



# Onondaga County Planning Board

June 10, 2020

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli - via teleconference  
James Corbett - via teleconference  
Michael LaFlair - via teleconference  
Marty Masterpole - via teleconference  
David Skeval - via teleconference  
Jim Stelter - via teleconference  
Marty Voss - via teleconference

### STAFF PRESENT

Dan Kwasnowski - via teleconference  
Megan Costa - via teleconference  
Allison Bodine - via teleconference  
Robin Coon - via teleconference

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 10, 2020.

## III. MINUTES & OTHER BUSINESS

Minutes from May 20, 2020 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-20-16	TGedTB	<i>Modification</i>	S-20-17	TSkaPB	<i>No Position With Comment</i>
S-20-18	TPomPB	<i>No Position With Comment</i>	S-20-19	TEIbPB	<i>Modification</i>
S-20-20	VLivPB	<i>No Position</i>	Z-20-154	CSyrZA	<i>No Position</i>
Z-20-155	TClatB	<i>Modification</i>	Z-20-156	TEIbZBA	<i>Modification</i>
Z-20-157	TClapB	<i>No Position With Comment</i>	Z-20-158	TDewPB	<i>No Position</i>
Z-20-159	TClapB	<i>Modification</i>	Z-20-160	TSkaPB	<i>Modification</i>
Z-20-161	TDewZBA	<i>No Position</i>	Z-20-162	TDewZBA	<i>No Position With Comment</i>
Z-20-163	VLivZBA	<i>No Position</i>	Z-20-164	TPomPB	<i>Modification</i>
Z-20-165	TPomZBA	<i>No Position With Comment</i>	Z-20-166	TPomTB	<i>No Position With Comment</i>
Z-20-167	TManPB	<i>Modification</i>	Z-20-168	TManPB	<i>Modification</i>
Z-20-169	TCicPB	<i>No Position With Comment</i>	Z-20-170	TEIbPB	<i>Modification</i>
Z-20-171	TLafZBA	<i>Modification</i>	Z-20-172	TLafZBA	<i>Modification</i>
Z-20-173	TClazBA	<i>No Position With Comment</i>			



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # S-20-16

- 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 & FINAL SUBDIVISION from the Town of Geddes Town Board at the request of John S. Argiro for the property located 116 Lormik Lane; 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 Terry Road (Route 75), a county highway, and the municipal boundary between the Town of Geddes and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to subdivide a 7.35-acre parcel into 5 new lots, Lot 1 (1.08 acres), Lot 2 (0.44 acres), Lot 3 (0.43 acres), Lot 4 (5.02 acres), and Lot 5 (0.47 acres), in a Residential A: Single Family zoning district; and
- WHEREAS, the site is located in a residential neighborhood just west of the City limits and on the border with the Town of Onondaga; the submitted subdivision plan dated August 2, 2019 shows the site has frontage on Lormik Lane, a local dead-end road serving a residential subdivision to the east, and Terry Road, a county road to the west; the site contains an existing house with an asphalt driveway onto Lormik Lane; aerial imagery shows the western half of the site, just over 6 acres, is vacant and undeveloped; and
- WHEREAS, the subdivision plan shows the site will be subdivided into 5 lots, intended as single-family residential properties; proposed Lot No. 1 (1.08 acres) will contain the existing house and Lormik Avenue frontage; proposed Lots No. 2 (0.44 acres, 80.3' frontage), No. 3 (0.43 acres, 80.36' frontage), and No. 5 (0.47 acres, 118.53' frontage) will each occur along Terry Road; proposed Lot No. 4 (5.02 acre) will contain all of the land between the frontage lots and have 159.23' of frontage on Terry Road; and
- WHEREAS, per the subdivision plan, the entirety of the site appears to be labeled "People of the State of New York formerly"; and
- WHEREAS, per the subdivision plan, there is an existing sanitary sewer line, which is a County-owned trunk sewer, and a 20' wide sewer easement crossing the site and running roughly parallel to Terry Road; this county sewer infrastructure and easement are shown to occur on proposed Lots 2, 3, 4, and 5 and is paralleled by a storm sewer and 30' wide drainage easement;  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and
- WHEREAS, no development plans were included with the referral; and
- WHEREAS, the existing house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; new municipal connections to the public drinking water

and sewer infrastructure are proposed;  
ADVISORY NOTES: prior to connecting to public drinking water, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity prior to future development of the proposed lots; and

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

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

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

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

The applicant must coordinate Terry Road access plans with the Onondaga County Department of Transportation prior to municipal approval of the subdivision to ensure the proposed lots meet minimum sight distance requirements.

The Board also offers the following comment:

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # S-20-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Christopher Graham for the property located at County Line 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 the municipal boundary between the Town of Skaneateles and the Town of Sennet (Cayuga County), and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a 34-lot residential subdivision on a 23-acre parcel in a Hamlet zoning district; and
- WHEREAS, in 2010, the Board recommended modification of a subdivision referral (S-10-24) to subdivide two parcels into 3 new lots, which ultimately created the subject parcel, as well as concurrent site plan (Z-10-78) and special permit (Z-10-85) referrals for six 4-family dwellings on one of the other proposed lots, which appears to have been partially built; and
- WHEREAS, the vacant site is located at the outskirts of the Skaneateles Falls hamlet; aerial imagery shows the site has frontage on County Line Road, a local road, and contains a plowed farm field; the site abuts residential lots to the north, a parcel to the east that contains the partially developed Lauder Lane Condominiums, and an undeveloped parcel to the south, which fronts on Visions Drive, a local road serving a corporate office park; there is a large, active farm operation west of the site, across County Line Road; the site also abuts several abandoned industrial parcels to the east that contain Skaneateles Creek, a classification C regulated waterbody (per EAF Mapper); and
- WHEREAS, the submitted Site Plan dated May 15, 2020 shows the 34-lot subdivision to include lots ranging from 0.5 to 0.74 acres in size and generally rectangular in shape; a series of new streets, Streets A, B, and C, are proposed with two access points onto County Line Road; per the submitted Narrative dated February 28, 2020, a future road connection has been reserved in the northeast corner where the vacant industrial land could be developed in the future; Street A is shown to end in a hammerhead with a proposed turnaround easement; the right-of-way for Street A extends to the eastern lot line for the future road connection; the plan also shows two shared access drives, each with an access easement, that will serve 3 internal lots; all other access is shown to come from the new street network; and
- WHEREAS, the Narrative indicates the residential development is intended for smaller homes in the 2,000 sf range that would appeal to the starting and downsizing markets; this appears to be consistent with the Town's Joint Comprehensive

Plan, which encourages development of residential and mixed uses appropriate to the Hamlet District to provide alternative, market rate housing for young families and empty nesters; the Town is also currently working on a larger hamlet planning effort for the northern hamlets, including Skaneateles Falls, to promote the hamlets as centers for activity within the Town; the Syracuse-Onondaga County Planning Agency is working with the Town on this local planning effort; and

WHEREAS, per the Narrative, there are opportunities for walking trails to connect the residential development with the Lauder Lane Condominiums and ultimately Visions Drive, as well as to an abandoned, private walking trail on the industrial lots to the east; a new walking path is shown at the rear of the site, connecting Street C to the adjacent parcel to the east; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 20, 2020, 23.03 acres of the site will be disturbed by the proposed project; two stormwater management facilities will be constructed as part of the proposed development, “to be constructed with earth and in accordance with NYSDEC stormwater management standards and specifications”; the submitted Narrative dated February 28, 2020 notes that the site gently slopes east, draining towards Skaneateles Creek;

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

WHEREAS, proposed lots will be connected to public drinking water and each lot will have an individual septic system; the EAF notes that extension of an existing 8” OCWA water main will be required to service the proposed development; anticipated water usage and liquid waste generation are each estimated at 11,220 gallons per day; and

ADVISORY NOTES: the Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734010) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the referral includes a letter dated October 28, 2008 indicating that a Phase 1 cultural resource evaluation was conducted between May and October 2008 and concludes that no evidence of important cultural resources was found during the investigation; 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:

1. The Town and applicant are advised that compliance with Section 10 of the Onondaga County Right of Way Designation Law (Local Law # 5-1972) is required for any new streets/street names, and the subdivision map must be modified to reflect approved street names prior to subdivision filing. The applicant should contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of street names and addresses prior to filing the subdivision.
2. The Board recommends that the Town ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of any green space areas, trails, and stormwater management facilities to serve the subdivision. Potential strategies may include separating such areas onto non-residential parcels, to be owned and maintained by a Homeowner's Association (HOA) or the Town, and establishing adequate easements to allow for access to such facilities.
3. Given that the proposed project is intended to appeal to starting and downsizing markets, the applicant is encouraged to consider opportunities to serve a range of income levels, incorporate universal design into a portion of the proposed homes, and implement best practices for age-friendly communities into the neighborhood design.
4. The layout of the proposed neighborhood is amenable to the creation of a walkable, traditional community that would complement the character and goals of the Hamlet District. To further those goals, the applicant and Town are encouraged to consider elements such as front porches, sidewalks, street trees, neighborhood-scaled street lighting, and shared green spaces as the planning process continues.
5. Given the proximity to nearby agricultural land uses, the Town should consider the implications of establishing a residential use adjacent to active farmland as part of its review. Mitigations, such as landscaping along County Line Road, is strongly encouraged to buffer the two different land uses.
6. The Town is encouraged to consider opportunities for an improved network of pedestrian and bicycle infrastructure as part of the larger hamlet planning efforts, which would incorporate, and improve upon, the development's proposed trail and connections to adjacent lands and connect employment centers, housing, and the hamlet center in this area.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # S-20-18

- 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 & FINAL SUBDIVISION from the Town of Pompey Planning Board at the request of Salt Point Rentals, LLC for the property located at 8710 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 19.33-acre parcel into two new lots (9.473 acres and 8.564 acres) in a Farm (F) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-20-166) as part of the proposed project; in 2019, the Board recommended modification of a preliminary subdivision referral (S-19-63) to subdivide a 22-acre parcel into two new lots, requiring review and approval of the septic system by the Onondaga County Health Department; per a phone conversation with the Town, the subdivision was approved, creating the subject parcel, but the map has not been filed yet; approval of the subdivision currently under review will be conditioned on filing the 2019 map; and
- WHEREAS, the site is located in northern Pompey along NYS Route 92, near the hamlet of Oran; surrounding land uses are low-density residential and there are large tracts of undeveloped land; the site abuts parcels containing Limestone Creek and its 100-year floodplain and floodway; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southwestern corner of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated April 24, 2020 show the site contains the Oran Valley driving range, including an existing one-story metal building, a rear shed, roofed and canopied areas with tee boxes, and a grass tee area with a shed at the rear of the other structures; there is an existing gravel parking area in the front yard with an existing driveway onto Route 92; all structures on the site and the entirety of the driving range use appear to be located on the proposed 8.564-acre lot, which is intended for the requested zone change from Farm (F) to Hamlet Commercial (HC); and
- WHEREAS, the subdivision map shows the boundaries of federal and New York State wetlands, and the 100' buffer, on significant rear portions of the site; the

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wetland areas and minor floodplain encroachment will be almost entirely contained on the proposed 9.473-acre lot, to remain in the Farm (F) zoning district; a portion of the grass tee area appears to be located in the federal wetland area; and

WHEREAS, per the submitted Petition to the Town of Pompey Town Board for a Change in Zoning of a Specified Parcel, the requested zone change to HC is intended to allow Salt Point, a residential construction company, to relocate their office to the existing building; the applicant plans to renovate the building with new windows, siding and roofing; the petition notes that there are two parcels between the subject site and a node of parcels zoned HC to the northwest; and

WHEREAS, the Pompey Master Plan 2013 recognizes its hamlets for providing a sense of community within the Town, and encourages residential development to occur around these centers with well-planned commercial development that is compatible with the character and scale of the hamlet; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 20, 2020 indicates the 9.473-acre lot is a potential building lot for a single-family residence; the subdivision plan shows the lot will have 200' of frontage on Route 92; only the front of the parcel, roughly 1.4 acres in size, appears to be unencumbered by wetlands or floodplain;

ADVISORY NOTE: any proposed residential driveways onto Route 92 will require highway access and work permits from the NYS Department of Transportation Onondaga East Residency Office and will be subject to the availability of sight distance; and

WHEREAS, the site is served by an individual well and septic system; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service the proposed lots prior to Department endorsement of the subdivision; and

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

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

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

While the Board offers no position with regards to the proposed subdivision, the following comments are intended for future development of the proposed lots:

1. All access to NYS Route 92 should be coordinated with the NYS Department of Transportation early in the planning process and may be subject to highway access and work permits. Proposed or existing driveways serving a commercial land use must meet the Department's commercial driveway standards.

2. The applicant is advised to contact the U.S. Army Corps of Engineers

and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

3. Any development of either lot should be carefully considered to avoid sensitive environmental areas on the site and in the surrounding area, and minimize impacts to local drainage patterns.

4. The Syracuse-Onondaga County Planning Agency is working with other communities to develop effective hamlet and town center planning, and encourages the Town of Pompey to reach out to the Department for any assistance with local planning efforts you may want or need.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # S-20-19

- 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 Elbridge Planning Board at the request of Michael Tanner for the property located at Hamilton 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 Hamilton Road (Route 271), a county highway, the municipal boundary between the Town of Elbridge and the Village of Jordan, and a farm operation located within a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 33.024-acre parcel into two new lots, Lot 1 (29.473 acres) and Lot 2 (3.551 acres), in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge with surrounding residential land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 3; the site and lands west and south of the parcel appear to contain active farmland; the site abuts parcels to the east that contain Skaneateles Creek, a classification C regulated waterbody (per EAF Mapper), and its associated 100-year floodplain; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated May 20, 2020 show the site has frontage on Hamilton Road, a county road, and contains an existing gravel driveway and two large ponds; the site appears to contain two temporary, RV or camper-like structures;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Hamilton Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, proposed Lot 2 (3.551 acres) will be subdivided from the parcel and include the farm field at the northwest corner of the parcel, leaving Lot 1 (29.473 acres) and any existing structures/driveways; the submitted Environmental Assessment Form (EAF) dated May 26, 2020 notes that Lot 2 would remain open land; and
- WHEREAS, no development plans are indicated;  
ADVISORY NOTE: any future or proposed driveways onto Hamilton Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the subdivision plan, the site contains an overhead utility line that runs along the southern lot line; the utility line and easement will be entirely contained on Lot 1; and
- WHEREAS, the Onondaga County Department of Finance Office of Real Property Services indicates the site has existing public drinking water; the site does not have

existing wastewater services and is located outside of the Onondaga County Sanitary District; per the EAF, a new well and individual septic system are proposed, presumably for Lot 1;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows potential state and/or federal wetlands along the south lot line;

ADVISORY NOTE: prior to any future development of Lots 1 or 2, the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

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

The applicant must coordinate Hamilton Road access plans with the Onondaga County Department of Transportation prior to municipal approval of the subdivision to ensure the proposed lots meet minimum sight distance requirements.

The Board also offers the following comment:

The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # S-20-20

- 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 Village of Liverpool Planning Board at the request of Tania Blasi for the property located at 209 Alder Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oswego Street (Route 91 / Route 57), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a parcel into two new parcels (5,625 and 7,425 sf in size) in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-163) as part of the proposed project; and
- WHEREAS, the vacant parcel is located on Alder Street, a village street, in a residential neighborhood; the site is west across Alder Street from Liverpool Cemetery, which is listed on the National and State Registers of Historic Places; and
- WHEREAS, the submitted plan shows the existing lot will be subdivided into 2 rectangular-shaped building lots; the northern lot will be 5,625 sf in size and the southern lot will be 7,425 sf, where 6,250 sf is required for residential lots in the R-1 zoning district; each lot will be 45' in width, where 50' is required;
- WHEREAS, no development plans were included with the referral; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 8, 2020, any stormwater discharges will be directed towards the road storm drain system; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-154

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Stephen Schmitt - Archie Enterprises for the property located at 413 South Warren 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 the Onondaga County Court House, Onondaga County Civic Center, Onondaga County Carnegie Building and Onondaga County Library facilities; and
- WHEREAS, the applicant is proposing façade alterations as part of a larger renovation project to an existing commercial building on a 0.12-acre parcel in a Central Business District - Office and Service (CBD-OS) zoning district; and
- WHEREAS, the site is located near Columbus Circle in Downtown Syracuse in the South Salina Street Historic District; the submitted survey map dated April 14, 2020 shows the site has frontage on South Warren Street, a city street, and contains a two-story, zero-lot-line building with a rear courtyard that is enclosed by the surrounding buildings; there are existing street trees, sidewalks, and on-street parking along South Warren Street; and
- WHEREAS, per the local application, the building's façade will be restored to its 1920s appearance; interior renovations will convert the second floor business uses to four residential apartments; the existing first floor restaurant use will remain; and
- WHEREAS, per the submitted elevation drawings dated March 26, 2020, the existing brick façade will be restored as part of the proposed renovations; new windows and a wood storefront system will be installed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to "provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses"; and
- WHEREAS, the site may contain the Peregrine falcon, or its associated habitat, which has

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

WHEREAS, the site is located near the Plymouth Congregational Church, Montgomery Street-Columbus Circle Historic District, Armory Square District, Loew's State Theater, and St. Paul's Cathedral and Parish House, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-155

- 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 Town Board at the request of Rocklyn Commercial, LLC for the property located at West Taft Road and Wintersweet 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 West Taft Road (Route 48), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a WellNOW Urgent Care facility in a Planned Development (PDD) zoning district; and
- WHEREAS, in 2015, the Board offered no position with comment for a text amendment referral (Z-15-431) to amend the Inverness Gardens Planned Development District (PDD), which includes the subject parcel; the Board previously offered no position with comment on a site plan referral to construct a Mavis Discount Tire store on the subject lot (Z-15-250) and a site plan referral for an adjacent commercial building (Simon Agency) in the PDD (Z-14-226), commenting on drainage, access, water, and wastewater, and encouraging a strategy for site layout, parking, and access for the entire Inverness Gardens development; the Board previously offered no position with comment for a zone change referral (Z-09-185) and recommended modification of a subdivision referral (S-09-89) to create the PDD; and
- WHEREAS, the vacant site is located at the intersection of Wintersweet Drive, a local road, and West Taft Road, a county road, with a residential neighborhoods north across West Taft Road and south across Wintersweet Drive; other surrounding land uses including medical offices, professional offices, and a grocery store; and
- WHEREAS, the submitted Sketch Plan dated March 21, 2020 shows the project area will occupy the 1.2 acres of land on the eastern side of the parcel, which fronts West Taft Road to the north and Wintersweet Drive to the east and south; the proposed building (3,500 sf) is shown to be surrounded on three sides by asphalt, with parking (44 spaces total) along both road frontages; there are two proposed driveways, each on Wintersweet Drive, and a proposed monument sign near the intersection of the two roads;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all access to the site must come from Wintersweet Drive as shown; no access to West Taft Road will be permitted; and
- WHEREAS, the submitted Project Plan approved October 12, 2016 shows the Inverness Gardens PDD to include 17 two-unit townhouses and 44 detached single-family houses on the southern half of the district and 65,500 sf of commercial space, divided among multiple buildings, with parking and an interior road

network on the northern half of the district; the residential portion of the PDD appears to be mostly built out, while the commercial portion is still mostly vacant; the Sketch Plan shows a future interior connector road as part of the urgent care project, which would access one of the proposed driveways and serve the adjacent undeveloped lands on the remainder of the parcel, presumably to allow for continued development; and

WHEREAS, per the Standards of Proof, normal operating hours for the WellNow Urgent Care will be 8am to 8pm, with possible extended hours from 7am to 11pm; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 8, 2020 indicates 1.2 acres of the site will be disturbed by the proposed project, and stormwater discharges will be directed to existing stormwater management facilities with the PDD;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; new connections to the public drinking water and sewer infrastructure are proposed as part of the project;

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

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

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

WHEREAS, a portion of the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; the entirety of the project area is outside the Drainage District boundary; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the remediation site, the "Miller-Duva site," is south of the project area and is remediated/closed with continued monitoring; 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

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

The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan and a lighting plan for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The applicant is encouraged to consider a revised site plan that situates the building closer to the road front and locates parking and dumpster enclosures at the rear of the building. The Board encourages the applicant to include landscaping to help screen any parking that is visible for West Taft Road or Wintersweet Drive.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Elbridge Zoning Board of Appeals at the request of Tracy Tanner for the property located at 5839 Hamilton 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 Hamilton Road (Route 271), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow a home occupation, a hair salon, on a 6.9-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge with surrounding residential land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 3; lands west of the parcel appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Hamilton Road, a county road, and contains an existing house and two existing barn structures at the rear of the site; there is an existing u-shaped gravel driveway with two access points onto Hamilton Road; the driveway extends to the rear of the site to serve the barn structures; and
- WHEREAS, per the local application, the special permit request is intended to allow for a home occupation, a hair salon, on site; no additional information regarding use of the site for the hair salon was provided; and
- WHEREAS, the site is served by public drinking water and has an individual septic system; no changes to the existing infrastructure are proposed; and

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

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to ensure the existing septic system can adequately serve the additional use of the site prior to, or as a condition of, municipal approval of the special permit request.

The Board also offers the following comment:

The Onondaga County Department of Transportation advises the Town and applicant that any future increase to the intensity of the home occupation, i.e., number of employees or customers, will require a commercial driveway to serve the property, which should be coordinated with the Department.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-157

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Dazzling Smiles for the property located at 8195 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91/ Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing construction of a 792 sf addition to the south side of the existing dental office, a new shed in the rear yard, and 16 new parking spaces along Oswego Road on a 0.919-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for an area variance referral (Z-20-148) associated with the proposed addition; in 2019, the Board offered no position with comment for concurrent site plan (Z-19-381) and area variance (Z-19-382) referrals for a previous iteration of the project, which were approved locally; plans for the proposed addition have since been modified, necessitating a change in the requested area variances and an amended site plan review; in 2014, the Board offered no position with comment for a site plan referral (Z-14-69) to convert an existing commercial building from a restaurant to a dental office; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding land uses being mostly commercial on this corridor; residential neighborhoods occur east and west of the Oswego Road frontage parcels, and the site abuts Madison Village, a mobile home park, to the west; and
- WHEREAS, the submitted subdivision plan dated February 10, 2014 shows the site has additional frontage on Calder Road, a local road serving the mobile home park, and contains an existing building, a dental office (Dazzling Smiles), with parking at the front and south side of the building; and
- WHEREAS, per the subdivision plan, the site has two existing driveways, one onto Oswego Road and one onto Calder Road; the Oswego Road driveway has an access right-of-way and is shared with an adjacent parcel, which appears to contain an unused asphalt parking lot; the site also contains a 25' wide ingress & egress right-of-way that extends the length of the Calder Road driveway and through the front parking area to the adjacent parcel;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Oswego Road must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted for this site, nor is any shown in the plans; and
- WHEREAS, the submitted Proposed Site Plan dated November 27, 2019 (revised March 25, 2020) shows the proposed 792 sf addition will be constructed on the south

side of the existing building; in the Board's previous review of the project (Z-19-381) the addition was planned for the north side of the building; the proposed shed is shown to occur in the rear yard, behind the addition, and the proposed parking lot expansion will add a row of 16 new parking spaces parallel to Oswego Road; the application indicates the parking lot will also be re-striped, as required; and

WHEREAS, the Proposed Site Plan shows the building is existing non-conforming, occurring 54'-5" from the rear lot line where 80' is required for sites abutting a residential district; the proposed building addition will be flush with the rear of the building and occur 54'-2" from the rear lot line, requiring an area variance; additional relief from the rear yard setback requirement is necessary for the proposed shed which will be located 31'-9" from the rear lot line; there is an existing 6' tall fence that screens adjacent properties to the south and west; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 19, 2020, hours of operation for the dental office are 8am to 5pm Monday through Friday; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the EAF, anticipated water demand for the expanded dental operations are 200 gallons per day and liquid waste generation is also estimated at 200 gallons per day; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service; bus stops are located at the Calder Road/Oswego Road intersection on the north side of the site; and

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

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

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

1. To improve walkability and access to public transit in this area, the Town and applicant are encouraged to install a sidewalk along the Oswego Road frontage that includes a crosswalk across Calder Road to the nearby bus stop, provides a planting strip between the sidewalk and the road, and includes an extension to the front entrance of the building.

2. The applicant is encouraged to add landscaping, such as low shrubs or hedges, at the front of the site to screen front yard parking.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-158

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Robert C. Abbott, Jr. for the property located at 404 North Midler 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 the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing to enclose a vacant 2-acre portion of an 11.75-acre parcel (Midler Business Center) with a 6-foot chain link fence with barbed wire top and a 20-foot rolling gate in an Industrial zoning district; and
- WHEREAS, the site is located in an industrial area just outside the City limits; the site abuts a CSX rail line to the southwest and there's a rail spur at the rear of the parcel; and
- WHEREAS, aerial imagery and the submitted Site Plan dated May 6, 2020 show the site has frontage on North Midler Avenue, a local road, and contains an existing one-story, multi-tenant building, Midler Business Center; the building occurs on the northeast half of the site with parking at the front and along both sides of the building; there are access drives at the front and rear and two existing driveways with access to North Midler Avenue, one on either side of the building; the southwestern half of the site appears to contain vacant, undeveloped land and a gravel parking area; and
- WHEREAS, the Site Plan shows the proposed enclosure will occur at the rear of the site in an area that is currently undeveloped; per the Site Plan, the enclosed area will be covered by compacted gravel and have access to the southern driveway via the proposed rolling gate; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 11, 2020 notes that 4 acres of the site will be disturbed by the proposed project; two existing stormwater management facilities are shown in the Site Plan to occur at the front of the site;  
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO); and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734032, 734064, C734087) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-159

- 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 Town of Clay Planning Board at the request of Barrett Paving Materials, Inc. for the property located at 4530 Wetzel 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 Wetzel Road (Route 252), a county highway; and
- WHEREAS, the applicant is proposing an expansion of the existing Barrett Paving facility to accommodate recycling, handling and recovery of concrete, brick, rock, asphalt pavement and asphalt millings on a 65.26-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, in 2019, the Board recommended modification of a special permit referral (Z-19-379) associated with the proposed project; in 2018, the Board offered no position with comment for a special permit referral (Z-18-139) to install an exterior storage tank as an accessory use to the existing manufacturing operation; in 2015, the Board recommended modification of a site plan referral (Z-15-358) proposing to construct an office addition to the existing building on the subject parcel, citing access and drainage requirements; the Board previously reviewed subdivision (S-08-98), site plan (Z-08-460), and area variance (Z-09-09) referrals to combine three lots into one and construct an addition to an existing building and a new warehouse; and
- WHEREAS, the site is located along Wetzel Road, a county road, in the Woodard Industrial Park of the Town of Clay; surrounding land uses are a mix of industrial and residential with large tracts of vacant forestland in the immediate area; the site is bisected into two portions by a rail line; the westerly portion of the site (19.26 acres) is vacant and wooded and the easterly portion (46 acres) contains existing buildings for Barrett Paving Materials, Inc.; and
- WHEREAS, aerial imagery shows the easterly portion of the site contains two existing buildings set towards the front of the site, a front asphalt parking lot, and an existing driveway onto Wetzel Road, which appears to also provide access to the adjacent parcels for Whitacre Engineering; at the rear of the buildings there is a large gravel storage area for equipment and materials; and
- WHEREAS, the submitted Site Layout and Grading Plan dated May 8, 2020 shows the Town's S-1 Special Use Overlay District would be applied to 27.63 acres of the site where the proposed facility will be located; per the Town zoning code, recycling bulk process facilities are permitted in the S-1 district upon special permit approval; the submitted Environmental Assessment Form (EAF) dated November 22, 2019 indicates approval from the NYS Department of Environmental Conservation (DEC) will be required, including application and registration for a solid waste management facility permit; and
- WHEREAS, the Site Layout and Grading Plan shows the proposed facility to include

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finished product stockpile, a stockpile storage area, and a processing plant and stockpile area; per the EAF, a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit will be required for the portable crusher; the area will be served by a proposed gravel access road onto Wetzel Road; there is a scale and future scale house along the access road and adjacent to three proposed parking spaces; a proposed sign is shown at the front of the site; a letter from the Onondaga County Department of Transportation to the applicant, dated May 11, 2020, indicates the driveway has been approved by the Department; a driveway permit as yet to be issued; ADVISORY NOTES: the proposed driveway onto Wetzel Road still requires highway access and work permits from the Onondaga County Department of Transportation; per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way; and

WHEREAS, per the EAF, the projected number of truck trips per day will be 5.8 trips per day of 6-wheeled dump trucks, 5.4 trips per day of tri-axle dump trucks, and 0.28 trips per day of tractor trailers; daily operations will be Monday through Friday from 7am to 4:30pm and Saturday 7am to 3pm; and

WHEREAS, the Site Layout and Grading Plan shows proposed 2.5' to 6.5' high berms at the rear of the project area and existing berms at the front of the site, to remain; a densely wooded area also separates the project area from the road frontage; per the EAF, a 50' minimum existing tree buffer will be maintained on the site to act as a noise barrier; a figure showing crusher noise levels based on field verified meter readings was included with the referral and indicates the processing plant will produce less than 70 dBA at the side lot lines, which are located closer to the processing plant than the front and rear lot lines; and

WHEREAS, per the EAF, the site is encumbered by a number of small wetland areas; there are two unregulated and isolated wetlands totaling 0.49 acres that will be removed as part of the proposed project; the site also has 5 regulated wetlands totaling 1.68 acres, to remain; it is not clear if the wetland boundaries have been confirmed by the NYS DEC or US Army Corps of Engineers; per the Site Layout and Grading Plan, the proposed berm separates the project area from the wooded and wetland areas to the south; and

WHEREAS, per the EAF, 21 acres of the site will be physically disturbed by the proposed project; the Site Layout and Grading Plan shows three proposed stormwater management ponds on the site and various diversion swales, which will ultimately discharge to the adjacent wetlands; per the EAF, water for dust suppression will be drawn from stormwater ponds; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials; ADVISORY NOTES: any project that will create stormwater discharges associated with industrial activity 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; per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; a force main is shown to occur at the front of the site, roughly parallel to Wetzel Road; the access road is shown to cross the force main, which will be rerouted around the stormwater management facilities at the front of the site; no changes to the

existing infrastructure are proposed; 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 the Site Layout and Grading Plan shows a tree clearing area of 11.59 acres; per the EAF, an Endangered/Threatened Species Habitat Assessment was performed by Terrestrial Environmental Specialists, Inc. in 2017 and concluded that tree clearing should take place from November 1 to March 31 to minimize impacts to the Indiana bat; and

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

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding requirements for the proposed driveway on Wetzel Road in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the county right-of-way. To further meet Department requirements, the applicant must continue to coordinate regarding the Department's review of the Stormwater Pollution Prevention Plan (SWPPP). The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Any excavation should utilize Dig Safely NY (811) to allow utilities to stake out the location of their infrastructure prior to work being done.
2. The applicant is encouraged to increase buffering around the project area to further mitigate noise impacts to the surrounding area.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-160

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of William Hayes for the property located at 1433 Heifer 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a single-family dwelling on a vacant 2-acre parcel in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2017, the Board offered no position with comment for a preliminary subdivision referral (S-17-83) to subdivide a 100.699-acre parcel into 3 new lots, which created the subject parcel; previously, the Board offered no position with comment for a preliminary subdivision referral (S-15-68) proposing to subdivide a parcel into two lots, creating a 2.00-acre building lot and preserving the remaining 100.699-acre lot for an existing farm operation; and
- WHEREAS, the site is located along Heifer Road, a local road, on the west side of Skaneateles Lake; the site and surrounding lands are enrolled in NYS Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted Tract Map dated February 25, 2020 and local application show a proposed 3-bedroom, 2,600 sf single-family home and an in-ground pool; per the submitted Erosion & Sediment Control Plan dated May 12, 2020, a new driveway onto Heifer Road is proposed; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 8, 2020, 0.80 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; a new well and a raised septic system, which is shown to occur in the rear yard, are proposed to serve the new house; a letter from a representative for the applicant to the Town Planning Board, dated May 15, 2020, notes that a new septic system has been designed and approved by the Onondaga County Health Department; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage will be 17% following the proposed project, where 10% is permitted; an area variance referral has not been reviewed by the County Planning Board for the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

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sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
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 bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);  
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-161

- 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 AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Pemco Brooklawn, LLC for the property located at 6712 Brooklawn Parkway; 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 Thompson Road (Route 13), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking spaces by 9 in order to accommodate an addition to an existing business on a 4.8-acre parcel in a Hi Tech zoning district; and
- WHEREAS, the Board recently offered no position with comment for a site plan referral (Z-20-110) as part of the proposed project, encouraging the applicant to include a new sidewalk from the building entry to the existing sidewalk at the front of the site; a sidewalk extension is shown in the revised site plan for the project; and
- WHEREAS, the site is located in a largely industrial area along the New York State Thruway; land uses in the immediate area include the recently constructed Feldmeier Equipment manufacturing facility and several office buildings; and
- WHEREAS, the submitted survey map dated January 6, 2020, included with the previous site plan referral (Z-20-110), shows the site has frontage on Brooklawn Parkway, a local road, and contains a two-story, multi-tenant office building, the Brooklawn Corporate Center, and a large asphalt parking lot at the front, rear, and north sides of the building; there are two existing driveways onto Brooklawn Parkway; aerial imagery shows an existing concrete sidewalk along the road front, which ends at the westerly driveway; and
- WHEREAS, the submitted Overall Site Plan dated March 13, 2020 shows proposed building improvements will include renovations to the front and rear building entrances, including a small addition for the front entry with space for a new vestibule and upper and lower lobbies; the submitted elevation drawings, included with the previous site plan referral (Z-20-110), show the new façade at the entries will be a combination of aluminum and glass storefronts and Nichiha illumination panels with aluminum coping and synthetic wood panel soffits; the elevation drawings show concrete retaining walls will be installed as part of the first floor of the front entry addition; and
- WHEREAS, the submitted site plans show additional site improvements to include new concrete sidewalks at both building entries and a bike rack at the rear of the building; parking at the rear of the building will be modified to add 4 new handicap parking spaces; the submitted Planting Plan, included with the previous site plan referral (Z-20-110), shows new landscaping at the northeast corner of the building; and



- WHEREAS, per the Overall Site Plan, an area for “reserve parking for 86 cars” is shown on the south side of the building; total parking including reserve parking is 335 spaces, where 344 spaces are required; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 11, 2020, 0.27 acres of the site will be disturbed by the proposed project and stormwater will go to an existing drop inlet; no additional runoff will be added to the system; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;  
ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734129, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Hospitality Syracuse, Inc. for the property located at 6463 Thompson 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 Thompson Road (Route 635), a state highway; and
- WHEREAS, the applicant is requesting area variances for signage as part of a proposed project to construct a 2,665 sf drive thru restaurant, a Taco Bell, on a 1.39-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board recently offered no position with comment for an area variance referral (Z-20-82) to reduce front and side yard setbacks as part of the proposed project; in 2019, the Board recommended modification of the site plan referral (Z-19-328) as part of the proposed project; the Board cited coordination with the New York State Department of Transportation regarding stormwater, traffic and lighting requirements and coordination with the Onondaga County Department of Water Environment Protection on stormwater requirements; in 2013, the Board offered no position with comment for a final subdivision referral (S-13-55) that created an easement for a Town right-of-way next to the subject parcel; and
- WHEREAS, the site is south of Carrier Circle and has frontage on Thompson Road, a state road; the site is across Thompson Road from the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the submitted survey map dated September 16, 2019, included with the previous area variance referral (Z-20-82), shows the site contains a portion of an existing parking lot which is contiguous with parking on a parcel, owned by the Carrier Corporation, to the west and south; the site abuts a local right-of-way, Greenspeed Way that bisects the parking lot and intersects Thompson Road at an existing traffic signal; there is a Town of DeWitt sanitary easement along the north lot line of the site; and
- WHEREAS, the submitted Site Plan dated March 2, 2020 shows the proposed one-story building (2,665 sf), a Taco Bell restaurant, will be constructed at the northeast corner of the site; a proposed 38-space asphalt parking lot is shown on the south side of the building and a single lane drive-thru is shown at the rear of the building; the plan shows 7 additional parking spaces held in reserve at the rear of the parking lot; and
- WHEREAS, proposed signage includes three LED-illuminated, wall-mounted signs (25.5 sf each), with one each mounted on the front and side facades of the building, an

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LED-illuminated monument sign (32.8 sf) with stone veneer base along the Thompson Road frontage, and an LED-illuminated, “drive thru” directional sign (3.5 sf); per the submitted project narrative, area variances are sought to 1) allow a wall sign on the north side of the building, which does not have street frontage, 2) increase the allowable area of the monument sign from 20 sf to 33 sf, 3) increase the height of the monument sign from 6’ to 6’-6”, 4) increase the area of the directional sign from 2 sf to 3.6 sf, and 5) increase the height of the directional sign from 3’ to 4’-9”; and

WHEREAS, per the Site Plan, the site will have access to Greenspeed Way at the rear of the site; there is an existing sidewalk along Thompson Road, to remain, with a proposed concrete sidewalk connection to the building entrances;  
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 20, 2020, included with the previous area variance referral (Z-20-82), the stormwater runoff from the project area will be collected and treated on-site; no additional information regarding stormwater management is included; per the Site Plan, lot coverage will be reduced by 32.5% with the proposed project;  
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state’s drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; new connections to the existing drinking water and sewer infrastructure are proposed;  
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department’s Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including the subject parcel; recommendations for access included internal access roads leading to existing or proposed signalized intersections at

Thompson Road and restrictions on direct driveway access to Thompson Road; the Greenspeed Way right-of-way was created as part of this effort to facilitate future road construction; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

While the Board offers no position with regard to the requested area variances, the following comments are reiterated from the previous site plan review:

1. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. To further meet Department requirements, the applicant must also submit traffic data and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-163

- 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 Village of Liverpool Zoning Board of Appeals at the request of Tania Blasi for the property located at 209 Alder 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 Oswego Street (Route 91 / Route 57), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce lot size and lot width to allow a proposed 2-lot subdivision in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-20-20) as part of the proposed project; and
- WHEREAS, the vacant parcel is located on Alder Street, a village street, in a residential neighborhood; the site is west across Alder Street from Liverpool Cemetery, which is listed on the National and State Registers of Historic Places; and
- WHEREAS, the submitted plan shows the existing lot will be subdivided into 2 rectangular-shaped building lots; the northern lot will be 5,625 sf in size and the southern lot will be 7,425 sf, where 6,250 sf is required for residential lots in the R-1 zoning district; each lot will be 45' in width, where 50' is required;
- WHEREAS, no development plans were included with the referral; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 8, 2020, any stormwater discharges will be directed towards the road storm drain system; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-164

- 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 SITE PLAN from the Town of Pompey Planning Board at the request of Canary Housing / David Bravo-Cullen for the property located at 7387 Academy 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 Academy Street (Route 170), Henneberry Road (Route 182) and Sweet Road (Route 109), all county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing improvements to an existing house to convert it to a multi-family dwelling with 4 two-bedroom units on a 1.06-acre parcel in a Hamlet Residential (HR) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-165) as part of the proposed project; and
- WHEREAS, the site is located in the Pompey hamlet with denser surrounding land uses including a mix of residential, commercial, religious, and civic properties; and
- WHEREAS, the submitted survey map dated January 24, 2017 shows the site has frontage on Academy Street, a county road, and contains an existing two-story house with a rear one-story addition; there is an existing gravel driveway serving the house;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Academy Street must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated May 22, 2020 shows the proposed project will include construction of an addition at the rear of the house; an 8' x 12' shed is shown in the side yard and a parking area with 4 spaces is shown along the existing driveway; it is not clear if the driveway and parking area will be paved, or improved, as part of the project;  
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the submitted Explanation of Project/Referral notes that the proposed work is intended to convert the house to a 4-unit dwelling; per the Town Zoning Code, the Hamlet Residential (HR) zoning district requires at least 15,000 sf per unit for a multiple-family land use and the lot is 1.06 acres (46,173.6 sf) in size, necessitating an area variance for the proposed 4-unit dwelling; the HR district also requires a lot frontage of 150' for a multiple-family land use where 144' is available; and
- WHEREAS, per the Explanation of Project/Referral, a 3-unit dwelling is permitted under the Town Zoning Code and will be pursued should the variance request be

denied; the site plan will be the same given conversion to a 3- or 4-unit dwelling; only internal renovations will differ; and

WHEREAS, the local application notes that the housing project is intended for chemically-sensitive people, which increases the cost of materials and procedures for the project; allowing a 4-unit dwelling would help to offset the additional costs; and

WHEREAS, the Pompey Master Plan 2013 recognizes its hamlets for providing a sense of community within the Town, and encourages residential development to occur around these centers with well-planned commercial development that is compatible with the character and scale of the hamlet; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 22, 2020, 0.2 acres will be disturbed by the proposed project;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site is served by an individual well and septic system; the Site Plan shows a new septic tank and absorption trench system; and

WHEREAS, the site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and

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

1. The applicant is required to coordinate Academy Street 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 Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

The Board also offers the following comments:

1. The Town is advised to ensure the proposed parking and turnaround can accommodate the increase in dwelling units.
2. The Syracuse-Onondaga County Planning Agency is working with other communities to develop effective hamlet and town center planning, and encourages the Town of Pompey to reach out to the Department for any assistance with local planning efforts you may want or need.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-165

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Canary Housing / David Bravo-Cullen for the property located at 7387 Academy 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 Academy Street (Route 170), Henneberry Road (Route 182) and Sweet Road (Route 109), all county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances to allow a 4-family dwelling on a 1.06-acre parcel in a Hamlet Residential (HR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-164) as part of the proposed project; and
- WHEREAS, the site is located in the Pompey hamlet with denser surrounding land uses including a mix of residential, commercial, religious, and civic properties; and
- WHEREAS, the submitted survey map dated January 24, 2017 shows the site has frontage on Academy Street, a county road, and contains an existing two-story house with a rear one-story addition; there is an existing gravel driveway serving the house;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Academy Street must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated May 22, 2020 shows the proposed project will include construction of an addition at the rear of the house; an 8' x 12' shed is shown in the side yard and a parking area with 4 spaces is shown along the existing driveway; it is not clear if the driveway and parking area will be paved, or improved, as part of the project;  
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the submitted Explanation of Project/Referral notes that the proposed work is intended to convert the house to a 4-unit dwelling; per the Town Zoning Code, the Hamlet Residential (HR) zoning district requires at least 15,000 sf per unit for a multiple-family land use and the lot is 1.06 acres (46,173.6 sf) in size, necessitating an area variance for the proposed 4-unit dwelling; the HR district also requires a lot frontage of 150' for a multiple-family land use where 144' is available; and
- WHEREAS, per the Explanation of Project/Referral, a 3-unit dwelling is permitted under the Town Zoning Code and will be pursued should the variance request be denied; the site plan will be the same given conversion to a 3- or 4-unit

dwelling; only internal renovations will differ; and

WHEREAS, the local application notes that the housing project is intended for chemically-sensitive people, which increases the cost of materials and procedures for the project; allowing a 4-unit dwelling would help to offset the additional costs; and

WHEREAS, the Pompey Master Plan 2013 recognizes its hamlets for providing a sense of community within the Town, and encourages residential development to occur around these centers with well-planned commercial development that is compatible with the character and scale of the hamlet; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 22, 2020, 0.2 acres will be disturbed by the proposed project;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site is served by an individual well and septic system; the Site Plan shows a new septic tank and absorption trench system;  
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (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:

While the Board offers no position with regard to the requested area variance, the following comment is intended for the project as a whole:

1. The applicant is required to coordinate Academy Street 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 Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.
3. The Town is advised to ensure the proposed parking and turnaround can accommodate the increase in dwelling units.
4. The Syracuse-Onondaga County Planning Agency is working with other communities to develop effective hamlet and town center planning, and encourages the Town of Pompey to reach out to the Department for any assistance with local planning efforts you may want or need.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-166

- 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 ZONE CHANGE from the Town of Pompey Town Board at the request of Salt Point Rentals, LLC for the property located at 8710 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change on a proposed 8.564-acre parcel from a Farm (F) zoning district to a Hamlet Commercial (HC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary and final subdivision referral (S-20-18) as part of the proposed project; in 2019, the Board recommended modification of a preliminary subdivision referral (S-19-63) to subdivide a 22-acre parcel into two new lots, requiring review and approval of the septic system by the Onondaga County Health Department; per a phone conversation with the Town, the subdivision was approved, creating the subject parcel, but the map has not been filed yet; approval of the subdivision currently under review will be conditioned on filing the 2019 map; and
- WHEREAS, the site is located in northern Pompey along NYS Route 92, near the hamlet of Oran; surrounding land uses are low-density residential and there are large tracts of undeveloped land; the site abuts parcels containing Limestone Creek and its 100-year floodplain and floodway; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southwestern corner of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated April 24, 2020 show the site contains the Oran Valley driving range, including an existing one-story metal building, a rear shed, roofed and canopied areas with tee boxes, and a grass tee area with a shed at the rear of the other structures; there is an existing gravel parking area in the front yard with an existing driveway onto Route 92; all structures on the site and the entirety of the driving range use appear to be located on the proposed 8.564-acre lot, which is intended for the requested zone change from Farm (F) to Hamlet Commercial (HC); and
- WHEREAS, the subdivision map shows the boundaries of federal and New York State wetlands, and the 100' buffer, on significant rear portions of the site; the

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wetland areas and minor floodplain encroachment will be almost entirely contained on the proposed 9.473-acre lot, to remain in the Farm (F) zoning district; a portion of the grass tee area appears to be located in the federal wetland area; and

WHEREAS, per the submitted Petition to the Town of Pompey Town Board for a Change in Zoning of a Specified Parcel, the requested zone change to HC is intended to allow Salt Point, a residential construction company, to relocate their office to the existing building; the applicant plans to renovate the building with new windows, siding and roofing; the petition notes that there are two parcels between the subject site and a node of parcels zoned HC to the northwest; and

WHEREAS, the Pompey Master Plan 2013 recognizes its hamlets for providing a sense of community within the Town, and encourages residential development to occur around these centers with well-planned commercial development that is compatible with the character and scale of the hamlet; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 20, 2020 indicates the 9.473-acre lot is a potential building lot for a single-family residence; the subdivision plan shows the lot will have 200' of frontage on Route 92; only the front of the parcel, roughly 1.4 acres in size, appears to be unencumbered by wetlands or floodplain;

ADVISORY NOTE: any proposed residential driveways onto Route 92 will require highway access and work permits from the NYS Department of Transportation Onondaga East Residency Office and will be subject to the availability of sight distance; and

WHEREAS, the site is served by an individual well and septic system; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service the proposed lots prior to Department endorsement of the subdivision; and

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

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

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

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

Should the Board approve the requested zone change, the following comments are intended for future development of the proposed lots:

1. All access to NYS Route 92 should be coordinated with the NYS Department of Transportation early in the planning process and may be subject to highway access and work permits. Proposed or existing driveways serving a commercial land use must meet the Department's commercial driveway standards.

2. The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the

presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

3. Any development of either lot should be carefully considered to avoid sensitive environmental areas on the site and in the surrounding area, and minimize impacts to local drainage patterns.

4. The Syracuse-Onondaga County Planning Agency is working with other communities to develop effective hamlet and town center planning, and encourages the Town of Pompey to reach out to the Department for any assistance with local planning efforts you may want or need.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of 5538 N. Burdick St., LLC for the property located at 5538 North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street (Route 94), a county highway, and the Old Erie Canal State Park; and
- WHEREAS, the applicant is proposing construction of a 10,000 sf dental office with associated infrastructure on a 4.1-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-20-135) to change the zoning of the subject parcel from Restricted Agriculture (RA) to Residential Multiple Use (RM) in order to facilitate construction of the proposed dental office; in 2016, the Board recommended modification of concurrent referrals (Z-16-42, Z-16-44) for Excavation, Grading, and Filling permits for the subject parcel and a parcel to the south; the Board cited permit requirements for proposed temporary construction access and drainage requirements; and
- WHEREAS, the site is located along North Burdick Street, a county road, northeast of the Northeast Medical Center and Towne Center Retirement Community in the Town of Manlius; the site abuts the Old Erie Canal State Park and canal trail to the north, with other surrounding residential and commercial land uses; and
- WHEREAS, aerial imagery and the submitted survey map dated March 2020 show the site contains an existing house and a detached garage, all to be demolished; there is an existing gravel driveway onto North Burdick Street; the remainder of the site appears to be undeveloped with treed areas;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on North Burdick Street must meet Department requirements; any work in the county right-of-way, including removal of the existing driveway, will be subject to a work permit from the Department; and
- WHEREAS, per the Town Zoning Code, the proposed RM zoning district is intended to “retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas”; dental offices are a permitted use in the RM district subject to site plan review; and
- WHEREAS, the submitted Concept Site Plan dated February 5, 2020 shows the proposed

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building (10,000 sf) with a large front yard parking lot (100 spaces) and a proposed full access driveway onto North Burdick Street; the plan shows available sight distance to extend 600' from the proposed driveway to the northwest and 550' to the south; from the plans, it appears that some trees/vegetation on the site will have to be cleared for the proposed project; a vegetative buffer is shown to remain along the side and rear lot lines; 12 new trees are shown to occur in landscape islands in the parking lot, along the North Burdick Street frontage, and at the perimeter of the driveway and parking lot;

ADVISORY NOTE: the proposed driveway onto North Burdick Street requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 30, 2020, proposed hours of operation for the dental office will be Monday through Friday 7am to 4pm; proposed lighting will include building-mounted dark sky compliant lighting directed towards the parking lot; lights will be mounted 10' above ground; and

WHEREAS, the EAF notes that 4.0 acres of the site will be disturbed by the proposed project; stormwater will be directed to a proposed on-site stormwater facility, shown in the Concept Site Plan to occur along the western lot line;

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

WHEREAS, the existing house is served by public drinking water and an individual septic system; the site also has access to public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections to the public drinking water and sewer infrastructure are proposed as part of the project; per the EAF, anticipated drinking water usage and liquid waste generation are each estimated at 4,000 gallons per day; an existing sanitary sewer line is located approximately 1,000' south of the project site and will be extended to serve the proposed project;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat,



which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the site contains some significant wooded areas;

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); a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated March 14, 2020 indicates that the project has been reviewed by the OPRHP and the office concludes that there will be no impact to NYS parklands or properties, including archaeological and/or historic resources, listed on or eligible for the State or National Registers of Historic Places; and

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

1. The applicant is required to coordinate North Burdick Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Any extension of public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval.

The Board also offers the following comment:

The Board encourages the applicant to minimize potential stormwater and aesthetic impacts of parking by considering reductions to the number of parking spaces, hold some parking in reserve, installing planting islands within parking areas, using pervious pavement, and locating parking to the side and rear of the buildings rather than in the front yard.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-168

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Craig Nichols for the property located at 7930 East Genesee Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and

WHEREAS, the applicant is proposing construction of a new ice cream window at an existing bowling alley on a 1.8-acre parcel in a Commercial A (CA) zoning district; and

WHEREAS, the site is located near Green Lakes State Park with other surrounding land uses including residential neighborhoods; and

WHEREAS, aerial imagery and the submitted Site Plan show the site has frontage on East Genesee Street (NYS Route 5) and Duguid Road, a local road, and contains an existing one-story building, the Green Lakes Lanes bowling alley; there is an asphalt parking lot (23 spaces) at the front of the building with unrestricted access to Route 5 and a gravel parking lot (54 spaces) on the side of the building with a driveway onto Duguid Road; and

WHEREAS, per the Site Plan, the proposed ice cream window and a seating area for approximately 16 people will be added to the front of the building; the new window and seating area are shown to be partially enclosed by a decorative stone retaining/separation barrier; diagonal parking lot striping is shown between the seating area and Route 5 to prevent parking or access adjacent to the new ice cream use; and

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

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

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

WHEREAS, the site is located near the following natural communities: Maple-Basswood Rich Mesic Forest (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or

endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for access to NYS Route 5, in order to satisfy commercial driveway standards, which may require reducing the width of the Route 5 access and delineating two, one-way driveways with a grass island to allow for one-way flow through the front parking lot and to prevent backing into the right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Board encourages the applicant to minimize conflicts between pedestrians and vehicles by clearly delineating pedestrian areas, converting unused asphalt areas to grass or landscaping, and restricting direct access to Route 5 in coordination with the NYS Department of Transportation.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-169

- 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 Cicero Planning Board at the request of Commercial Lawn & Landscape, Inc. for the property located at 6083 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a 2,080 sf pole barn addition and a 1,695 sf lean-to / open storage area on a 5.86-acre parcel in General Commercial (GC) and Agriculture zoning districts; and
- WHEREAS, the site is located along NYS Route 31 with surrounding residential and commercial land uses; and
- WHEREAS, the submitted Site Plan – Existing Features dated October 24, 2018 shows the site contains an existing house, set at the front of the site, and a large metal building, two shed structures and material storage bins, centered around a large gravel area at the rear of the site, all of which appear to contribute to the Commercial Lawn & Landscaping business on the site; the site has an existing driveway onto Route 31 that serves the business; and
- WHEREAS, per the submitted Site Plan – Proposed Features dated October 24, 2018, the proposed pole barn addition (2,080 sf) and the lean-to/open storage area (1,695 sf) will be added to the large metal building; the local application indicates the project is intended to provide indoor storage space for equipment that is currently stored outside, which will help improve the overall appearance of the site; and
- WHEREAS, per the Site Plan – Proposed Features, the site will have 18 parking spaces, 10 at the rear of the house and another 8 in the rear gravel area; and
- WHEREAS, per the local application, hours of operation are Monday through Saturday from 7:30am to 4:30pm; the maximum number of employees on site at a given time is 10; signage includes an existing monument sign (11 sf) at the front of the site and a wall-mounted sign (3 sf) on the front of the building; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 26, 2020, 0.08 acres of the site will be disturbed by the proposed project; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

The applicant is encouraged to maintain the existing landscaping and vegetation that screens the rear of the site from adjacent residential uses.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-170

- 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 Elbridge Planning Board at the request of Ron Falsey / Eric Richards (Blessed Hope Baptist Church) for the property located at Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31 and the New York State Thruway (Interstate 90), both state highways, Stevens Road (Route 165), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 48' x 60' building, and other site improvements, to be used as a church for Blessed Hope Baptist Church on a vacant 4.83-acre lot in an Industrial zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment of concurrent local law referrals (Z-19-291, 292) to change the zoning classification of eight parcels, including the subject parcel, to Industrial and amend the Town Zoning Code to permit additional uses in the Industrial zoning district; the Board encouraged the Town to assess the potential impacts on land use compatibility that may result from the proposed local laws; and
- WHEREAS, the vacant, forested parcel is located in a rural area in the Town of Elbridge; the site has frontage on NYS Route 31 and abuts the NYS Thruway (I-90) to the south; Stevens Road, a county road, intersects with Route 31 across the street; parcels north across Route 31 are enrolled in NYS Agricultural District 3 and appear to contain active farmland;  
ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and
- WHEREAS, the submitted Site Plan, floor plan, and elevation drawings dated May 20, 2020 show the proposed church project will be completed in two phases; the proposed 48' x 60' one-story building, to be constructed as part of Phase 1, will include an assembly/mixed use room, classrooms, and pastor, office, storage and nursery spaces; a future sanctuary and narthex will be included in the Phase 2 portion of the building, which will be constructed at the front of the Phase 1 building; and
- WHEREAS, per the plans, Phase 1 will also include a proposed driveway on NYS Route 31 and 21 parking spaces along the eastern lot line; a proposed freestanding sign (32 sf, 6' tall) is shown adjacent to the driveway and set back 15' from the right-of-way; for Phase 2, parking will be expanded to the front of the church and add 40 more spaces;  
ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the Site Plan indicates the total area of disturbance, including both phases, will be 34,600 sf; the plan also shows an existing ditch along the western lot line; no additional information regarding stormwater management was included;

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

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside the Onondaga County Sanitary District; a new well and individual septic system are proposed as part of the project; the septic leach field is shown at the rear of the proposed building; and

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

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

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 Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant is required to submit a lighting plan for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

3. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

4. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comments:

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1. The applicant is encouraged to maintain as much of the existing tree cover as possible to maintain a landscape buffer around the property.
2. The applicant is advised that adjacent lands, while currently vacant, have been rezoned to industrial use, and may in the future contain land uses by right that may cause noise, odor, aesthetic or other conditions that are inconsistent with public assembly and religious service uses.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-171

- 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 LaFayette Zoning Board of Appeals at the request of Omni Navitas LLC for the property located at 3356 Sentinel Heights 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 Sentinel Heights Road (Route 173), a county highway; and
- WHEREAS, the applicant is proposing to construct a 5 MW solar farm on a 92.96-acre lot in an Agricultural/Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-172) as part of the proposed project; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; aerial imagery shows the site has frontage on Sentinel Heights Road, a county road, and contains an active farm field; Kennedy Creek crosses the rear of the site, through an area that is forested; and
- WHEREAS, the submitted Overall Site Plan dated March 2020 shows the 5 MW solar farm will replace a portion of the existing farmland towards the middle of the site; the project will include approximately 4,900 solar panels occurring in two areas, separated by a gas line and 150' wide easement to Tennessee Gas Transmission Company; each area will be enclosed by an 8' tall chainlink fence; there is a proposed 20' wide access road onto Sentinel Heights Road that will serve each enclosure and cross the gas line and easement; ADVISORY NOTE: the proposed driveway onto Sentinel Heights Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the Overall Site Plan shows three 35' x 20' equipment pads for step up transformers, grounding transformers, and energy storage systems, each occurring within one of the enclosures and connected by an underground electric line; the underground electric line will cross the gas line and easement and ultimately appears to connect to an existing utility pole along Sentinel Heights Road; and
- WHEREAS, per the Overall Site Plan, the farmland at the front of the site appears to remain; the submitted Environmental Assessment Form (EAF) dated March 9, 2020 notes that approximately 30 acres of the site consists of highly productive soils based on a 2019 NY Agricultural Land Classification; a significant portion of the rear forested land also appears to remain, providing a vegetative buffer to Kennedy Creek; and
- WHEREAS, the solar arrays and remaining active farmland are shown in the Overall Site Plan to be separated by two delineated wetland areas; per the plan, the wetland delineation was performed by Fisher Associates on August 13 and

September 4, 2019; it is not clear if the wetlands are under state or federal jurisdiction or have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers, respectively;

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

WHEREAS, the EAF indicates 23 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site vegetative filter strips; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site does not have existing drinking water or wastewater services and none are proposed for the solar farm; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734050) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the EAF notes that remediation at that site is complete; and

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Sentinel Heights Road, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the right-of-way. To further meet Department requirements, the applicant is required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The installation of solar energy systems on active or prime farmland 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, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings,

allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

2. Given the site's proximity to a facility for the Tennessee Gas Pipeline Co. and the location of an existing gas line and easement on the site, the Town and applicant are advised to ensure there will be no potential conflicts between the solar farm and natural gas uses and obtain any necessary permissions for development over the gas line, or within the easement, on the site.

3. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.

4. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-172

- 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 SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of Omni Navitas LLC for the property located at 3356 Sentinel Heights 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 Sentinel Heights Road (Route 173), a county highway; and
- WHEREAS, the applicant is requesting a special permit to construct a 5 MW solar farm on a 92.96-acre lot in an Agricultural/Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-171) as part of the proposed project; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; aerial imagery shows the site has frontage on Sentinel Heights Road, a county road, and contains an active farm field; Kennedy Creek crosses the rear of the site, through an area that is forested; and
- WHEREAS, the submitted Overall Site Plan dated March 2020 shows the 5 MW solar farm will replace a portion of the existing farmland towards the middle of the site; the project will include approximately 4,900 solar panels occurring in two areas, separated by a gas line and 150' wide easement to Tennessee Gas Transmission Company; each area will be enclosed by an 8' tall chainlink fence; there is a proposed 20' wide access road onto Sentinel Heights Road that will serve each enclosure and cross the gas line and easement; ADVISORY NOTE: the proposed driveway onto Sentinel Heights Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the Overall Site Plan shows three 35' x 20' equipment pads for step up transformers, grounding transformers, and energy storage systems, each occurring within one of the enclosures and connected by an underground electric line; the underground electric line will cross the gas line and easement and ultimately appears to connect to an existing utility pole along Sentinel Heights Road; and
- WHEREAS, per the Overall Site Plan, the farmland at the front of the site appears to remain; the submitted Environmental Assessment Form (EAF) dated March 9, 2020 notes that approximately 30 acres of the site consists of highly productive soils based on a 2019 NY Agricultural Land Classification; a significant portion of the rear forested land also appears to remain, providing a vegetative buffer to Kennedy Creek; and
- WHEREAS, the solar arrays and remaining active farmland are shown in the Overall Site Plan to be separated by two delineated wetland areas; per the plan, the

wetland delineation was performed by Fisher Associates on August 13 and September 4, 2019; it is not clear if the wetlands are under state or federal jurisdiction or have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers, respectively;

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

WHEREAS, the EAF indicates 23 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site vegetative filter strips; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site does not have existing drinking water or wastewater services and none are proposed for the solar farm; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734050) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the EAF notes that remediation at that site is complete; and

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Sentinel Heights Road, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the right-of-way. To further meet Department requirements, the applicant is required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The installation of solar energy systems on active or prime farmland 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, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for

grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

2. Given the site's proximity to a facility for the Tennessee Gas Pipeline Co. and the location of an existing gas line and easement on the site, the Town and applicant are advised to ensure there will be no potential conflicts between the solar farm and natural gas uses and obtain any necessary permissions for development over the gas line, or within the easement, on the site.

3. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.

4. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-173

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Superior Self Storage, LLC/Benjamin Kaye for the property located at 4356 State Route 31; 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 New York State Route 31, a state highway, and Euclid Pump Station, a county-owned facility; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking spaces from 16 to 10 to allow for a retail use on a 3.37-acre lot in a Highway Commercial (HC-1) zoning district;
- WHEREAS, in 2014, the Board recommended disapproval of zone change (Z-14-270), site plan (Z-14-346) and area variance (Z-14-347) referrals associated with the construction of the existing five-building self-storage facility on the subject parcel; the Board advised against such intensive use of the site, citing numerous practical and environmental limitations of the site, including driveway location, wetlands, and sewage disposal; and
- WHEREAS, the site is located along NYS Route 31 in the Town of Clay with a mix of surrounding land uses including residential, commercial, civic, and religious; the site abuts Mud Creek to the west and is partially encumbered by its associated floodplain and floodway; and
- WHEREAS, aerial imagery and the submitted Asbuilt Survey dated September 15, 2015 show the site contains an existing square building (9,000 sf) and four rectangular-shaped storage buildings, A, B, C, and D, (3,000 sf each); the storage buildings are surrounded by gravel and there is an existing asphalt parking area (10 spaces) at the front of the larger building; there is an existing asphalt driveway onto Route 31; and
- WHEREAS, per the local application, the requested area variance is intended to allow for a recently-added 1,000 sf retail use on the site, which appears to occupy the larger building; no additional information regarding the retail use, or any site modifications, was included; per a conversation with the Town, site plan modification will be required upon approval of the requested area variance; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Asbuilt Survey, there is a 0.49-acre wetland area on the western portion of the site; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

Given the existing sensitive environmental features on site and site planning limitations noted in prior reviews, the Board discourages site plan modifications which would necessitate increases in impervious surface or encroachment into sensitive areas of the site.

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