compliant with state, local, and national electric codes, and are required to have insurance, allow inspections, and have a Decommission Plan and Decommissioning Cash Security; cash compensation for visual impacts may be required; and

WHEREAS, requirements for commercial projects include a minimum lot area of 50 acres, 200’ setbacks on all sides, must be located 1,000’ or greater from Important Bird Area as identified by New York Audubon and New York State or Federal-listed wetlands, and commercial projects must be located at least 1 mile apart; all commercial solar project require Payment in Lieu of Tax (PILOT) and Host Community Agreement (HCA); and

WHEREAS, a “Schedule “A”, Solar Project Guidelines” provides a list of guidelines, goals, and best practices for the Town to use when evaluating commercial projects, their placement on prime farmland and which lands to prioritize or avoid, data to require, guidelines for “visual mitigation”, and placement on wooded sites and how to evaluate those areas; 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 David Skeval and seconded by Jim Stelter. Votes were recorded as follows: Marty Voss - yes; Mike LaFlair - abstain; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-152

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of 3354 Cold Springs Solar for the property located at 3400 Cold Springs 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 Cold Springs Road (Route 370), a state highway, North Hayes Road / Hicks Road (Route 157), a county highway, a county-owned wastewater treatment facility, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a 5Mw ground-mounted solar farm on a proposed 44.781-acre parcel in an Agricultural Residential (AR-40) zoning district with Incentive Zoning Overlay; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-20) to divide a 100-acre parcel into three new lots, Parcel 1 (14.072 acres) for future housing development, Parcel 2 (41.592 acres) to be conveyed to a land trust, and Parcel 3 (44.781 acres) for this solar project; and
- WHEREAS, the site is among multiple large parcels with active farming operations on the Lysander peninsula; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the site is part of and related to a larger proposal to develop approximately 600 housing units on the Melvin Farm property; the Board recently recommended No Position with Comment on a zone change referral (Z-23-112) to apply an Incentive Zoning Overlay to 6 parcels for the project, including this site; the Board provided comments regarding the potential development of the Lysander peninsula and advising the town to thoroughly plan for the changes that developing this area could produce including the addition of public sewer, transportation needs, preserving agriculture, setting aside of public lands, and pedestrian infrastructure; and
- WHEREAS, the vacant 100-acre parcel is located at the southeast corner of North Hayes Road and Cold Springs Road, and per aerial imagery from May 2021, there are actively farmed fields with a wooded area in the southeast corner and per GIS mapping, 2 riverine federal wetlands running through the property; and
- WHEREAS, per the Environmental Assessment Form, the applicant is proposing the installation of a commercial-scale, ground mounted, 5 Mw AC solar photovoltaic system consisting of 11,928 solar panels on proposed Lot 3 at the center of the site; the subdivision plan cites proposed Lot 3 to be (44.7 acres, and the EAF cites a solar parcel area of 47 acres; the panels would be mounted on a racking system with steel posts and ground screws; a 7' chain link fence would surround the panel area (25.13 acres per EAF); and
- WHEREAS, the Layout and Materials Plan dated 4/27/23 shows the location of panels,

fencing, wetlands and wooded lands, and interconnection pole locations; two electrical equipment pads are indicated at the center of the racking system, to contain inverters, transformers, data systems and switch gears; a 20' wide gravel driveway runs from the pads toward the northwest corner of the parcel; a proposed driveway onto Hayes Road, a county road is shown to occur approximately 600 feet south of NYS Route 370; the driveway is shown to also extend toward Route 370, but without connection, presumably to serve the utility connection infrastructure leading to Route 370; utility work with ROW by others is noted at the connection point on Route 370;

ADVISORY NOTE: Any proposed access onto Hayes Road must meet the requirements of the Onondaga County Department of Transportation; any proposed work within the County or State rights-of-way will require permits from the respective departments; and

WHEREAS, two electrical equipment pads are indicated at the center of the racking system, to contain inverters, transformers, data systems and switch gears; a 20' wide gravel driveway runs from the pads toward the northwest corner of the parcel; a proposed driveway onto Hayes Road, a county road is shown to occur between two residential parcels; the driveway is shown to also extend toward NYS Route 370, but without connection, presumably to serve the utility connection infrastructure leading to Route 370; and  
ADVISORY NOTE: Any proposed access onto Hayes Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, GIS mapping shows riverine wetlands running through portions of the 100-acre parcel, and the EAF notes that a class C stream and federal wetlands/federal waters occur on the site; submission materials included a wetland delineation report dated October 2020 noting one NYSDEC-mapped stream and two NWI wetlands, triggering a Jurisdictional Determination from the US Army Corps of Engineers; wetland boundaries indicated in the Layout Plan do not appear to match other submitted subdivision-related mapping;  
ADVISORY NOTE: The applicant is advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/3/23, 1.8 acres of the site will be disturbed by the proposed project for the proposed solar project; the EAF notes "stormwater will be flow onto existing drainage patterns and discharge in the on-site riparian buffers, wetlands, and streams. Grass filter strips and riparian buffers will be utilized adjacent to new impervious surfaces"; the site has a grade change of approximately 50 feet from north to south; a stormwater management detention pond location is indicated on the Layout Plan at the south end of proposed Lot 3; the referral did not include any viewshed or visual impact analysis; and

WHEREAS, the EAF notes that 40 acres of agricultural land and .23 acres of forestland land will be removed; the EAF notes that approximately 30 acres of highly productive agricultural soils are present; the Onondaga County Ag Mapper ranks the parcel and surrounding relatively high as a priority for farmland protection; 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 (OPRHP) archaeological site inventory (per EAF Mapper); a letter from OPRHP indicates the undertaking is adjacent to the state and National Registers of Historic Places eligible Melvin Farm and 3246 Cold Springs Road, and is

within the viewshed of the New York State Barge Canal Historic District, designated as a National Historic Landmark; OPRHP requested additional information for review and comment and installation of a vegetative buffer to screen the project from the Melvin Farm; this buffer screen does not appear on the Layout and Materials Plan; and

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

WHEREAS, the site may contain the Indiana Bat and 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); a letter from the US Fish & Wildlife Service indicates a Biological Assessment is required; a letter from the NYS DEC Natural Heritage Program indicates the project may require additional review or permit conditions;

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

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

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

1. The applicant is required to coordinate Hayes Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The New York State Department of Transportation notes that no direct access onto NYS Route 370 shall be permitted for the project, and the applicant must obtain a highway work permit for any proposed work within 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.
3. As required by the NYS Historic Preservation Office (OPRHP), vegetative screening must be added to reflect sensitivity to historic resources. The Board additionally recommends preparation of a visual impact analysis as part of Town review, to address impacts to neighboring land uses and the NYS Barge Canal System, as mentioned by OPRHP.

The Board also offers the following comment:

The installation of solar energy systems on large areas of active or prime farmland is discouraged. Any systems being developed on valuable agricultural lands should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of

disturbed topsoil on the same site, using lands around solar panels for agricultural uses, installing ground mounted solar systems that do not require footings or extensive access roads, and allowing for small animal movement through fencing.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-153

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Chick-fil-A, Inc. for the property located at 3920 Brewerton Road and 110 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of South Bay Road (Route 208) and East Taft Road (Route 19), both county highways, South Main Street (Brewerton Road / Route 11), a state highway, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a drive-thru restaurant (Chick-fil-A) on two parcels in the Town of Clay totaling 1.311 acres in Limited Use Restaurant (LuC-2); and
- WHEREAS, the Board recently recommended Modification of a special permit referral (Z-23-126) for this proposed Chick-fil-A, requiring the applicant continue to work with New York State and Onondaga County Departments of Transportation, encouraging the Town to consider the appropriateness of this site for the projected intensity of use, and recommending the extension of sidewalks along East Taft and South Bay Roads; and
- WHEREAS, the site currently contains two houses and the Basil Leaf Ristorante (6,350 sf); the site would be cleared in its entirety for the proposed project; per aerial imagery dated May 2021, the site is located in a commercial corridor surrounded by primarily restaurant and retail uses, as well as a NYSDOT North Syracuse Maintenance Facility and a nearby junior high school campus; the project also occurs within two jurisdictions, the Town of Clay and Village of North Syracuse (this review is intended to satisfy submission requirements from both jurisdictions);  
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 Zoning Site Plan (dated 4/12/23 and will be referred to as the “Revised Site Plan”) shows the applicant is proposing to construct a 2,780 sf building and 3 drive-thru lanes; the building includes a walk-up window and patio with 24 seats, and no indoor seating is proposed; the site layout has a three-lane drive-thru that accommodates stacking for 39 vehicles; traffic is



circulated in a one-way direction; the drive-thru includes a detached 1,812 sf meal-ordering canopy; and

WHEREAS, the applicant is requesting 10 variances: front yard setback from Route 11 from 140' to 105.9', side yard setback from the neighboring parcel from 25' to 6.5', highway setback from South Bay Road from 70' to 52.3', highway overlay setback from Route 11 from 140' to 105.9', highway setback for an accessory structure (ordering canopy) from 90' to 64.8', highway setback for the dumpsters from 90' to 62', and four reductions in the required landscape strip: north and south strips from 15' to 0', eastern strip from 15' to 13.2', and western strip from 15' to 5'; note: per the diagram submitted with this referral, the highway setbacks are measured from the centerline of the road and not the parcel boundaries; and

WHEREAS, the Revised Site Plan shows 50 parking spaces interspersed along the frontage on East Taft and South Bay Roads and in the site's interior with minimal setback; plans show portions of parking spaces for an adjacent parcel continuing to occur on the proposed site plan, noting "adjoiners parking lot encroachment"; it remains unclear whether formal easements are on file for the encroachment; and

WHEREAS, per the Revised Site Plan, there is one full-access driveway onto South Bay Road and one right-only exit onto East Taft Road, both County roads; ADVISORY NOTE: Per the New York State and Onondaga County Departments of Transportation, all existing or proposed driveways must meet Department requirements, and work permits are required for any work within the respective State or County rights-of-way; and

WHEREAS, previous recommendations from this Board included the addition of pedestrian-friendly elements; the project had been amended and sidewalks were added along Route 11 and crosswalks are to be installed across Route 11, and East Taft Road and accessing the building, but no sidewalks or crosswalks were shown along other frontages; and

WHEREAS, per the EAF, parking lot lighting will be added with down-lit dark sky compliant light fixtures; and

WHEREAS, a Landscape Plan dated 4/12/23 and will be referred to as the "Revised Landscape Plan") shows shrubbery, ornamental grasses, and perennials will be planted on either side of the South Bay Road driveway, the corner of the site near the intersection of South Bay Road and East Taft Road, and along the drive-thru by the site's northwest corner and the neighboring parcel to the south; the Revised Landscape Plan shows the addition of approximately 30 plantings between the drive-thru and the proposed sidewalk along Route 11; and

WHEREAS, the site is currently served by public drinking water and sewers; the site is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Environmental Assessment Form, dated February 6, 2022, states that the anticipated drinking water demand and wastewater generation are 1,000 gallons per day; per the Property Survey, dated 1/27/22, an approximately 30' wide Town sewer easement along all the South Bay frontage, however notes indicate all sewer infrastructure is fully located within the public rights-of-way surrounding the site; and ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in

advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; any and all demolition of buildings also requires a WEP permit for sewer disconnects; 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; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Environmental Assessment Form (EAF) dated February 6, 2022, 1.36 acres of the site will be disturbed by the proposed project; per the EAF, the stormwater will be collected in a network of catch basins and discharged to the County right-of-way as it does today; a Stormwater Pollution Prevention Plan (SWPPP) was submitted with the referral; 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 Environmental Assessment Form (EAF) dated February 6, 2022, 1.36 acres of the site will be disturbed by the proposed project; per the EAF, the stormwater will be collected in a network of catch basins and discharged to the County right-of-way as it does today; a Stormwater Pollution Prevention Plan (SWPPP) was submitted with the referral; 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

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 continue to coordinate with the New York State and Onondaga County Departments of Transportation regarding the submitted site plan. The applicant must submit copies of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, sidewalk infrastructure, and lighting plan to the Departments for review. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

While vehicular access and circulation details as reflected in the revised site plan appear to meet Department of Transportation requirements for access, there are still concerns regarding the proposed use of this site. Given the size of the parcel and intensity of vehicular circulation and drive-thru accommodations on site, the vast majority of this prominent and highly visible site is dedicated to asphalt, drive-thru lanes and parking. The building and

features such as the patio area, are relegated to the interior of the site, in a compromised fashion. Landscaping, screening and pervious surfaces are minimal. The Town should consider whether this site plan and granting of multiple variances for this project represents a positive change and reflects community design and planning goals for the area.

The Board recommend extending sidewalks and crosswalk infrastructure along East Taft and South Bay Roads and increasing the appeal of the highly visible corner of East Taft and South Bay Roads by the inclusion of trees and more landscaping.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-154

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of EquipmentShare for the property located at Dey Road and Edgecomb Drive; 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 Henry Clay Boulevard (Route 45), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow motor vehicle rental on an 8.9-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is in the area between Henry Clay Boulevard, a county highway, and rail lines belonging to New York Central Lines; the area is characterized by commercial businesses and distribution centers; National Grid is to the south and residential neighborhoods are across Henry Clay Boulevard; and
- WHEREAS, the site is a vacant parcel situated at the intersection of Dey Road and Edgecomb Drive, both local roads; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-155) for an accessory exterior activity for a contractor's service yard; and
- WHEREAS, per the Environmental Assessment Form, dated 4/19/23, the applicant is proposing a 8,014 sf building to house an Equipment Rental showroom, offices, breakroom, work bays, and a wash bay to be located on the eastern half of the parcel; and
- WHEREAS, the site has approximately 990' of frontage (per aerial imagery from May 2021) along Dey Road, the site will have two 40'-wide driveways entering the site, the western driveways will be opposite the intersection of Edgecomb Drive with Dey Road; the driveways lead to the building that will have 9 parking spaces (including 2 ADA) in front and sidewalks leading to the front entrance; there will be 23 parking spaces along the Dey Road frontage; pavement wraps the building, leading to the service bays to be located at the rear of the building; and
- WHEREAS, per the EAF, there will be a subdivision dividing the parcel into two with the proposed Equipment Rental complex on the eastern lot; the subdivision was not a part of this referral; and
- WHEREAS, per the referral notice, there is no existing drinking water service to the site and a new connection to public drinking water is proposed;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire

flow availability; and

WHEREAS, per the referral notice, there is no existing wastewater service to the site and a new connection to the public sewers is proposed, the site is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service area;

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

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

Per the OCWEP, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the EAF, 5 acres of the site will be disturbed by the proposed project; the EAF notes the anticipated construction of a stormwater detention facility to manage the increase in stormwater runoff, no stormwater management facilities are depicted on the Site Plan;

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

WHEREAS, the EAF notes motor oil will be stored at the facility and picked up by a "local waste oil disposal provider"; and

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

WHEREAS, there will be lighting fixtures on the building as well as light poles around the perimeter of the site; per the EAF "all lighting fixtures will be directed into the equipment yard and away from neighboring properties"; and

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Concept Plan dated 4/25/23, it appears that some trees will be removed as part of the proposed project;

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

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:

Any construction on the western portion of the parcel may require an extension of sewer infrastructure. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-155

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of EquipmentShare for the property located at Dey Road and Edgecomb Drive; 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 Henry Clay Boulevard (Route 45), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow a contractor's service yard on an 8.9-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is in the area between Henry Clay Boulevard, a county highway, and rail lines belonging to New York Central Lines; the area is characterized by commercial businesses and distribution centers; National Grid is to the south and residential neighborhoods are across Henry Clay Boulevard; and
- WHEREAS, the site is a vacant parcel situated at the intersection of Dey Road and Edgecomb Drive, both local roads; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-155) for the construction of an equipment rental facility; and
- WHEREAS, per the Environmental Assessment Form, dated 4/19/23, the applicant is proposing a 8,014 sf building to house an Equipment Rental showroom, offices, breakroom, work bays, and a wash bay to be located on the eastern half of the parcel; pavement wraps the building, leading to the service bays to be located at the rear of the building; the service bays will have pavement extending 25' from the sides and 30' from the rear; and
- WHEREAS, the site has approximately 990' of frontage (per aerial imagery from May 2021) along Dey Road, the site will have two 40'-wide driveways entering the site, the western driveways will be opposite the intersection of Edgecomb Drive with Dey Road; the driveways lead to the building that will have 9 parking spaces (including 2 ADA) in front and sidewalks leading to the front entrance; there will be 23 parking spaces along the Dey Road frontage; and
- WHEREAS, per the EAF, there will be a subdivision dividing the parcel into two with the proposed Equipment Rental complex on the eastern lot; the subdivision was not a part of this referral; and
- WHEREAS, per the referral notice, there is no existing drinking water service to the site and a new connection to public drinking water is proposed;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire

flow availability; and

WHEREAS, per the referral notice, there is no existing wastewater service to the site and a new connection to the public sewers is proposed, the site is located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>, 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, per the EAF, 5 acres of the site will be disturbed by the proposed project; the EAF notes the anticipated construction of a stormwater detention facility to manage the increase in stormwater runoff, no stormwater management facilities are depicted on the Site Plan;

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

WHEREAS, the EAF notes motor oil will be stored at the facility and picked up by a "local waste oil disposal provider"; and the project is within 2,000 feet of multiple sites (IDs: V00339, 734125, 734071, 734127) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, there will be lighting fixtures on the building as well as light poles around the perimeter of the site; per the EAF "all lighting fixtures will be directed into the equipment yard and away from neighboring properties"; and

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Concept Plan dated 4/25/23, it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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:

Any construction on the western portion of the parcel may require an

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extension of sewer infrastructure. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Camillus Village Board at the request of Tom Pileski for the property located at 5998 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 98 / Old Route 5), Munro Road (Route 206) and Milton Avenue (Route 190), all county highways, and the municipal boundary between the Village of Camillus and the Town of Camillus; and
- WHEREAS, the applicant is proposing to construct one building and renovate an existing building to establish self-storage units and second floor office space on a 1.52-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-157) for an indoor self-storage facility; and
- WHEREAS, the site is located on the eastern edge of the Village of Camillus, located between residential neighborhoods; and
- WHEREAS, the parcel is an irregularly-shaped lot with two empty buildings and a gravel parking lot; rail lines belonging to Finger Lakes Railway Corporation abut the northwestern parcel boundary; the site has frontage and road access on West Genesee Street, a county highway, and Sherwood Avenue, a local road; and
- WHEREAS, per the local application, the proposal is to replace an existing 3,800 sf shed on the south side of the site with a building of the same size, establish an indoor self-storage business in that building and the first floor of the existing large building, and create rentable office space on the second floor of the existing large building; and
- WHEREAS, per aerial imagery from May 2021, the site has access via an unrestricted asphalt driveway from West Genesee Street that leads to an asphalt and gravel parking area that wraps both buildings; per the Site Plan dated 3/2/23, the access from West Genesee Street will be narrowed to 30'-wide and multiple gravel areas throughout the parking lot will be removed and restored as "lawn/landscaping" areas; 2 concrete pads at the front of the larger building will be removed; a parking area will be established with 12 spaces (including 1 ADA space) to line the West Genesee Street road frontage and 2 parking spaces will be added to the northeastern end of the large building; the site will maintain 2 access points from Sherwood Avenue, one providing access to the front of the site and one providing access to the rear of the large building; the rear access will be narrowed to 24' wide and excess gravel areas along the rear of the building and along the rear parcel boundary will be removed and replaced with "lawn/landscaping area"; a landscaping plan was not submitted with the referral; the propane refill station will be removed;

ADVISORY NOTE: Per the Onondaga County Department of Transportation,

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all existing or proposed driveways on West Genesee Street must meet Department requirements; and

WHEREAS, a letter from Warren Ramie Surveying (undated) details a 20'-wide Village sewer easement, providing access to town sewer SL 227764 (per GIS mapping) that runs from the northwest corner of the site, along the northwest boundary, to the neighboring parcel; and

WHEREAS, per the referral notice, the site is served by public drinking water provided by the Onondaga County Water Authority and no changes to existing infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and the Camillus, West Side, and First Street pump station service areas, and no changes to the existing infrastructure are proposed;

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

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

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.

WHEREAS, the project is within 2,000 feet of a site (ID: C734142) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

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

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

The Board commends the applicant on the planned reduction of impermeable surface on the site and encourages additional landscaping and plantings to further improve drainage, reduce stormwater runoff, and improve stormwater

quality.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Camillus Village Board at the request of Tom Pileski for the property located at 5998 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (Route 98 / Old Route 5), Munro Road (Route 206) and Milton Avenue (Route 190), all county highways, and the municipal boundary between the Village of Camillus and the Town of Camillus; and
- WHEREAS, the applicant is requesting a special permit to renovate two existing buildings and establish indoor self-storage units on a 1.52-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-156) to renovate the site to construct a self-storage facility and rentable office space; and
- WHEREAS, the site is located on the eastern edge of the Village of Camillus, located between residential neighborhoods; and
- WHEREAS, the parcel is an irregularly-shaped lot with two empty buildings and a gravel parking lot; rail lines belonging to Finger Lakes Railway Corporation abut the northwestern parcel boundary; the site has frontage and road access on West Genesee Street, a county highway, and Sherwood Avenue, a local road; and
- WHEREAS, per the local application, the proposal is to replace an existing 3,800 sf shed on the south side of the site with a building of the same size, establish an indoor self-storage business in that building and the first floor of the existing large building, and create rentable office space on the second floor of the existing large building; specific details including the quantity of units, construction, and layout of the self-storage facility were not included in the referral; and
- WHEREAS, per aerial imagery from May 2021, the site has access via an unrestricted asphalt driveway from West Genesee Street that leads to an asphalt and gravel parking area that wraps both buildings; per the Site Plan dated 3/2/23, the access from West Genesee Street will be narrowed to 30'-wide and multiple gravel areas throughout the parking lot will be removed and restored as "lawn/landscaping" areas; 2 concrete pads at the front of the larger building will be removed; a parking area will be established with 12 spaces (including 1 ADA space) to line the West Genesee Street road frontage and 2 parking spaces will be added to the northeastern end of the large building; the site will maintain 2 access points from Sherwood Avenue, one providing access to the front of the site and one providing access to the rear of the large building; the rear access will be narrowed to 24' wide and excess gravel areas along the rear of the building and along the rear parcel boundary will be removed and

replaced with “lawn/landscaping area”; a landscaping plan was not submitted with the referral; the propane refill station will be removed;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements; and

WHEREAS, a letter from Warren Ramie Surveying (undated) details a 20'-wide Village sewer easement, providing access to town sewer SL 227764 (per GIS mapping) that runs from the northwest corner of the site, along the northwest boundary, to the neighboring parcel; and

WHEREAS, per the referral notice, the site is served by public drinking water provided by the Onondaga County Water Authority and no changes to existing infrastructure are proposed; the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and the Camillus, West Side, and First Street pump station service areas and no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>,  
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.

WHEREAS, the project is within 2,000 feet of a site (ID: C734142) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

The Board commends the applicant on the planned reduction of impermeable surface on the site and encourages additional landscaping and plantings to further improve drainage, reduce stormwater runoff, and improve stormwater quality.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of White Pine Commerce / Onondaga Co. Industrial Development Agency for the property located Multiple addresses at Route 31, Caughdenoy Road and Burnet Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 31, a state highway, Caughdenoy Road (Route 49), a county highway, the municipal boundary between the Town of Clay and the Town of Cicero, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change on 53 parcels totaling 861.58 acres from Residential (R-15) and Residential Agricultural (RA-100) to Industrial 2 (I-2) to expand the White Pine Business Park; and
- WHEREAS, the White Pine Business Park in Northern Clay was originally created, and lands were purchased by the Onondaga County Industrial Development Agency (OCIDA), to support new high-tech industrial and/or commercial uses; over time and in earnest in recent years, OCIDA has purchased additional land to expand the Park's footprint, to enhance the site's marketability to large-scale developments; OCIDA currently owns 64 parcels totaling over 1,200 acres; and
- WHEREAS, in 2022, Onondaga County and Micron Technology, Inc. announced plans to construct a 2.4 million square foot semiconductor chip manufacturing facility on the site, in four phases over 20 years, representing a \$100 billion total direct investment; and
- WHEREAS, the approximately 1,250 acre Business Park is generally bound by NYS Route 31 to the south, Caughdenoy Road to the west, National Grid powerlines and related lands to the north, and the Clay/Cicero municipal boundary to the east; predominant land uses are vacant land, wooded and wetland areas, National Grid infrastructure, and a number of housing units along Burnet Avenue, which have been purchased by OCIDA; and
- WHEREAS, of the 64 parcels which make up the Business Park, nine parcels (339.41 acres) are currently zoned for Industrial use (I-2); the OCIDA is requesting a zone change on the remaining 53 parcels, totaling 861.58 acres, from current Residential Agriculture (RA-100) and Residential (R-15) zoning to Industrial 2 (I2) district zoning; and
- WHEREAS, per the submitted project description "the expanded park will be capable of supporting a mix of industrial and/or commercial uses that may include industrially related office, research, manufacturing, assembly, warehousing, data management, material processing and distribution facilities in a campus-



like setting”; referral materials note the site is particularly well-suited to large scale industrial development due to its highway and airport accessibility; and

WHEREAS, the Industrial 2 zoning district permits wholesale, warehouses, trucking terminals, manufacturing, utility substations, public self-storage, and building products sale and storage with site plan approval, and heavy equipment sales, service, storage, and display, contractors service yards, motor vehicle storage, and motor vehicle rental by special permit; and

WHEREAS, per the Town of Clay zoning map, adjacent zoning includes a significant area of industrial zoned land to the west of Caughdenoy Road, Highway Commercial zoning along Route 31, low-density residential, and commercial zoning to the east within the Town of Cicero; the Town of Clay zoning map indicates a 500 foot industrial buffer zone, with associated compatibility review regulations, surrounding the existing industrially zoned lands; it is unclear whether this buffer would be extended in concert with the Industrial 2 rezoning; and

WHEREAS, the referral material utilizes and includes excerpts from a Final Supplemental Generic Environmental Impact Statement (FGEIS) completed by OCIDA in 2021 to prepare for and assess potential impacts and mitigation related to new large-scale industrial/commercial development and related Industrial zoning on the expanded site; Micron Technologies is also currently preparing supplemental environmental review documents for its project; and

WHEREAS, per the zone change petition “development and expansion of the Park has been thoroughly evaluated and reviewed by OCIDA, as lead agency, during its environmental review,” and it notes the project's inclusion in multiple government agency studies, despite the Town lacking a comprehensive plan; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Onondaga County Planning Board recommends approval of the proposed zone change, as the development of this significant site in Onondaga County for large-scale development of technology based industries will be a benefit to the residents and economy of Onondaga County.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-159

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Robert Creovan for the property located at 1226 East Water Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to remove an existing asphalt and grassed area to construct a new concrete pad and awning, and install a mobile medical trailer and electrical utilities on a 2.118-acre parcel in a Commercial Class B (CB) zoning district; and
- WHEREAS, the Board previously offered No Position on a project site review (Z-10-100) for updates to the existing building; and
- WHEREAS, the site is in a commercial area on the south side of Erie Boulevard East, characterized by large commercial buildings; the East Side Business Center, medical offices, and a dog park are nearby; and
- WHEREAS, the parcel contains a large u-shaped medical building with a grass and sidewalk courtyard on the southern side of the building; the facility is surrounded by parking lots with frontage and access on East Water Street, Pine Street, and East Washington Street; and
- WHEREAS, per the Existing Conditions & Demo Plan dated 4/19/23, the applicant is proposing to modify the courtyard by removing an asymmetrical 21'1" by 33'5" section of asphalt parking lot, removing a piece of concrete sidewalk, and removing and prepping a 19'3" by 35'4" section of grass lawn; per the Site Plan dated 4/19/23, the trailer will be installed on a new 19'6" by 48'4" concrete pad and a new 3'7" by 13'9" awning will be constructed between the trailer and a building entrance; new asphalt and concrete sidewalk will be added to connect the existing sidewalk and asphalt parking lot to the trailer
- WHEREAS, the site has two driveways from East Washington Street, one of which leads to the parking lot adjacent to the new trailer; the trailer installation will result in the loss of 4 parking spaces, leaving 13 parking spaces in this lot; while there is direct access to this trailer from the street, signs visible in Google StreetView indicate all patrons of the building enter from the north side of the building; per the First Floor Plan dated 4/10/23 the trailer will be accessible from the interior of the building and the parking lot; and
- WHEREAS, per the Site Plan, 4 Kentucky Coffee trees will be installed along the road frontage of East Washington Street; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and MIS pump station service area and no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>, per the OCDWEP, 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.

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

WHEREAS, the project is within 2,000 feet of a site (ID: V00502, C734155, B00075) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near a site (currently containing Monro Muffler & Brake) which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-160

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. B of 2023 to amend the code of the Village of Liverpool to prohibit short-term rentals within the Village; and
- WHEREAS, per proposed local law No. B of 2023, the intent of the proposed legislation is to regulate “short-term rental use of dwelling units”, stating short-term rental of dwelling units may endanger occupants, exacerbate blight, and cause nuisance conditions including noise, trash, excessive vehicle traffic and parking issues; the Village states this law is intended to ensure the safety of residents while “protecting and preserving” the Village’s “unique, tranquil neighborhood character”; and
- WHEREAS, Section 2 defines a short-term rental as “a dwelling unit or rooming unit and/or any accessory outdoor areas, yards or structures that are rented, in whole or in part, to any person or entity for a period of 29 consecutive days or less”; short-term rental does not “include month-to-month tenancies, Bed and Breakfast, Hotels or Motels”; and
- WHEREAS, Section 3 amends article XVII of chapter 380 of the Village Code to prohibit short-term rentals; penalties for violations are levied a fine of at least \$1,000, not to exceed \$3,500 for the first offense, \$3,500 to \$7,500 for the second offense committed within 3 years, and \$7,500 to \$10,000 for the third offense committed within 3 years of the second offense; “each short-term rental period offered or rented shall be considered a separate offense”; 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 David Skeval and seconded by Jim Stelter. Votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-161

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Abundant Solar Power for the property located at Airport Road and Gerelock 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 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 install solar arrays on a portion of a 691-acre parcel in Industrial and Residential (R-3) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-19) to subdivide the subject parcel into 4 new lots; and
- WHEREAS, the 691-acre parcel is in the vacant, polluted area northwest of the Village of Solvay and south of Onondaga Lake containing the former Allied Chemical Corp Waste Beds; and
- WHEREAS, the parcel is an irregular-shaped parcel with frontage on Airport and Warners Roads, both local roads, and abuts Interstate 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, the applicant is proposing to construct solar arrays on proposed Lots 1, 2, and 3 (S-23-19), each array will be 550Wp bifacial module, 7.2MW DC/5MW AC; the arrays to be constructed on Lots 1 and 2 will be on ballasted racking with a 30 degree tilt angle, the array to be built on Lot 3 will be on ballasted racking with a 25 degree tilt angle; Lots 1 and 2 will each have two 12'-wide gravel driveways leading from the existing access road to electrical equipment pads, Lot 3 will have one 12'-wide gravel driveway leading from the existing access road to an electrical equipment pad; and
- WHEREAS, per the "Resubdivision Plan" drawing SUB1, a 30'-wide access easement starts from the site's eastern boundary by the intersection of Gerelock and Frontage Roads and follows internal unpaved roads (per aerial imagery from May 2021) north, along the site's northern boundary, before connecting to the access easements on the proposed lots which also follow existing internal roads; per the "Resubdivision Plan" drawings SUB2 and SUB3 dated 4/25/23, there is a 30'-wide "access easement to Lot 1" along Lot 2's western boundary, a 30'-wide "access easement to Lot 1 & 2" along the southern boundary of Lot 2, and a 30'-wide "access easement to Lot 3" accessing Lot 3 at its northwest corner; and

- WHEREAS, the proposal includes decommissioning plans for each solar array in addition to a 2-phase process outlined in the Decommissioning Narrative to decommission the solar arrays including removing all switch gears and transformers, the removal of all equipment, and the repair or restoration of any areas impacted by decommissioning to the “maximum extent practical”; the applicant will obtain a payment surety bond in the amount of \$374,880 which is the combined decommissioning cost estimate for all 3 arrays; and
- WHEREAS, letters from the Federal Aviation Administration dated 4/27/23 were submitted showing multiple Aeronautical Studies had been completed and resulted in a “Determination of No Hazard to Air Navigation”; 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
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that multiple portions of the site are located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;  
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; 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 General Plan, dated 4/4/23, it appears that some trees will be removed as part of the proposed project;  
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-163

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Timothy Nelson / ECK Tree & Outdoor Power for the property located at 6901 South Salina 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 South Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant is requesting an area variance to replace an existing building with a new building with reduced front, side, and rear yard setbacks, on a 0.66-acre parcel in a Neighborhood Shopping Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-172) to replace an existing building with a new 50' by 100' building in the same location; and
- WHEREAS, the site is located in the commercial business corridor along South Salina Street, surrounded by residential neighborhoods; and
- WHEREAS, the parcel contains a commercial property housing an approximately 4,400sf building surrounded by multiple accessory structures and equipment; the parcel has frontage along South Salina Street, a state road, and Cedric and Worden Avenues, both local roads; structures and pavement cover almost the whole site with curb cuts on South Salina Street and Cedric Avenue; and
- WHEREAS, per the "Proposed Location" map dated 5/23/23, the applicant is seeking to demolish the existing building and replace it with a similarly sized 50' by 100' building in the same location; only one of the several small shelters/sheds visible in aerial imagery from May 2021 is depicted on the map and that is labeled "to be removed"; per the Proposed Location map, a parking area comprised of 8 parking spaces (2 ADA) will be placed against the western side of the new building, 11 parking spaces will line the northwestern property boundary, and an island of 14 parking spaces will be in the center of the northern portion of the site; 20'-wide proposed driveways are depicted on South Salina Street and on Worden and Cedric Avenues; and
- WHEREAS, per the Proposed Location map, the proposed building and parking island are noted to be placed 35' feet back from the South Salina Street line and 35' feet from the rear property line, the proposed building will be set back 13.4' from Cedric Avenue, and the first two parking spaces within the parking island are shown to be less than 35' from Worden Avenue; per an email from the Town, the site is subject to a 50' setback from South Salina Street, a 35' side yard setback from Worden and Cedric Avenues, and a 50' rear yard setback as the site abuts a different zoning district; the proposed building would be compliant with only the 35' side yard setback from Worden Avenue; per the local application, the applicant stated the variances are required to expand

their business and improve the look of the neighborhood; and

WHEREAS, there is no landscaping plan provided with this referral; per the Proposed Location map, the parking lot surrounding the proposed building will extend to the property boundary on all sides; the right-of-way has a concrete sidewalk running between the parcel boundary and street, and the only change to the right-of-way will be the proposed 20' driveway; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/23/23, a new connection to public drinking water is proposed to serve the new building; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/23/23, a new connection to the public sewers is proposed and the site is located in the Metropolitan Wastewater Treatment Plant and MIS and Nedrow pump station service area; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the referral indicates the Town of Onondaga Zoning Board of Appeals, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (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 encourages the Town to require a reduction in impermeable surface on the site and the addition of landscaping and screening, especially along road frontages and adjacent property boundaries, to improve the aesthetics of the property, improve stormwater runoff and stormwater quality, and buffer residential properties.



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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-164

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of James Smith, Architect / Pizza Hut for the property located at 7365 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), Long Branch Road (Route 35) and John Glenn Boulevard (Route 81), all county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a drive-thru and parking lot addition at an existing restaurant (Pizza Hut) in a commercial plaza in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously recommended Modification on a site plan referral (Z-22-255) regarding the proposed drive-thru, requiring the applicant to contact Onondaga County Department of Transportation to discuss traffic data and to submit a lighting plan; and
- WHEREAS, the site is located along the Oswego Road commercial corridor; there is an existing shopping plaza, Glenn Crossing Plaza, set at the rear of the site with a large parking lot in front and outbuildings on the site for WellNow Urgent Care and Pizza Hut; additional outparcels included within the plaza contain a gas station, blood donor center, and two banks, one of which is vacant; the shopping plaza has four access points to Oswego Road, including a signalized driveway with dual exit and dual entrance lanes, and two access points onto Long Branch Road; and
- WHEREAS, per aerial imagery dated May 2021, the Pizza Hut establishment is the southernmost building on the parcel; the Demolition Plan dated 5/11/22 shows the existing building with 15 parking spaces west of the building, 8 parking spaces south of the building (to be removed), and a grass lawn to the east of the building; the Pizza Hut building and parking area portion of the parcel have two points of ingress and egress, the northwestern access which connects to the rest of the commercial areas within the plaza, and the southern access which connects to an internal road that leads to Oswego Road; and
- WHEREAS, per the Site Layout Plan dated 5/11/23, the applicant is proposing to install a new pick-up window at the front of the building and a new parking area with 6 new spaces along the Oswego Road frontage where lawn previously existed; a shed located at the northwest corner of the building will be moved a few feet north; and
- WHEREAS, a new drive lane is proposed where the previous southern parking spaces were; per the plan, traffic for the pick-up window will enter from the

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northwestern access only and exit the site through the southern access; the plan also shows traffic entering from the southern access to access the new parking east of the building; no changes to site access are indicated; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and

- WHEREAS, per the Site Layout Plan, a 11.9'-wide strip of landscaping along the road frontage will remain and 8 plantings (unspecified type) will line the road frontage; a proposed landscape area will replace a portion of the sidewalk along the front of the building that will be dedicated to the drive-thru lane; new sidewalk will be installed along the eastern side of the building for patrons parking in the new parking lot; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station Service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/2/23, 0.14 acres of the site will be disturbed by the proposed project; 2 new catch basins are proposed, 1 in the northeast corner of the new parking lot and 1 on the western side of the southern driveway; and
- WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and
- WHEREAS, 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  
ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

In lieu of adding new parking at the front of the parcel along Oswego Road, the Board recommends the Town and applicant explore alternative options to satisfy minimum parking requirements, such as a waiver of parking requirements or entering into agreement with adjacent properties for shared use of nearby underutilized parking lots.

The Board also offers the following comments:

1. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Oswego Road frontage and connecting to the building.
2. The applicant and Town are encouraged to add and increase the plantings along the frontage of the site to screen parking and the drive thru and improve aesthetics of the corridor.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-166

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Fayetteville Village Board at the request of Village of Fayetteville for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the Village of Fayetteville is proposing a local law to include provisions in the Village Zoning Code for the regulation of cannabis retail dispensaries; and

WHEREAS, per the proposed local law, the purpose of the local law is to amend Chapter 187 of the Village of Fayetteville related to the regulation for the time, place and manner of the operation of Cannabis Retail Dispensaries in the Village; and

WHEREAS, per the law, the New York Marijuana Regulation and Taxation Act (MRTA) is incorporated therein and all requirements of the MRTA must be satisfied; all materials submitted for a MRTA license must also be submitted to the Village; and

WHEREAS, the law states lots shall not be within 500 feet of schools, houses of worship, or within 300 feet of residentially zoned areas or public recreation areas; as such, the siting of facilities is limited to three zoning districts in the Village, subject to additional regulations: Limestone Plaza Zone, Traditional Business, and Contemporary Business; and

WHEREAS, a minimum 1,500 feet of spacing between dispensaries is required; and

WHEREAS, dispensaries shall be required to obtain site plan approval from the Planning Board as a condition of the issuance of a special permit; special permits will expire at the end of the applicant's ownership and use of the premises; and

WHEREAS, supplemental regulations also include requirements for activities to be conducted indoors, and prohibition of window displays; 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 David Skeval and seconded by Jim Stelter. Votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-169

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Dollar General for the property located at 3905 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Court Avenue (Route 298), a state highway, and the municipal boundary between the Town of DeWitt and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 10,640 sf Dollar General store and associated amenities on a 1.498-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board recently recommended Modification of a subdivision referral (S-23-9) to combine two lots for the project, advising the applicant must coordinate with the Onondaga County Water Authority regarding the existing easement; and
- WHEREAS, the site is on the commercial business corridor along New Court Avenue between Route 298 and Thompson Road, opposite the residential neighborhoods extending to the south; and
- WHEREAS, the combined parcel contains a single-family house and a large vacant area with frontage on New Court Avenue, North Avenue, and Marisa Heights/Hazlehurst Avenue; and
- WHEREAS, per the Site Layout and Utility Plan dated 1/10/22, the proposed Dollar General will be in the middle of the site with parking lots on the southern and eastern sides of the building; and
- WHEREAS, a 30'-wide driveway on New Court Avenue will provide access to the 50 parking spaces; a 27'-wide driveway from North Avenue will provide access to the rear of the store, dumpster enclosure, and loading dock; and
- WHEREAS, per the Site Landscaping Plan dated 1/10/22, the site will have a stone fill area on the southwest corner of the site with a "proposed seeding and mulching section" around the driveways and parking lots; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 1/20/23, four catch basins will be constructed on site, directing stormwater to a bio-retention area located between the store and North Avenue; per the EAF, 1.57 acres of the site will be disturbed by the proposed project;
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the survey dated 3/7/23 shows existing residential driveways on New Court Avenue and “Hazlenut” Avenue, a local road (labeled Hazelhurst Avenue on the Town of DeWitt zoning map and Marisa Heights on GIS mapping and the Onondaga County tax maps; this area does not appear to be used by the public for ingress and egress nor maintained by public resources, and the area north of the site is undeveloped and overgrown with vegetation; per Onondaga County GIS division, “Hazelnut” is a typo, the road provides access to a cell tower, and the Town was unconcerned by the discrepancy in road names; and

WHEREAS, the site currently has Town of DeWitt drinking water service; per OCWA, an existing OCWA easement crosses the rear of the lot, which does not appear to be indicated on the provided survey or plans; and

WHEREAS, the submitted project is located within the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;  
ADVISORY NOTE: 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 Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and  
per the Central New York Regional Transportation Authority (CENTRO), New Court Avenue has public transit service and bus stops are located on and opposite the site; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734057) 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 coordinate with OCWA regarding its existing easement on the site. The easement must be reflected on the approved subdivision plan and any proposed development must either avoid this easement or obtain appropriate permissions from OCWA for any encroachment of the project within this easement.

The applicant is required to coordinate New Court Avenue access plans with the New York State Department of Transportation and must obtain a highway work permit for work in the state right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 Town should clarify official ownership of Marisa Heights/Hazelhurst Avenue and ensure that any paper streets or legal rights-of-way are accurately reflected on plans.

The Board offers the following comment:

Given the area is in a SMTC sidewalk priority zone, a CENTRO bus stop is located on the site, and the proximity of residential areas, the Town is encouraged to consider requiring pedestrian friendly infrastructure such as sidewalks and crosswalks along the New Court Avenue frontage.

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-170

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Splash Carwash, Inc. for the property located at 7940 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), a state highway, and Caughdenoy Road (Route 49), a county highway; and
- WHEREAS, the applicant is proposing building renovations and site improvements of an existing car wash facility on a 0.75-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recommended a Modification of a site plan referral (Z-22-174) of proposed renovations and site improvements to the existing car wash facility, stating NYS Department of Transportation required the applicant to remove the dual exit lanes on Brewerton Road and modify to meet current driveway standards and a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system; additionally the Board advised the Town to require the construction of sidewalks along Brewerton Road; and
- WHEREAS, the site is located along Brewerton Road, a state highway, in a highly developed area of commercial development; the site is bordered by Chipotle Mexican Grill, Wegmans to the east, The Home Depot to the south and Goodwill to the west; and
- WHEREAS, per the Existing Conditions and Demo Plan dated 5/3/23, the site contains an existing car wash facility, which contains one building in the front of the property (a 593 sf portion to be removed); a cross access easement agreement with the Widewaters Group exists along the northern border of the site crossing through the middle of the site (to be abandoned); the site contains light poles, car shampoo and vacuum machines and trash containers along the northern border (all to be removed); and
- WHEREAS, the site is served by a full access driveway on Brewerton Road with a small island containing a monument sign separating the ingress lane from the dual exit egress lane; the site also has a full access rear driveway that leads to the parking areas for neighboring businesses;  
ADVISORY NOTE: Per the NYS Department of Transportation, dual exit lanes are not permitted at unsignalized driveways and all existing or proposed driveways on Brewerton Road must meet Department requirements; and
- WHEREAS, per the Existing Conditions and Demo Plan dated 5/3/23, the applicant proposes a renovation to the existing building that will result in two single-entrance tunnel carwashes; the existing smaller carwash along the south side

of the building will be extended to 75' in length; both carwash tunnels will be entered from the rear of the site; site circulation improvements include directing one-way traffic to move east along the southern border and west along the northern border; a 13-slot parking area with vacuum stalls is proposed in the southeast corner of the site; a dumpster enclosure will be constructed along the rear boundary; building renovations will include new interior tunnel equipment and full renovation of the building façade; and

WHEREAS, the Landscape Plan dated 5/3/23, shows two new plantings on either side of the driveways from Brewerton Road; the existing planting island with the monument sign will have landscaping added, and a landscape strip with plantings will be added south of the new building addition; and

WHEREAS, the revised Lighting Plan dated 5/3/23 shows no light spillage into the State right-of-way; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/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 referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/3/23, 0.63 acres of the site will be disturbed by the proposed project; per the EAF, existing catch basins will direct runoff to existing storm sewers west of the property;

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

WHEREAS, the project is within 2,000 feet of a site (ID: V00150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the EAF notes that North Star Cleaners at 7980-7984 Brewerton Road is a classification C site and site soils and groundwater are contaminated by PCE and breakdown products and is restricted within the property boundaries; and

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

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

1. To meet Department requirements, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. If not already planned as part of the current NYS Department of Transportation (NYSDOT) project, the Board recommends that the Town require the installation of concrete sidewalks across the parcel frontage, in coordination with the NYSDOT, to improve safety and accessibility along Route 11, as has been done with neighboring parcels.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-171

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 SITE PLAN from the Town of Manlius Planning Board at the request of Eastern Hills Bible Church for the property located at 8277 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Town of Pompey; and

WHEREAS, the applicant is proposing construction of a 1,200 sf addition to an existing 30,000 sf church on a 40-acre parcel in a Commercial A (CA) zoning district; and

WHEREAS, the Eastern Hills Bible Church is located along Cazenovia Road (NYS Route 92), east of the Village of Manlius in a transitional suburban-rural area; neighboring land uses are primarily residential; and

WHEREAS, the 40-acre parcel contains the 1- and 2-story church building (29,978 sf) which contains an auditorium, flex space meeting rooms, offices, daycare, kitchen and large open areas; the parcel also contains multiple large parking lots, lawn, and open and wooded lands to the rear of the site; and

WHEREAS, the Partial Site Plan - New (4-20-23) shows an approximately 19'x63' single-story addition on the south side of the building; the First Floor Plan (5-3-23) show the addition will include four offices, a conference room and a small hallway; and

WHEREAS, cladding materials will match existing, brick and stone façade materials, and will include a curtain wall with awning window and spandrel glass; and

WHEREAS, the site has driveway access onto NYS Route 92, with a secondary connection to an adjacent commercial site;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 92 must meet Department requirements; and

WHEREAS, referral materials included an OCWA Water Right of Ways map dated November 28, 2005 which indicates OCWA easements surrounding portions of the church building and adjacent to Route 92; the map also shows the location of sanitary sewer easements and a 60' wide access easement in the location of the existing driveway, granting access to the church from Oot Brothers, Inc; the expansion does not appear to impact any of these easements; and

WHEREAS, the church is currently served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in

advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into, or increase flow to, the public sewer system. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>.

WHEREAS, per the EAF, stormwater discharge will be directed to established conveyances and the total area to be disturbed is 0.05 acres; an existing catch basin will be relocated for the addition; 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); 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 David Skeval and seconded by Jim Stelter. Votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-172

- 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 SITE PLAN from the Town of Onondaga Planning Board at the request of Timothy Nelson / ECK Tree & Outdoor Power for the property located at 6901 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to replace an existing building with a new building on a 0.66-acre parcel in a Neighborhood Shopping Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-23-163) to reduce the required front yard, side yard, and rear yard setbacks; and
- WHEREAS, the site is located in the commercial business corridor along South Salina Street, surrounded by residential neighborhoods; and
- WHEREAS, the parcel contains a commercial property housing an approximately 4,400sf building surrounded by multiple accessory structures and equipment; the parcel has frontage along South Salina Street, a state road, and Cedric and Worden Avenues, both local roads; structures and pavement cover almost the whole site with curb cuts on South Salina Street and Cedric Avenue; and
- WHEREAS, per the "Proposed Location" map dated 5/23/23, the applicant is seeking to demolish the existing building and replace it with a similarly sized 50' by 100' building in the same location; only one of the several small shelters/sheds visible in aerial imagery from May 2021 is depicted on the map and that is labeled "to be removed"; per the Proposed Location map, a parking area comprised of 8 parking spaces (2 ADA) will be placed against the western side of the new building, 11 parking spaces will line the northwestern property boundary, and an island of 14 parking spaces will be in the center of the northern portion of the site; 20'-wide proposed driveways are depicted on South Salina Street and on Worden and Cedric Avenues; and
- WHEREAS, per the Proposed Location map, the proposed building and parking island are noted to be placed 35' feet back from the South Salina Street line, the proposed building will be setback 13.4' from Cedric Avenue, and the first two parking spaces within the parking island are shown to be less than 35' from Worden Avenue; per an email from the Town, the site is subject to a 50' setback from South Salina Street, a 35' side yard setback from Worden and Cedric Avenues, and a 50' rear yard setback as the site abuts a different zoning district; the proposed building would be compliant with only the 35' side yard setback from Worden Avenue; and

WHEREAS, there is no landscaping plan provided with this referral; per the Proposed Location map, the parking lot surrounding the proposed building will extend to the property boundary on all sides; the right-of-way has a concrete sidewalk running between the parcel boundary and street, and the only change to the right-of-way will be the proposed 20' driveway; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/23/23, a new connection to public drinking water is proposed to serve the new building; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/23/23, a new connection to the public sewers is proposed and the site is located in the Metropolitan Wastewater Treatment Plant and MIS and Nedrow pump station service area; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the referral indicates the Town of Onondaga Zoning Board of Appeals, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (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 encourages the Town to require a reduction in impermeable surface on the site and the addition of landscaping and screening, especially along road frontages and adjacent property boundaries, to improve the aesthetics of the property, improve stormwater runoff and stormwater quality, and buffer residential properties.

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 07, 2023

OCPB Case # Z-23-173

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 COMPREHENSIVE PLAN from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and

WHEREAS, the Town of Manlius is proposing to adopt the 2023 Comprehensive Plan; and

WHEREAS, the Town of Manlius is seeking to adopt its first Comprehensive Plan; preparing the plan started in 2021 with a steering committee made up of local residents, business owners, government officials and staff from the Town, and ensuring participation from the Town, the Village of Minoa, Village of Manlius, and Village of Fayetteville; the Town conducted multiple public outreach efforts; and

WHEREAS, the Town made a deliberate effort to be consistent with the Comprehensive Plans for the Village of Fayetteville, Village of Manlius, and Onondaga County; the County Agriculture and Farmland Protection Plan, County Multi-Jurisdictional Hazard Mitigation Plan, and the Fayetteville Manlius Road/Route 257 pedestrian accommodation feasibility study were also utilized; and

WHEREAS, a need for housing that suits multiple demographics was identified: rental units, multi-family housing, and housing affordability are areas of need that require focus; and

WHEREAS, public outreach efforts showed the population was concerned with the environmental conditions of the Town including protecting parks and natural spaces, protecting natural resources of the Town, and ensuring these areas are safe from development; and

WHEREAS, the plan identified Town assets including the numerous parks and natural areas, community services such as the multiple school districts serving the population, historical resources, and agricultural areas; the Town sees protecting, enhancing, and increasing community knowledge of these assets will increase the worth, desirability, and character of the Town; and

WHEREAS, the Plan identified Zoning as a central tool for ensuring quality growth within the Town and completed a “zoning assessment” where they reviewed the zoning code against planning initiatives and sought ways to correct the zoning code in accordance with those goals; possible changes to the zoning code could include creating a conservation overlay, consolidation of residential districts, establishment of mixed density residential districts, establishment of a large-scale solar overlay district, establishment of commercial and nonresidential design guidelines; and

WHEREAS, the Plan identifies 6 Goals for the future of the Town of Manlius, identifying

objectives and possible routes towards implementation; Goal 1: Environmental Protection & Sustainability: includes reducing the carbon footprint of the municipality and community as a whole, improving health of natural resources, stormwater management, protecting and growing natural open and agricultural spaces, and strengthening the Town's solar laws towards better regulation and direction of solar to specific areas while protecting environmentally or culturally important locations; and

WHEREAS, Goal 2: Community Character & Quality of Life: goals to strengthen and expand the Town's community including: fostering a community that embraces and promotes diversity, equity, inclusion, and accessibility, celebrating and leveraging historic resources to advance community identity and tourism, increasing youth and family-friendly programming, strengthening ties with the Haudenosaunee confederacy and Onondaga Nation; and

WHEREAS, Goal 3: Welcoming & Healthy Neighborhoods: the Town seeks to concentrate future development in already developed areas, particularly those with water and sewer infrastructure; the Town will support the development of multiple types of housing options amenable to individuals and families of varying income levels, ages, and lifestyles; the plan notes establishing sidewalks, walkable neighborhoods, bicycle amenities, and trails as critical to a healthy community; and

WHEREAS, Goal 4: Diverse & Local Commerce: identifying market gaps and seeking to attract those businesses along with "destination businesses"; developing a tourism plan to increase travel from outside the municipality; and the Town will update zoning to remove barriers to business or conversely, utilize special permits to avoid undesirable development; and

WHEREAS, Goal 5: Modern Mobility Networks: the Town will improve awareness of and access to public transportation, establish and maintain active transportation networks with adequate pedestrian and bicycle amenities, and implement traffic mitigation strategies and roadway safety improvements; and Goal 6: Effective, Responsive, & Collaborative Government Operations: the Town will seek to improve public services by collaborating with villages and neighboring municipalities, fostering an environment that supports members of underrepresented community groups, increasing the responsiveness of Town government, supporting mixed use development, accessory dwelling units and multi-family dwellings to promote density, and allowing for pedestrian and transportation infrastructure in dense areas; and

WHEREAS, the Plan identifies the northern areas of the Town as the focus of a future corridor study, seeking the most appropriate use for this land in the context of Micron, flooding risks, preserving wetlands, and the lack of public water and sewer infrastructure; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Town of Manlius for its well-considered comprehensive plan as it relates to current and future planning initiatives, and a robust community engagement process.

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



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, City of Syracuse Office of the Zoning Administrator  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 5/31/2023  
**RE:** Administrative Review – the Laurel apartment building sign waiver  
**RECOMMENDATION:** No Position

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

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

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**CASE NUMBER:** Z-23-151  
**REFERRING BOARD:** City of Syracuse Office of the Zoning Administrator  
**DATE RECEIVED:** 5/15/23  
**TYPE OF ACTION:** Sign Waiver  
**APPLICANT:** Kassis Superior Signs  
**LOCATION:** 800-808 East Fayette Street  
**WITHIN 500' OF:** NYS-owned Hutchungs Psychiatric Center and SUNY Upstate Biotech Accelerator  
**TAX ID(s):** 048.-02-01.4

**Project Summary:**

The applicant is requesting a sign waiver for one sign to be placed on a proposed apartment building, The Laurel. The building is to be constructed on a lot bordered by East Fayette Street, Forman Avenue, and Wellington Place on the eastern edge of downtown, near Interstate 81. The area is surrounded by parking lots, commercial businesses, and apartment buildings. The proposed sign is a 34' 3<sup>3</sup>/<sub>8</sub>" by 4'6" internally illuminated channel letter sign to be installed 58' 9 1/2" from the ground. The sign will be on the east elevation of the building. This sign is in addition to 5 other signs that are allowed by right and do not require a waiver.

**Recommendation:** No Position



of Geddes  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Town of Geddes Zoning Board of Appeals  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 5/31/2023  
**RE:** Administrative Review – Deli Canopy Area Variance  
**RECOMMENDATION:** No Position

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

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**CASE NUMBER:** Z-23-162  
**REFERRING BOARD:** Town of Geddes Zoning Board of Appeals  
**DATE RECEIVED:** 5/22/2023  
**TYPE OF ACTION:** Area Variance  
**APPLICANT:** Anne Marie Marji  
**LOCATION:** 757 State Fair Boulevard  
**WITHIN 500' OF:** State Fair Boulevard (County Route 80)  
**TAX ID(s):** 024.-06-03.0

**Project Summary:**

The applicant is proposing an area variance for a canopy to be placed over the new front entrance to their deli. The site is in the Lakeland area of the Town of Geddes, amidst the mix of commercial businesses on State Fair Boulevard and nearby residential neighborhoods. The 12' by 30' wood-frame canopy would extend over the new entrance on Lakeland Avenue. The proposed canopy would extend, at its closest point, to 3' from the property line in a Commercial B zoning district where a 30' setback is required.

**Recommendation:** No Position



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Tully Town Board  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 5/31/2023  
**RE:** Administrative Review – Renewal of Moratorium  
**RECOMMENDATION:** No Position

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

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**CASE NUMBER:** Z-23-165  
**REFERRING BOARD:** TULLY TOWN BOARD  
**DATE RECEIVED:** 5/22/2023  
**TYPE OF ACTION:** LOCAL LAW  
**APPLICANT:** TULLY TOWN BOARD  
**LOCATION:** TOWN OF TULLY  
**WITHIN 500' OF:** TOWN MUNICIPAL BOUNDARIES  
**TAX ID(s):** N/A

**Project Summary:**

In 2022, the Town of Tully enacted a moratorium on certain land development applications, to provide the Town with time to prepare and consider revisions to its comprehensive plan and zoning and subdivision regulations and complete the adoption process for any changes. The moratorium was due to expire 12 months from the effective date, 7/22/2022. The Town Board is proposing to extend the moratorium for one year from the original expiration date of 7/22/23.

**Recommendation:** No Position



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, City of Syracuse Planning Commission  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 5/31/2023  
**RE:** Administrative Review – New Restaurant on Walton St, Armory Square  
**RECOMMENDATION:** No Position

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

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**CASE NUMBER:** Z-23-167  
**REFERRING BOARD:** CITY OF SYRACUSE PLANNING COMMISSION  
**DATE RECEIVED:** 5/25/2023  
**TYPE OF ACTION:** SPECIAL PERMIT  
**APPLICANT:** CHERYL CHAIF  
**LOCATION:** 120-124 WALTON STREET  
**WITHIN 500' OF:** THE MOST (COUNTY OWNED)  
**TAX ID(s):** 101.-04-09.0

**Project Summary:**

The applicant is seeking a special permit to open a new restaurant, The COOP on Armory, in a multi-level restaurant space in Armory Square. The applicant will complete interior renovations and alterations to the 8,430sf space with the only exterior changes being a proposed 12' by 2'4" sign. The restaurant will be primarily located on the lower basement level, but will also occupy space on the first floor. The restaurant will be in the Bentley Settle Building, a mixed-use row building within the Armory Square Historic District.

**Advisory Notes:**

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. 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. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>.

**Recommendation:** No Position



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, City of Syracuse Planning Commission  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 5/31/2023  
**RE:** Administrative Review – Sign Waiver for Syracuse Center for Peace & Social Justice  
**RECOMMENDATION:** No Position

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

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

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**CASE NUMBER:** Z-23-174  
**REFERRING BOARD:** SYRACUSE PLANNING COMMISSION  
**DATE RECEIVED:** 5/30/2023  
**TYPE OF ACTION:** SPECIAL PERMIT  
**APPLICANT:** SYRACUSE CENTER FOR PEACE & SOCIAL JUSTICE  
**LOCATION:** 2013 EAST GENESEE STREET  
**WITHIN 500' OF:** A NYS-OWNED FACILITY  
**TAX ID(s):** 037.-04-27.0

**Project Summary:**

The applicant is proposing to install two 50sf fabric wall-mounted signs to the front of their building on East Genesee Street in Syracuse. The applicant, the Syracuse Center for Peace and Social Justice, provides office, meeting, and training space to other community groups within their building and report visitors have had difficulty identifying their location while driving near the busy intersection of East Genesee and Westcott Streets.

The applicant is seeking a waiver for 2 non-illuminated, wall-mounted, 5' by 10' (50sf) signs which identify the applicant's mission to make their building easier to locate. The proposed signs would be located on the front façade, above the front entrance. This sign waiver is in addition to an existing sign waiver for the non-illuminated double-sided sign on their lawn which identifies their resident groups within the facility.

The Board previously offered No Position on a special permit referral (Z-13-237) to reconstruct the parking area and build a handicap ramp on the parcel.

**Recommendation:** No Position





J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, City of Syracuse Planning Commission  
**FROM:** Dan Kwasnowski, AICP *DK*  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 5/31/2023  
**RE:** Administrative Review –Verizon cell tower equipment  
**RECOMMENDATION:** No Position

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

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

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**CASE NUMBER:** Z-23-175  
**REFERRING BOARD:** CITY OF SYRACUSE PLANNING COMMISSION  
**DATE RECEIVED:** 5/30/2023  
**TYPE OF ACTION:** SITE PLAN  
**APPLICANT:** ERSILIA DAVIS FOR VERIZON  
**LOCATION:** 405 HIAWATHA BOULEVARD E  
**WITHIN 500' OF:** CNY REGIONAL MARKET (NYS OWNED)  
**TAX ID(s):** 001.2-02-08.0

**Project Summary:**

The applicant is proposing to replace and add new equipment to an existing telecommunications pole located at 405 Hiawatha Boulevard East in Syracuse. The monopole is located in the northern corner of the property which is in a commercial area between the residential neighborhoods of Syracuse’s northside and the CNY Regional Market. Per the local application, the applicant is proposing to remove 9 antennas, 9 remote radio units, and 2 OVP boxes from the tower and replace with 12 antennas, 6 remote radio units, and 1 OVP box. No other changes to site are proposed.

The Board previously offered No Position on a site plan referral (Z-22-223) to modify an existing tower-mounted array at this location.

**Recommendation:** No Position