



Onondaga County Planning Board

June 23, 2021

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Mike LaFlair
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Jane Rice
Sarah Krisch
Sam Gordon

II. CALL TO ORDER

The meeting was called to order at 1:00pm on June 23, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from June 2, 2021 were submitted for approval. Marty Voss made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Jim Stelter - yes; Marty Voss - yes.

Dan Kwasnowski welcomed everyone to the **Plan Onondaga County Comprehensive Plan Kickoff** and introduced the consultants from Environmental Design and Research (EDR). EDR reviewed the key aspects of the comprehensive plan and explained the process and timeline that have been established (presentation attached).

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-42	TDewPB	<i>No Position With Comment</i>	Z-21-187	VLivPB	<i>No Position</i>
Z-21-188	CSyrPB	<i>No Position</i>	Z-21-189	CSyrZA	<i>No Position</i>
Z-21-190	TClaTB	<i>Modification</i>	Z-21-191	TClaTB	<i>Modification</i>
Z-21-192	TSalTB	<i>No Position</i>	Z-21-193	TGedTB	<i>No Position With Comment</i>
Z-21-194	CSyrPB	<i>No Position</i>	Z-21-195	TOnoTB	<i>Modification</i>
Z-21-196	TSkaPB	<i>Modification</i>	Z-21-197	TManPB	<i>Modification</i>
Z-21-198	TManPB	<i>Modification</i>	Z-21-199	TElbPB	<i>Modification</i>
Z-21-200	TCicTB	<i>No Position</i>	Z-21-201	TCicZBA	<i>No Position With Comment</i>
Z-21-202	TCicPB	<i>Modification</i>	Z-21-203	TCicPB	<i>No Position</i>
Z-21-204	TDewPB	<i>Modification</i>	Z-21-205	TDewPB	<i>Modification</i>
Z-21-206	TDewPB	<i>Modification</i>	Z-21-207	TTulPB	<i>Modification</i>
Z-21-208	CSyrZA	<i>No Position</i>	Z-21-209	TClaTB	<i>Modification</i>
Z-21-210	TSalPB	<i>Modification</i>	Z-21-211	TSalZBA	<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 23, 2021

OCPB Case # S-21-42

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Robert Trafford for the property located at 6600 New Venture Gear Drive; 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 New Venture Gear Drive (Route 76) and Fly Road (Route 77), both county highways, and the New York State Thruway (Interstate Route 90), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 109.02-acre parcel into two new lots, Proposed Lot 1A (94.77 acres) and Proposed Lot 4 (14.25 acres), in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-204) as part of the proposed project; recently, the Board recommended modification of a site plan referral (Z-21-101) for a new access road and new loading dock areas on the subject site, noting drainage requirements; in 2016, the Board recommended modification of concurrent site plan (Z-16-344) and special permit (Z-16-345) referrals to operate a commercial garage for a bus service in an existing facility previously used for the same purpose; previously, the Board reviewed referrals (Z-15-179, Z-15-251, S-15-47) for construction of a FedEx warehouse and distribution facility on a portion of the site and a site plan referral (Z-13-131) to construct a large stormwater detention pond on the overall site; and
- WHEREAS, the site is located in an industrial node along the NYS Thruway (I-90); aerial imagery dated May 2020 and the submitted survey map dated July 27, 2018 show the site has frontage on New Venture Gear Drive, Fly Road, and Chrysler Lane and contains two large existing warehouse/industrial buildings and associated parking areas; the site has two existing driveways on New Venture Gear Drive and one driveway onto Chrysler Lane, a local road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on New Venture Gear Drive must meet Department requirements; and
- WHEREAS, per the submitted Final Plan, the proposed subdivision will create proposed Lot 4 (14.25 acres), which is intended for the proposed warehouse and distribution facility, at the northwest corner of the site; proposed Lot 4 is and includes a large parking lot with access to New Venture Gear Drive; the remainder of the site, containing the industrial campus, will be proposed Lot 1A (94.77 acres); and
- WHEREAS, the submitted Overall Site Master Plan dated May 2021 shows the proposed building (70,864.75 sf) will have loading docks on the side and rear of the

building; there will be parking on the other side and at the front of the building and additional parking spaces on the eastern half of Lot 4; there are 254 parking spaces proposed, including 82 tractor trailer spaces, 40 single box truck/van spaces, and 132 vehicle spaces;

ADVISORY NOTE: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

WHEREAS, the site plan shows a proposed driveway onto New Venture Gear Drive; the existing access will be removed; a proposed driveway is also shown with access to Chrysler Lane; per the local application, vehicle access will come from the New Venture Gear Drive driveway and truck access will be from Chrysler Lane; there is a proposed sidewalk from the New Venture Gear Drive frontage to the front and side of the building, with proposed bike racks;

ADVISORY NOTE: the proposed driveway onto New Venture Gear Drive requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; any work in the county right-of-way will be subject to a work permit; and

WHEREAS, there is a 60' transmission line easement with overhead utility lines on the eastern half of the site; a portion of the parking appears to encroach in the easement; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 26, 2021, 12 acres of the site will be disturbed by the proposed project; stormwater will discharge to existing drainage infrastructure and an open channel along New Venture Gear Drive; per the EAF, the project site drains to a tributary of Ley Creek; the site plan shows a stormwater management area on the west side of the developed area;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;

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, GIS mapping shows a potential federal wetland area that appears to coincide with a stormwater management area on the site; the project is within 2,000 feet of a site (ID: 734068) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The following comments are intended for the project as a whole:

1. The applicant must continue to coordinate New Venture Gear Drive 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), a lighting plan, and contact the Department regarding traffic data requirements for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 the project plans prior to, or as a condition of, municipal approval.
3. 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.
4. 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.
5. The Town is advised to ensure any necessary approvals are obtained for work within the transmission line easement.
6. The Board encourages the Town to consider any long term plans for continued development of the industrial park as it may relate to future parking needs and the viability of the larger existing structures given that the proposed development will construct a new building and eliminate a substantial amount

of parking that currently serves the campus.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-187

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Liverpool Planning Board at the request of Anthony & Ann Marie Ramaglino for the property located at 512 Balsam Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Street (Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 572 sf two-car garage on a 0.17-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, in 2008, the Board offered no position for an area variance referral (Z-08-427) to reduce the front yard setback to allow for replacement of a non-conforming entryway; and
- WHEREAS, the site is located in a residential neighborhood; the submitted survey map dated October 13, 2020 shows the site has frontage on Balsam Street, a village street, and contains an existing one-story house and a detached garage; there is a private road at the rear of the property that provides rear access to the site and adjacent residential lots; and
- WHEREAS, per the local application, the existing garage will be removed and replaced by the new garage; per the Village Zoning Code, a special permit is required for accessory structures that exceed 150 sf in area; and
- WHEREAS, the survey map indicates the new garage will be located in roughly the same location though it does expand the footprint of the existing garage; 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 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Creekwalk Housing, LLC for the property located at 324 West Water Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to install a new storefront and entrance ramp with stairs on a mixed-use building on a 1.0-acre parcel in a Central Business-General Service (CBD-GS) zoning district; and
- WHEREAS, the Board offered no position for an other authorization referral (Z-17-374) in 2017 to install signage for Creekwalk Commons; previously, the Board recommended no position of a project site review referral (Z-15-309) proposing exterior renovations to the existing building on the subject parcel; and
- WHEREAS, the site is located in Downtown Syracuse and has frontage on Erie Boulevard West and West Water Street, both city streets; the site is located south across Erie Boulevard West from the Niagara Mohawk Building and the Creekwalk runs along the eastern and southern property lines; 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 submitted survey map dated March 14, 2002 shows an existing three-story masonry building located between Erie Boulevard West and West Water Street and set behind a small state-owned parcel on South Franklin Street, a city street; the existing building, Creekwalk Commons, is a mixed-use building containing apartments and commercial tenant spaces (Café Kubal, Talking Cursive); the building is connected via pedestrian bridge to a parking garage on an adjacent parcel, and has sidewalks on both road frontages; and
- WHEREAS, per the local application, modifications are intended to convert a vacant tenant space from a convenience store with kitchen to a full restaurant use (Guadalajara Mexican Restaurant); exterior modifications include a new storefront entrance for a second means of egress with stair and ramp, to replace an existing retaining wall and planter; interior modifications include new bathroom and kitchen expansion; and
- WHEREAS, the site is served by municipal drinking water and public sewers and is located

in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588); the Niagara Mohawk site just north of the parcel is an active site (734060) in the State Superfund Program; and

WHEREAS, aerial imagery shows a channelized portion of Onondaga Creek running north-south through the site, with the portion of the channel on the site flowing belowground under the western portion of the building; GIS mapping shows there are 100-year floodplains and federal wetlands associated with the creek; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the EAF Mapper indicates that the site is near the Amos Block, Syracuse Post Office and Court House, and Niagara Mohawk Building which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

The motion was made by Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-189

- 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 224 Harrison Associations, LLC for the property located at 218-230 Harrison 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 Adams Street, a state highway, and the Onondaga County Convention Center (OnCenter) and War Memorial, both county-owned facilities; and
- WHEREAS, the applicant is proposing façade alterations to an existing building on a 0.90-acre parcel in a Central Business-Office and Service (Restricted) CBD-OSR zoning district; and
- WHEREAS, in 2016, the Board offered no position for a project site review referral (Z-16-272) to install a projecting sign for one of the Syracuse Building's first floor tenants; and
- WHEREAS, the site is located in Downtown Syracuse and has frontage on two city streets, Harrison Street and Harrison Place; in addition to the nearby county-owned facilities, surrounding land uses include the Harrison Building, Tech Garden, AXA Towers, Hotel Syracuse, the Centro Transit Hub, and various parking structures and lots; and
- WHEREAS, the submitted survey map dated February 10, 2012 shows the northern half of the site contains the eight-story Syracuse Building, an office building with first floor commercial uses, and the southern half contains a surface parking lot (53 spaces) enclosed by guardrails; per the local application, the building also has interior parking (50 spaces); the site has two curb cuts on Harrison Place; and
- WHEREAS, the local application describes façade alterations to include new ground floor storefronts, upper floor window repairs, painting on the Harrison Street and Harrison Place elevations, and a new metal composite system on the rear of the building, which faces the parking lot; 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, the project is within 2,000 feet of a site (ID: C734144A) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the nearby Central Technical High School, Plymouth Congregational Church, Onondaga County War Memorial, and Hotel Syracuse buildings 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-190

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 VP Road Solar, LLC / South Verplank Solar for the property located at 4936 Verplank 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 Verplank Road (Route 141), a county highway; and

WHEREAS, the applicant is proposing construction of a 4.975 MW AC ground-mounted photovoltaic solar farm on a 74-acre parcel in an Industrial (I-2) zoning district; and

WHEREAS, the submitted survey map dated February 26, 2021 shows two vacant, undeveloped parcels with frontage on Verplank Road; there is an existing creek, which appears to be under federal jurisdiction, crossing the front of the parcels; the site is also crossed by a power transmission line easement (300' right-of-way) with towers and overhead utility lines and an electric easement (160' right-of-way) with transmission poles and overhead utility lines; the site is covered by dense vegetation and several wetland areas are delineated in the survey; there is no indication if the wetland areas have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers; the site appears to contain a gravel road network with access to Verplank Road through an adjacent parcel to the east that contains a utility substation for Niagara Mohawk Power Corp; and

WHEREAS, the submitted plan dated May 25, 2021 shows a lot line adjustment is planned that will reconfigure the lot line between the two parcels; the plan shows TM #047.-01-07.0 will increase from 22.931 acres to 45.217 acres and TM #047.-01-09.1 will decrease from 73.406 acres to 50.930 acres; the solar farm under review with this referral (Z-21-190), "South Verplank Road Solar," is intended for TM #047.-01-09.1; the Board is concurrently reviewing a special permit referral (Z-21-191) for a 4.00 MW AC ground-mounted photovoltaic solar farm on the other parcel; and

WHEREAS, the submitted site plans show the solar arrays will be located on the rear half of the site and encircled by a 20' wide service access road; the access road will cross both of the utility easements and also serve the other proposed solar farm (Z-21-191); the access road appears to straddle the proposed lot line and access Verplan Road;

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

WHEREAS, per the submitted Project Narrative dated April 30, 2021, solar panels will be installed on a single axis tracker to follow the sun's path; the maximum height

of the array will not exceed 9' and all equipment will be enclosed by a 7' tall chain link fence; the proposed solar panels are designed to have high absorption of the sun's energy and will continuously track the sun's position, minimizing the reflection of light off the solar panels, or "glare"; panels are also coated in anti-reflective material; a glare analysis was not included with the referral materials; per the Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; a utility substation is defined as "land occupied by a building, structure or equipment used for private business or by a private or public utility service regulated by the NYS Public Service Commission or a federal agency in the transmission or collection of energy, water, or sanitary waste and may include communication towers, transmission poles and towers, cellular phone towers or antennas, pump stations, and equipment monitoring buildings"; the Town does not explicitly regulate solar energy systems; and

WHEREAS, the Project Narrative notes that the proposed solar facility will occupy approximately 25 acres of the site; the applicant has entered a Purchase and Sale Agreement with the property owner and will acquire the property after all approvals are obtained; the project area is located approximately 2,000' from Verplank Road and will be screened by topography and an existing wooded buffer, minimizing visibility of the project from the north; the eastern, western, and southern sides of the project will be screened by dense vegetation, to remain; a visual analysis was not included with the referral materials; and

WHEREAS, the site plans show a proposed inter-connection at Verplank Road where there are existing utility lines and poles; per the Project Narrative, National Grid will provide final approval of interconnection equipment; customer-side utility equipment will be pad-mounted, with electrical circuits installed underground; and

WHEREAS, the referral materials include a Decommissioning Estimate dated May 26, 2021, which was created at the request of the Town, and estimates the cost of decommissioning the project at approximately \$354,000 and 5-6 weeks to complete; the report notes that a Decommissioning Plan is being submitted to the Town which will outline mitigation measures and restoration of land and water and the management of excess materials and waste as part of the decommissioning phase of the project; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 26, 2021, the proposed project will consist of three wetland crossings for the porous access road; the crossings will result in 2,600 sf of wetland fill; per the EAF, stormwater will be managed on-site before being released overland to on-site federal wetlands; the referral materials include a copy of the Stormwater Management Report; and

WHEREAS, new regional infrastructure is planned for the nearby White Pines Commerce Park, as detailed in a recently released draft Generic Environmental Impact Statement for the Park, and includes a new gas line crossing the subject parcel in the vicinity of the proposed solar panel installation; and

WHEREAS, the site does not have drinking water or wastewater services and no new services are proposed as part of the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area in an area that does not have existing public sewerage; and

WHEREAS, the site may contain an animal species (Indiana bat or sedge wren), or their associated habitats, listed by the state or federal government as threatened or

endangered (per EAF Mapper); the site plans indicate 27.5 acres of mature forest will be cleared to accommodate construction;

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 Project Narrative indicates the project was submitted to the NYS Historic Preservation Office through the Cultural Resources Information System on April 22, 2021; a letter dated April 23, 2021 was received from the office indicating that the project will have no effect on any properties including archaeological and/or historic resources; and

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Verplank 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 must submit a copy of the Stormwater Management Report for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

The Board also offers the following comments:

1. The Board and the Onondaga County Department of Economic Development note that given the industrial zoning of the parcel and its proximity of this project to the White Pines Commerce Park, where significant investments in commercial/industrial development and related infrastructure are being planned and executed, the Town is encouraged to consider the long term appropriateness of this land use at this site.

2. To the extent practicable, the Town of Clay should condition future subdivision and/or site plan approvals for the project on execution of temporary and permanent easements for the proposed gas line serving the White Pines Commerce Park. The Town and applicant are encouraged to coordinate development plans with the Onondaga County Office of Economic Development.

3. The Town is advised to review the proposed North and South Verplank Road Solar Farms as one project for the benefit of having a comprehensive

review of stormwater management, wetland impacts, and visual impacts for the development in its entirety.

4. The Town is advised to ensure any necessary approvals are obtained for work within, or access roads crossing, the transmission line and electric easements.
5. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.
6. The Town should consider requiring glare and visual analyses to ensure there will be sufficient screening and no impacts on the neighboring properties and county highway.
7. The applicant is advised to contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 to obtain a new address for the proposed project.
8. The Board commends the Town for convening a committee to examine solar development and regulation in the Town of Clay. The Board encourages the Town to consider incorporating specific regulations for solar energy systems into its zoning ordinance or local laws, and potential analysis of optimal siting locations, to incorporate into zoning regulations.

The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws. A summary of available resources and additional guidance on reviewing and regulating solar energy systems may also be found at:
<http://www.ongov.net/planning/solar101.html>.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-191

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 VP Road Solar, LLC / North Verplank Solar for the property located at Verplank 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 Verplank Road (Route 141), a county highway; and

WHEREAS, the applicant is proposing construction of a 4.00 MW AC ground-mounted photovoltaic solar farm on a 22-acre parcel in an Industrial (I-2) zoning district; and

WHEREAS, the submitted survey map dated February 26, 2021 shows two vacant, undeveloped parcels with frontage on Verplank Road; there is an existing creek, which appears to be under federal jurisdiction, crossing the front of the parcels; the site is also crossed by a power transmission line easement (300' right-of-way) with towers and overhead utility lines and an electric easement (160' right-of-way) with transmission poles and overhead utility lines; the site is covered by dense vegetation and several wetland areas are delineated in the survey; there is no indication if the wetland areas have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers; the site appears to contain a gravel road network with access to Verplank Road through an adjacent parcel to the east that contains a utility substation for Niagara Mohawk Power Corp; and

WHEREAS, the submitted plan dated May 25, 2021 shows a lot line adjustment is planned that will reconfigure the lot line between the two parcels; the plan shows TM #047.-01-07.0 will increase from 22.931 acres to 45.217 acres and TM #047.-01-09.1 will decrease from 73.406 acres to 50.930 acres; the solar farm under review with this referral (Z-21-191), "North Verplank Road Solar," is intended for TM #047.-01-07.0; the Board is concurrently reviewing a special permit referral (Z-21-190) for a 4.975 MW AC ground-mounted photovoltaic solar farm on the other parcel; and

WHEREAS, the submitted site plans show the solar arrays will be constructed in two general locations, one occurring on the north side of the 300' easement and one to the south; the northern arrays will be encircled by a 20' wide service access road; the access road will cross the easement to also serve the southern arrays; the access road ultimately connects to Verplank Road to the north and straddles the proposed lot line to also serve the other proposed solar farm (Z-21-190); the access road will have two additional easement crossings; ADVISORY NOTE: the proposed driveway onto Verplank Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Project Narrative dated April 30, 2021, solar panels will be installed on a single axis tracker to follow the sun's path; the maximum height of the array will not exceed 9' and all equipment will be enclosed by a 7' tall chain link fence; the proposed solar panels are designed to have high absorption of the sun's energy and will continuously track the sun's position, minimizing the reflection of light off the solar panels, or "glare"; panels are also coated in anti-reflective material; a glare analysis was not included with the referral materials; per the Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; a utility substation is defined as "land occupied by a building, structure or equipment used for private business or by a private or public utility service regulated by the NYS Public Service Commission or a federal agency in the transmission or collection of energy, water, or sanitary waste and may include communication towers, transmission poles and towers, cellular phone towers or antennas, pump stations, and equipment monitoring buildings"; the Town does not explicitly regulate solar energy systems; and

WHEREAS, the Project Narrative notes that the proposed solar facility will occupy approximately 26 acres of the site; the applicant has entered a Purchase and Sale Agreement with the property owner and will acquire the property after all approvals are obtained; the project area is located approximately 300' from Verplank Road and will be screened by topography and a wooded buffer, minimizing visibility of the project from the north; the eastern, western, and southern sides of the project will be screened by dense vegetation, to remain; a visual analysis was not included with the referral materials; and

WHEREAS, the site plans show a proposed inter-connection at Verplank Road where there are existing utility lines and poles; per the Project Narrative, National Grid will provide final approval of interconnection equipment; customer-side utility equipment will be pad-mounted, with electrical circuits installed underground; and

WHEREAS, the referral materials include a Decommissioning Estimate dated May 26, 2021, which was created at the request of the Town, and estimates the cost of decommissioning the project at approximately \$354,000 and 5-6 weeks to complete; the report notes that a Decommissioning Plan is being submitted to the Town which will outline mitigation measures and restoration of land and water and the management of excess materials and waste as part of the decommissioning phase of the project; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 26, 2021, the proposed project will consist of three wetland crossings for the porous access road; the crossings will result in 2,600 sf of wetland fill; per the EAF, stormwater will be managed on-site before being released overland to on-site federal wetlands; the referral materials include a copy of the Stormwater Management Report; and

WHEREAS, new regional infrastructure is planned for the nearby White Pines Commerce Park, as detailed in a recently released draft Generic Environmental Impact Statement for the Park, and includes a new gas line crossing the subject parcel in the vicinity of the proposed solar panel installation; and

WHEREAS, the site does not have drinking water or wastewater services and no new services are proposed as part of the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area in an area that does not have existing public sewerage; and

WHEREAS, the site may contain an animal species (Indiana bat or sedge wren), or their associated habitats, listed by the state or federal government as threatened or endangered (per EAF Mapper); the site plans indicate 24.3 acres of mature forest will be cleared to accommodate construction;

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 Project Narrative indicates the project was submitted to the NYS Historic Preservation Office through the Cultural Resources Information System on April 22, 2021; a letter dated April 23, 2021 was received from the office indicating that the project will have no effect on any properties including archaeological and/or historic resources; and

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Verplank 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 must submit a copy of the Stormwater Management Report for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The Town must ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board and the Onondaga County Department of Economic Development note that given the industrial zoning of the parcel and its proximity of this project to the White Pines Commerce Park, where significant investments in commercial/industrial development and related infrastructure are being planned and executed, the Town is encouraged to consider the long term appropriateness of this land use at this site.
2. To the extent practicable, the Town of Clay should condition future subdivision and/or site plan approvals for the project on execution of temporary and permanent easements for the proposed gas line serving the White Pines Commerce Park. The Town and applicant are encouraged to coordinate development plans with the Onondaga County Office of Economic Development.

3. The Town is advised to review the proposed North and South Verplank Road Solar Farms as one project for the benefit of having a comprehensive review of stormwater management, wetland impacts, and visual impacts for the development in its entirety.
4. The Town is advised to ensure any necessary approvals are obtained for work within, or access roads crossing, the transmission line and electric easements.
5. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.
6. The Town should consider requiring glare and visual analyses to ensure there will be sufficient screening and no impacts on the neighboring properties and county highway.
7. The applicant is advised to contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 to obtain a new address for the proposed project.
8. The Board commends the Town for convening a committee to examine solar development and regulation in the Town of Clay. The Board encourages the Town to consider incorporating specific regulations for solar energy systems into its zoning ordinance or local laws, and potential analysis of optimal siting locations, to incorporate into zoning regulations.

The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws. A summary of available resources and additional guidance on reviewing and regulating solar energy systems may also be found at:
<http://www.ongov.net/planning/solar101.html>.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Chapter 235, Article III, entitled "District Regulations" of the Town Zoning Code to prohibit short term leasing in residentially zoned areas; and
- WHEREAS, the Town has the following residential zoning districts, which will each be amended in the Zoning Code to prohibit "short term leasing": One-Family Residential (R-1), One-Family Residential (R-1A), One- and Two-Family Residential (R-2), One- and Two-Family Residential (R-3), Multiple-Family Residential (R-4), and Planned Mobile Home Park District (R-T); and
- WHEREAS, "short term leasing" is defined in the Zoning Code as "the leasing/rental of part or portion of a dwelling unit for less than 30 days"; and
- WHEREAS, the Town also has a Multiple-Family Residential/Commercial (R-5), which is intended to provide for similar uses as the R-4 district but to permit limited commercial uses on the first floor of a multiple dwelling; the R-5 district does not appear to be applied to any properties in the Town Zoning Map dated 2017 and will not be amended to prohibit short term leasing; 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Melissa Clark - Abundant Solar Energy for the property located at 1563 Willis 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 Interstate Route 690, a state highway, State Fair Boulevard (Route 80) and Willis Avenue (Route 85), both county highways, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing construction of a 284.4 kW DC solar photovoltaic (PV) system on a 65.89-acre parcel in an Industrial A: General Industrial District; and
- WHEREAS, in 2016, the Board offered no position with comment for a site plan referral (Z-16-251) to construct a 7,000 SF building addition to increase the capacity at an existing groundwater treatment plant on-site; and
- WHEREAS, the site is located at the southwest corner of Onondaga Lake near the NYS Fairgrounds and Crucible; the site has frontage on Willis Avenue and State Fair Boulevard, which runs parallel and adjacent to I-690 in this location; aerial imagery dated May 2021 shows the existing groundwater treatment plant (GWTP) and aboveground storage tanks occur on the east side of the site adjacent to Willis Avenue; the northern half of the site contains a large parking lot that serves the NYS Fairgrounds; and
- WHEREAS, the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734026 (per EAF Mapper) and is part of the State Superfund Program; the site was used for manufacturing by Allied Chemical until 1977 which resulted in the contamination of site media by chlorinated benzenes, mercury, and other various chemicals; the manufacturing buildings have since been demolished; Interim Remedial Measures, including construction of the GWTP, have been taken to mitigate off-site migration of groundwater to Onondaga Lake though site contamination still presents a significant threat to the environment; and
- WHEREAS, the submitted Site Plan dated May 10, 2021 shows the PV system will include solar arrays (198 kW) mounted to the roof of the GWTP building and ground-mounted solar arrays (86.4 kW) enclosed by a 7-foot high chain link fence; the site has an existing driveway onto Willis Avenue; no changes to access are proposed; per the referral notice, the PV system is intended to provide energy for the site only; and
- WHEREAS, the Town does not appear to have solar regulations in their Zoning Code; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 27, 2021, stormwater will be directed to adjacent wetlands and the Town sewer drains;

grass cover will mostly remain undisturbed; and

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

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

WHEREAS, GIS mapping shows the site may contain federal wetland areas that appear to generally coincide with the northern parking area; and

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

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

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

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

1. The Town is encouraged to consider enacting solar regulations to aid in review of future solar energy projects. The Town may wish to consult with the CNY Regional Planning and Development Board (RPDB) Energy Management office regarding best practices for regulating solar energy systems, in particular to ensure a balance between adequate regulation and ease of review for the municipality and applicants.

2. For additional guidance on reviewing and regulating solar energy systems and a summary of available resources, visit:
<http://www.ongov.net/planning/solar101.html>.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Peter Talev for the property located at 4005-4075 Griffin Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Griffin Road (Route 172), a county highway; and
- WHEREAS, the applicant is proposing to realign 5 parcels into 3 new lots, Combined Lot 11 (10.32 acres), Combined Lot 31 (11.10 acres) and Combined Lot 45 (11.19 acres), in a Residential-Country (R-C) zoning district; and
- WHEREAS, in 2019, the Board offered no position for a subdivision referral (S-19-65) associated with this three-mile limit review; and
- WHEREAS, the site is located along Griffin Road with surrounding roadside residential development and large tracts of undeveloped, forest and agricultural lands; and
- WHEREAS, the submitted subdivision plan shows the largest of the parcels, roughly 26 acres, occurs behind four residential lots that have frontage on Griffin Road; the site contains three existing houses; the rear parcel has 32' and 60' wide rights-of-way on Griffin Road, which occur between the fronting lots; and
- WHEREAS, per the subdivision plan, the largest of the parcels will be divided into three, roughly equal areas; lands will be conveyed to, and combined with, the fronting lots to create three long, narrow parcels; there will be one house per proposed lot; and
- WHEREAS, no development plans or changes to driveways are proposed;
ADVISORY NOTE: any future or proposed driveways onto Griffin 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 Onondaga County Department of Finance Office of Real Property Services, the site does not have existing drinking water or wastewater services; the site is located in an area that is served by public drinking water and is outside the Onondaga County Sanitary District; the adjacent residential lots are each served by public drinking water and individual septic systems; 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Inn of the Seasons for the property located at 4311 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, Abbey Road (Route 212), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of an outside dining deck for an existing restaurant, Inn of the Seasons, on a 5.61-acre parcel in a Planned Economic zoning district; and
- WHEREAS, the site is located along West Seneca Turnpike and contains the historic, General Orrin Hutchinson House, which is listed on the National and State Registers of Historic Places; surrounding land uses include roadside residential lots and agricultural lands, including an active farm operation on lands enrolled in NYS Agricultural District 1; and
- WHEREAS, the submitted survey map dated May 26, 2021 shows the existing one- to two-story house, currently the Inn of the Seasons restaurant, has parking on three sides; there is a gazebo and patio area on the fourth side of the house and a detached garage/barn structure and 4 sheds adjacent to the rear parking area; there is an existing driveway onto West Seneca Turnpike; no changes to access are proposed; and
- WHEREAS, the building elevations and site plan show the deck will be constructed on the south side of the building, replacing some on-site parking spaces; asphalt for parking that surrounds the deck area will be removed and converted to grass; the remaining parking areas will be reconfigured so the total number of spaces will remain at 115; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the referral materials did not include an Agricultural Data Statement; ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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 confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed project.

The Board also offers the following comment:

Given that the General Orrin Hutchinson House is listed on the National and State Registers of Historic Places and modifications to the exterior are being proposed, the Town is advised to ensure any necessary historic preservation review requirements are met as part of the local review.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-196

- 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 Kathleen McCarthy for the property located at 1247 Longview Shores; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 2,844 sf single-family dwelling on a 2.2-acre parcel with an existing 788 sf seasonal cottage in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2018, the Board offered no position for a subdivision referral (S-18-54) for a lot line adjustment between two parcels, including the subject parcel, to correct a patio encroachment; the submitted Resolution of the Skaneateles Planning Board dated August 21, 2018 indicates the subdivision action was approved by the Town; other resolutions included with the referral materials indicate the lot was previously subdivided in 2011 and 2014 and received an area variance for nonconforming lake frontage at the time of the 2011 subdivision; and
- WHEREAS, the site is located in a rural area on the west side of Skaneateles Lake; surrounding land uses are residential and agricultural, including an active farm operation on lands enrolled in NYS Agricultural District 2; and
- WHEREAS, the submitted subdivision plan dated August 28, 2018 shows the site has frontage on Fire Lane 24 (Longview Shores), a local road serving the site and adjacent lakefront parcels, and 41.4' of lake frontage; the site contains an existing 788 sf, two-bedroom seasonal cottage that is situated near the lake frontage; site access comes from Fire Lane 24, which also has a 33' wide ingress and egress right-of-way; and
- WHEREAS, the submitted Site Plan dated June 4, 2021 shows the proposed 4-bedroom house and attached 2-car garage (2,844 sf total), a new tarvia drive with access to Fire Lane 24, and a proposed septic area; per the local application, the seasonal cottage will be an accessory structure to the house; three bio-swales (240 sf each) will be added to the property to aid in stormwater management; and
- WHEREAS, a new individual septic system is proposed for the new house and drinking water will be drawn directly from the lake; the seasonal cottage is served by an existing well and septic system, to remain; the site also contains a septic system easement for an adjacent lakefront residential lot under common ownership; 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; impervious surface coverage will increase to 9% following the proposed project, where 10% is permitted; and

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

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

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

1. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department and Onondaga County Health Department prior to, or as a condition of, approving the proposed application.
2. Per the Onondaga County Health Department, drinking water should be provided by an on-site well. A properly protected, drilled well must be shown on the plans for the project and meet all necessary standards.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-197

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 Andrew Day. LaBella Associates for the property located at 8540 / 8490 Salt Springs Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Salt Springs Road (Route 132), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing construction of a 5MW AC solar array on an 85-acre parcel in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-198) as part of the proposed project; in 2020, the Board offered no position with comment for a preliminary subdivision referral (S-20-23) to subdivide a 100-acre parcel in two new lots, 85 acres and 15 acres, which was approved locally and created the 85-acre subject parcel; and

WHEREAS, the site is located along Salt Springs Road with surrounding low-density residential and agricultural land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and

WHEREAS, per the local application, the site contains two corn fields and a large vacant, cleared area; the proposed solar farm will be located on 33 acres in the cleared area, avoiding wetlands and farmed areas on-site; the submitted Environmental Assessment Form (EAF) dated April 27, 2021 indicates the solar system will include approximately 13,300 freestanding modules/panels, new electrical equipment and accessories on an equipment pad, and underground and aboveground electrical lines; and

WHEREAS, the submitted Site and Utility Plan dated April 26, 2021 shows the solar arrays will be constructed in two general areas, each enclosed by a 8' tall chain link fence; a new 30' wide gravel access road is proposed to serve both solar areas; the arrays will be connected to the existing utility lines along Salt Springs Road;

ADVISORY NOTE: the proposed driveway onto Salt Springs 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 submitted Landscaping Plans show proposed plantings along the northern and western lot lines to provide screening from the adjacent residential properties; the site abuts agricultural lands to the east and undeveloped, vacant land to the south; a visual or glare analysis was not included with the referral materials; and

WHEREAS, the referral materials include Decommissioning Plans for the project, which includes removal and restoration plans for the site; and

WHEREAS, per the EAF, 2 acres of the site will be disturbed by the proposed project; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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, per the EAF, a wetland and stream delineation were completed by LaBella Associates, D.P.C. in May 2020; 5 wetland areas were identified and determined to be non-jurisdictional; two ephemeral unclassified streams and one ditch were also delineated and determined to be non-jurisdictional; as currently designed, all wetland features will be avoided; and

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

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Salt Springs 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 must 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.
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. The Town must ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board generally recommends avoiding large extents of actively farmed and/or prime agricultural soils for solar energy development. If the Town determines that a site with prime agricultural soils is appropriate for a solar project, the Board encourages the Town to work with the applicant to minimize impacts to soils by taking steps such as minimizing ground disturbance, maintaining agricultural use or pollinator-friendly vegetative cover under panels, determining if animal grazing is an appropriate vegetation management option, and requiring a soil reclamation plan and related financial guarantee of plan implementation.

2. The Town should consider requiring glare and visual analyses to ensure there will be sufficient screening and no impacts on the neighboring properties and county highway.

3. For additional guidance on reviewing and regulating solar energy systems and a summary of available resources, visit:
<http://www.ongov.net/planning/solar101.html>.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-198

- 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 Manlius Planning Board at the request of Andrew Day, LaBella Associates for the property located at 8540 / 8490 Salt Springs 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 Salt Springs Road (Route 132), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 5MW AC solar array on an 85-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-197) as part of the proposed project; in 2020, the Board offered no position with comment for a preliminary subdivision referral (S-20-23) to subdivide a 100-acre parcel in two new lots, 85 acres and 15 acres, which was approved locally and created the 85-acre subject parcel; and
- WHEREAS, the site is located along Salt Springs Road with surrounding low-density residential and agricultural land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, per the local application, the site contains two corn fields and a large vacant, cleared area; the proposed solar farm will be located on 33 acres in the cleared area, avoiding wetlands and farmed areas on-site; the submitted Environmental Assessment Form (EAF) dated April 27, 2021 indicates the solar system will include approximately 13,300 freestanding modules/panels, new electrical equipment and accessories on an equipment pad, and underground and aboveground electrical lines; and
- WHEREAS, the submitted Site and Utility Plan dated April 26, 2021 shows the solar arrays will be constructed in two general areas, each enclosed by a 8' tall chain link fence; a new 30' wide gravel access road is proposed to serve both solar areas; the arrays will be connected to the existing utility lines along Salt Springs Road;
ADVISORY NOTE: the proposed driveway onto Salt Springs 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 submitted Landscaping Plans show proposed plantings along the northern and western lot lines to provide screening from the adjacent residential properties; the site abuts agricultural lands to the east and undeveloped, vacant land to the south; a visual or glare analysis was not included with the referral materials; and

WHEREAS, the referral materials include Decommissioning Plans for the project, which includes removal and restoration plans for the site; and

WHEREAS, per the EAF, 2 acres of the site will be disturbed by the proposed project; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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, per the EAF, a wetland and stream delineation were completed by LaBella Associates, D.P.C. in May 2020; 5 wetland areas were identified and determined to be non-jurisdictional; two ephemeral unclassified streams and one ditch were also delineated and determined to be non-jurisdictional; as currently designed, all wetland features will be avoided; and

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

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Salt Springs 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 must 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.
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. The Town must ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board generally recommends avoiding large extents of actively farmed and/or prime agricultural soils for solar energy development. If the Town determines that a site with prime agricultural soils is appropriate for a solar project, the Board encourages the Town to work with the applicant to minimize impacts to soils by taking steps such as minimizing ground disturbance, maintaining agricultural use or pollinator-friendly vegetative cover under panels, determining if animal grazing is an appropriate vegetation management option, and requiring a soil reclamation plan and related financial guarantee of plan implementation.

2. The Town should consider requiring glare and visual analyses to ensure there will be sufficient screening and no impacts on the neighboring properties and county highway.

3. For additional guidance on reviewing and regulating solar energy systems and a summary of available resources, visit:
<http://www.ongov.net/planning/solar101.html>.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-199

- 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 Mikhail Koltakov for the property located at 1495 State Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 5, a state highway, Fikes Road (Route 135), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to establish a retail and showroom facility in an existing vacant building on 1.34 acres of a 179.39-acre parcel in a Business (B-1) and Agricultural (AG) zoning districts; and
- WHEREAS, in 2013, the Board recommended disapproval of a subdivision referral (S-13-81) to subdivide the subject parcel, indicating that a conservation easement was executed and filed in 2003 and prohibits subdivision of the Hill Villa Farm; the Board noted that the proposed subdivision was in conflict with the spirit and intent of the conservation easement; the subdivision appears to have been approved; and
- WHEREAS, the site is located in a rural area with surrounding residential, agricultural, and low-density, roadside commercial land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; the site is bisected by a parcel owned by National Grid and containing overhead utility lines; and
- WHEREAS, aerial imagery dated May 2021 shows the site has frontage on NYS Route 5 and Fikes Road and contains an existing house, farm structures, and active farm fields, all part of the Hill Villa Farm; the Hill Villa Farm, which includes other nearby parcels, has a "Purchase of Development Rights" (PDD) conservation easement on it that is held by the American Farmland Trust (AFT); the farm owner received funds from the NYS Department of Agriculture and Markets, through Onondaga County, in return for permanently extinguishing development rights on the land, with the intent to preserve farmland, agricultural soils and the viability of the farm enterprise; and
- WHEREAS, per a conversation with AFT, the proposed project area is recognized as an excluded area from the agricultural conservation easement for Hill Villa Farm; ADVISORY NOTE: any proposed or future development that may occur in the conservation easement area is subject to written approval by the easement holder, AFT; and
- WHEREAS, there is a vacant one-story building at the corner of the site, close to both frontages; per the local application, the building will be renovated for a stone countertop shop with showroom and storage space; the building is served by two existing driveways, one each on Fikes Road and Route 5; both driveways appear to be entirely within the state right-of-way at the front of the building;

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and

WHEREAS, the referral materials include two slightly different site plans showing modifications to the 1.34-acre area containing the vacant building; in both versions, the existing access to Fikes Road will be removed, access to Route 5 will remain as is, a new driveway onto Fikes Road will be added at the rear of the building, farther away from the intersection, and new crushed stone will be added for on-site parking and access drives; two proposed dumpsters are shown at the rear of the developed area; one of the site plans shows a proposed covered entry (9' x 14') at the front of the building;

ADVISORY NOTE: the proposed driveway onto Fikes 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 existing building is located at the state right-of-way boundary so that portions of the proposed access drives and parking will be located in the state right-of-way; the entirety of the covered entry is shown to occur in the right-of-way; the lot boundary along Fikes Road is shown at the centerline of the road; ADVISORY NOTE: all work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the site plans show future development plans to include an addition at the rear of the building and two 40' x 80' storage structures that appear to occur in an area that is currently farmed; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan; and

WHEREAS, GIS mapping shows the site may contain a federal wetland area; all proposed development appears to be outside the potential wetland; and

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

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

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

1. Per the New York State Department of Transportation, the proposed parking and covered entry will not be permitted in the state right-of-way. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 5, in order to satisfy commercial driveway standards, which may require reducing the width of the driveway or eliminating access to Route 5. 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 is required to coordinate Fikes Road access plans with the Onondaga County Department of Transportation. The site plan must be modified to show the county highway boundary with all proposed features

outside of 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 Town is encouraged to require a revised site plan that shows the entirety of the parcel and adjacent properties to ensure any future or proposed development or subdivision of land occurs outside the lands owned by National Grid/Niagara Mohawk.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Pasquale DePalma for the property located at 7841 Route 298; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 298, a state highway, and the municipal boundary between the Town of Cicero and Madison County; and
- WHEREAS, the applicant is proposing a zone change from General Commercial (GC) to Residential (R-15) on a 0.34-acre parcel; and
- WHEREAS, the site is located along NYS Route 298 in Bridgeport with surrounding residential land uses including single-family homes and the Wedgewood Apartments; the submitted survey map dated May 24, 2021 shows the site contains an existing one-story building, formerly a church, a gravel parking area, and an existing driveway onto Route 298; and
- WHEREAS, the proposed zone change is intended to allow for future development of a single family residence; the Town Zoning Map shows the neighboring apartment parcel is zoned Residential (R-M) and the single-family housing is R-10; undeveloped lands east across Route 298 are zoned R-15; and
- WHEREAS, per the Town Zoning Code, the purpose of the General Commercial zoning district is to “provide for those medium-sized commercial uses whose primary market is Town-wide. Such uses tend to be located on county or state highways of medium to high traffic volume”; uses permitted in GC districts include retail sales and services with or without attached dwelling, offices, community centers, religious institutions, public utility substations, shopping centers, hotels and motels, gas/service stations and car wash facilities, restaurants and drive-in activities, health-related facilities, light assembly, automobile sales and service, including recreational vehicles and boats, and veterinary clinics; and
- WHEREAS, the proposed R-15 zoning district permits one-family residences, enclosed accessory building uses, and private garages; home occupations, golf courses, public utility substations, clinics, schools, religious institutions, and community centers are permitted subject to site plan approval; and
- WHEREAS, per the Town Zoning Code, the minimum lot area for a non-residential use in the R-15 district is 2 acres; the minimum lot area for a residential use is 15,000 sf per unit, which would be met given the proposed use of the site; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the short-eared owl, or its associated habitat, which has

been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-201

- 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 Cicero Zoning Board of Appeals at the request of Philip Bova for the property located at 7025 Lakeshore 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 the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 30 feet to 9 feet to construct a new single-family house on a 0.45-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on Oneida Lake next to a Town-owned park and beach; other surrounding land uses include single-family houses and undeveloped, wooded lands; and
- WHEREAS, the submitted Variance Map dated May 18, 2021 shows the parcel is split into two parts by a local right-of-way, Van Antwerp Drive; the parcel has additional frontage on Lakeshore Road, a local road; per the referral materials, the site contained an existing house and shed that were recently demolished; and
- WHEREAS, the Variance Map shows the footprint of the proposed house, which will be set back from the Van Antwerp Drive right-of-way 9 feet to the east and 27 feet to the north, where 30 feet is required; the map and Standards of Proof indicate Van Antwerp Drive is a paper road and granting the variance will allow the house to be in line with the adjacent houses; the existing driveway that serves the property appears to occur in the Van Antwerp Drive right-of-way; and
- WHEREAS, the previous house was served by public drinking water and sewers; the new house will use the existing drinking water and sewer connections;
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, 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands adjacent to the shoreline are located within the 100-year floodplain, which may require elevation of structures and other mitigation; the proposed house appears to be outside the floodplain area; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-202

- 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 Liberty Restaurants Holdings for the property located at 7980 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and Caughdenoy Road (Route 49), a county highway; and
- WHEREAS, the applicant is proposing to construct a Popeyes Restaurant with associated site amenities on a 0.70-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the vacant parcel is located along the highly traveled commercial corridor, US Route 11; aerial imagery dated May 2021 shows an existing sidewalk along Route 11 and remnant gravel area covering the site; and
- WHEREAS, the submitted Concept Plan shows the proposed building (2,145 sf) with a drive-thru lane occurring on three sides of the building and 19 parking spaces at the rear; the drive-thru lane will have two each of preview boards, speaker posts and canopies, and exterior menu boards to allow for two ordering lanes; the plan shows stacking for at least 10 vehicles in the drive-thru lane; and
- WHEREAS, the site is served by an existing right-in, right-out only driveway onto Route 11 that also serves the adjacent Dairy Queen property; the site also accesses an internal road network that serves the Widewaters Commons shopping plaza at the rear of the site and other neighboring commercial uses; the internal drive has access to Route 11 at a signalized intersection with Caughdenoy Road south of the site; no changes to access are proposed; and
- WHEREAS, the Concept Plan shows proposed signage to include a pylon sign at the front of the site and pavements markings and directional signage for site circulation; and
- WHEREAS, per the local application, the restaurant will be open 7 days a week; there will be a maximum of 8 employees on-site at a time; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 2, 2021, 0.80 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to the existing stormwater management systems; **ADVISORY NOTE:** per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new municipal connections to public drinking water and sewers are proposed;
ADVISORY NOTES: the Onondaga County Department of Water Environment

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

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

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

WHEREAS, the site and adjacent Dairy Queen parcel are listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: V00750 (per EAF Mapper); V00750 is a completed site having been satisfactorily remediated under the Voluntary Cleanup Program; prior uses of the site include a dry cleaner and a car wash that led to soils and groundwater contamination; 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 New York State Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. 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. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.
2. The Town is advised to require installation of a sidewalk connection from the sidewalk on Route 11 to the front of the building. Further sidewalk connections are encouraged to facilitate safe pedestrian mobility between the subject site and neighboring shopping plaza and commercial uses.
3. The Town is encouraged to require front yard landscaping to screen drive-thru lanes from the road and pedestrians.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-203

- 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 Natalee McGowan for the property located at 8048 Thompson 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 Thompson Road (Route 14), a county highway; and
- WHEREAS, the applicant is proposing to establish a home occupation (salon) on a 0.90-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is located along Thompson Road with surrounding residential land uses; the site is east across Thompson Road from the Gillette Road Middle School; and
- WHEREAS, per the submitted survey map, the site contains an existing one-story house and a shed; there is an existing u-shaped driveway with two access points onto Thompson Road; per the Onondaga County Department of Transportation, one access point has since been removed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, only one driveway onto Thompson Road will be permitted; and
- WHEREAS, minor interior renovations are planned to accommodate the home occupation; and
- WHEREAS, per the local application, the salon will be single occupancy; hours of operation will be 25-30 hours a week and there will be only one employee on-site at any given time; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan; 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-204

- 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 Trafford for the property located at 6600 New Venture Gear Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Venture Gear Drive (Route 76) and Fly Road (Route 77), both county highways, and the New York State Thruway (Interstate Route 90), a state highway; and
- WHEREAS, the applicant is proposing construction of a 70,000 sf warehouse and distribution facility on a proposed 14.25-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-21-42) as part of the proposed project; recently, the Board recommended modification of a site plan referral (Z-21-101) for a new access road and new loading dock areas on the subject site, noting drainage requirements; in 2016, the Board recommended modification of concurrent site plan (Z-16-344) and special permit (Z-16-345) referrals to operate a commercial garage for a bus service in an existing facility previously used for the same purpose; previously, the Board reviewed referrals (Z-15-179, Z-15-251, S-15-47) for construction of a FedEx warehouse and distribution facility on a portion of the site and a site plan referral (Z-13-131) to construct a large stormwater detention pond on the overall site; and
- WHEREAS, the site is located in an industrial node along the NYS Thruway (I-90); aerial imagery dated May 2020 and the submitted survey map dated July 27, 2018 show the site has frontage on New Venture Gear Drive, Fly Road, and Chrysler Lane and contains two large existing warehouse/industrial buildings and associated parking areas; the site has two existing driveways on New Venture Gear Drive and one driveway onto Chrysler Lane, a local road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on New Venture Gear Drive must meet Department requirements; and
- WHEREAS, per the submitted Final Plan, the proposed subdivision will create proposed Lot 4 (14.25 acres), which is intended for the proposed warehouse and distribution facility, at the northwest corner of the site; proposed Lot 4 includes a large parking lot with access to New Venture Gear Drive; the remainder of the site, containing the industrial campus, will be proposed Lot 1A (94.77 acres); and
- WHEREAS, the submitted Overall Site Master Plan dated May 2021 shows the proposed building (70,864.75 sf) will have loading docks on the side and rear of the building; there will be parking on the other side and at the front of the building and additional parking spaces on the eastern half of Lot 4; there are

254 parking spaces proposed, including 82 tractor trailer spaces, 40 single box truck/van spaces, and 132 vehicle spaces;

ADVISORY NOTE: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

WHEREAS, the site plan shows a proposed driveway onto New Venture Gear Drive; the existing access will be removed; a proposed driveway is also shown with access to Chrysler Lane; per the local application, vehicle access will come from the New Venture Gear Drive driveway and truck access will be from Chrysler Lane; there is a proposed sidewalk from the New Venture Gear Drive frontage to the front and side of the building, with proposed bike racks;

ADVISORY NOTE: the proposed driveway onto New Venture Gear Drive requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; any work in the county right-of-way will be subject to a work permit; and

WHEREAS, there is a 60' transmission line easement with overhead utility lines on the eastern half of the site; a portion of the parking appears to encroach in the easement; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 26, 2021, 12 acres of the site will be disturbed by the proposed project; stormwater will discharge to existing drainage infrastructure and an open channel along New Venture Gear Drive; per the EAF, the project site drains to a tributary of Ley Creek; the site plan shows a stormwater management area on the west side of the developed area;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;

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, GIS mapping shows a potential federal wetland area that appears to coincide

with a stormwater management area on the site; the project is within 2,000 feet of a site (ID: 734068) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 New Venture Gear Drive 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), a lighting plan, and contact the Department regarding traffic data requirements for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 the project plans prior to, or as a condition of, municipal approval.
3. 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.
4. 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.

The Board also offers the following comments:

1. The Town is advised to ensure any necessary approvals are obtained for work within the transmission line easement.
2. The Board encourages the Town to consider any long term plans for continued development of the industrial park as it may relate to future parking needs and the viability of the larger existing structures given that the proposed development will construct a new building and eliminate a substantial amount of parking that currently serves the campus.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-205

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 James Andrus for the property located at 3180 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and

WHEREAS, the applicant is proposing to renovate an existing building for a medical marijuana dispensary on a 0.99-acre parcel in a Business zoning district; and

WHEREAS, in 2019, the Board recommended modification of a site plan referral (Z-19-24) to demolish the existing building on the subject site and construct a new retail building for a cannabis dispensary; and

WHEREAS, the site is located along Erie Boulevard East with surrounding land uses being commercial operations and big box retail; aerial imagery dated May 2021 shows the site contains an existing one-story building (formerly Tokyo Seoul restaurant) and the remainder of the site is covered by asphalt parking; there is an existing concrete sidewalk along the frontage of the site; and

WHEREAS, the submitted Landscape Plan dated May 12, 2021 shows the proposed building is surrounded by asphalt parking lot (64 spaces total) at the front, rear, and north sides of the building; there will be landscaping on the south side of the building and at the front; the site has existing trees between the sidewalk and front parking area; per the plan, there will be a rear loading zone and dumpster enclosure with a 16-foot gate; a sidewalk connection and crosswalk are proposed between the sidewalk along Erie Boulevard and the front of the building; and

WHEREAS, per the Landscape Plan, there are two existing driveways onto Erie Boulevard East; turning movements along this stretch of Erie Boulevard are restricted to right-in and right-out only by a median; and

WHEREAS, the submitted elevation drawings show proposed signage to include an illuminated monument sign (4' x 5', 6' tall) adjacent to the northern driveway and a wall-mounted sign (46 sf) on the front face of the building; and

WHEREAS, the referral materials include a lighting plan that shows new wall-mounted light fixtures (mounting height of 16 feet) and new pole-mounted light fixtures (17 feet tall) are proposed for the site; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, the site is located along a stretch of Erie Boulevard that recently underwent a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail in the median of Erie Boulevard; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 aerial imagery it appears that there are no wooded areas on the site; 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 submit a copy of the lighting plan to the New York State Department of Transportation 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. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The Board also offers the following comments:

1. The Town is encouraged to eliminate parking at the front of the site and convert excess impervious surfaces to grass or landscaping to improve the aesthetics of the site and aid in stormwater management.
2. Given the recent development of the Empire State Trail along Erie Boulevard, bicycle accommodations, such as a bike rack or storage, are encouraged in this area.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-206

- 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 Carin Eaton, Skinner Properties for the property located at 3701 James 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 James Street (Route 290), a state highway, and the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing to renovate an existing vacant building to establish an American Legion Club on a 1.56-acre parcel in a Business zoning district; and
- WHEREAS, the site is located along James Street at the outskirts of the City of Syracuse; surrounding land uses are a mix of office and commercial uses; the site abuts a parcel to the east that contains an OCWA water tower; and
- WHEREAS, the survey map dated December 14, 1999 shows the site contains a vacant building, formerly Friendly's restaurant, and has parking on the eastern half of the site and at the rear of the building; there is an existing sidewalk along James Street and two existing driveways; jurisdiction of James Street is split between the NYS Department of Transportation and City of Syracuse in this location; the eastern driveway is under state jurisdiction while the western driveway is under city jurisdiction; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 28, 2021, the interior of the building will be renovated to meet the needs of the new occupants; the exterior of the building will be painted and new signage will be added; and
- WHEREAS, the submitted Concept Site Plan dated May 27, 2021 shows site modifications to include replacing asphalt along the side lot lines with landscaping, adding 6 new street trees to the front of the site, converting the west driveway to a one-way, exit-only driveway, re-striping the parking lot for 48 spaces, and installing a new bike rack, flag pole, building lights, and a pole-mounted light fixture in the parking lot;
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the Concept Site Plan shows future parking in reserve (15 spaces) at the rear of the site and a future monument area at the front; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office

to determine sewer availability and capacity; and

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

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

WHEREAS, the 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: C734138, 734032, 734064) 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 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 the existing driveway on James Street, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-207

- 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 Tully Planning Board at the request of Bruce Pollock for the property located at 5719 Meeting House 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 Meeting House Road (Route 134), a county highway, Route 81 and Route 281, both state highways, the municipal boundary between the Town of Tully and the Village of Tully, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of six self storage buildings on a 6.5-acre parcel in a Commercial zoning district; and
- WHEREAS, in 2006, the Board recommended disapproval of concurrent area variance (Z-06-76) and use variance (Z-06-77) referrals to install a v-shaped, single-pole billboard on the subject parcel; and
- WHEREAS, the site is located along I-81 just outside the Village boundary; the site is near parcels enrolled in NYS Agricultural District 4, including parcels to the south that appear to contain active farmland; aerial imagery dated May 2021 and the submitted survey map show the site has frontage to the south and east on Meeting House Road, which is under Town jurisdiction in this location; the site contains an existing one-story building, an auto garage, that has parking on three sides of the building; the rear half of the site (more than 4 acres) is vacant, cleared land; and
- WHEREAS, the submitted 2021 Sketch Plan dated May 5, 2021 shows the 6 proposed buildings will range from 3,600 sf in size to 7,800 sf and be constructed more than 40' from the existing building; the self-storage facility is encircled by 30' drive aisles and will have access to Meeting House Road to the east; an interconnection to the western side of the existing building is also shown though it does not appear to connect to an existing driveway; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 6, 2021, 4 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to an engineered retention area shown in the Sketch Plan to occur between the project area and I-81; no additional information regarding stormwater management was provided;
- 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, the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property

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Services, the site is served by an individual well and septic system; no drinking water or wastewater services are proposed for the project; 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, or as a condition of, municipal approval of the special 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); the site is also located over, or immediately adjoining, primary and principal aquifers; and

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

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

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

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 submit a lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Town is encouraged to require landscaping along the lot boundaries to help screen the storage facility from the state highway and neighboring land uses.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-208

- 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 101 North Salina, LLC for the property located at 101-239 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690 and Route 81, both state highways; and
- WHEREAS, the applicant is proposing façade alterations and site improvements on a 4-acre parcel in a Central Business District-Office and Service (CBD-OS) zoning district; and
- WHEREAS, in 2014, the Board offered no position for a project site review (Z-14-138) for exterior improvements to the existing building on the subject site; and
- WHEREAS, the site is located in Downtown Syracuse and bound on all four sides by city streets, North Clinton Street, North Salina Street, West Genesee Street, and Herald Place; nearby land uses include Clinton Square and a number of historic buildings, including the Syracuse Post Office and Court House, Third National Bank, the Amos Building, and the Syracuse Savings Bank; and
- WHEREAS, the site contains the former Post Standard building, a two to three-story building; there are sidewalks on all frontages and a parking lot on the northern half of the site with gated access to Herald Place and North Salina Street; a loading area at the rear of the building has additional access to North Clinton Street; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 30, 2021 indicates the building is partially vacant and will be redeveloped/rebranded as “The Post” building; modifications will include interior and exterior renovations, including window replacement, HVAC replacement, electrical upgrades, and office build-outs; and
- WHEREAS, the submitted Project Narrative indicates the new tenant, Chase Design, is a design and business consulting firm that will occupy 35,000 sf on the second floor of the building; 66% of the tenant space will be typical office spaces and the remainder will include light manufacturing and assembly labs; Chase Design anticipates larger truck deliveries/pickups will occur 2-3 times a week, at most, and take place between 8AM and 5PM; and
- WHEREAS, the submitted Preliminary Master Plan dated April 23, 2021 shows proposed and future phases for site modifications; proposed phases include sidewalk improvements along North Salina Street, asphalt patching, sealcoat and restriping the parking lot, bus stop relocation (to be coordinated with CENTRO), new bike rack, and planter improvements; future phases include new planter beds and pits with trees along North Salina Street, waste recycling

area, building dock improvements, realigned curb cuts, parking lot lighting improvements, pavement resurfacing, and drainage improvements; and

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

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

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

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

WHEREAS, the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; per the NYS Department of Transportation, this parcel will be impacted by the proposed project alternatives; under the Community Grid option, 0.3% of land (0.01 acres) will be acquired and under the Viaduct option, 4.8% of land (0.20 acres) will be acquired; 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 project is within 2,000 feet of multiple sites (IDs: 734060, C734148, V00588, C734089) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site is located near the Hanover Square Historic District, Gere Bank Building, Third National Bank, Amos Block, C.W. Snow & Company Warehouse, Syracuse Savings Bank, Onondaga County Savings Bank Building, and Syracuse Post Office and Court 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 Jim Stelter and seconded by Mike LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 23, 2021

OCPB Case # Z-21-209

- 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 Classy Chassy for the property located at 3610 NYS Route 31; 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 NYS Route 31, a state highway, and Oswego Road (Route 91), a county highway; and
- WHEREAS, the applicant is requesting a special permit to operate an automobile car wash facility on a 1.507-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2011, the Board offered no position with comment for a site plan referral (Z-11-306) to renovate an existing fast food restaurant for a new fast food restaurant; and
- WHEREAS, the site is located at the major regional intersection of NYS Route 31 and Oswego Road, known as Moyers Corners; surrounding land uses are primarily commercial; and
- WHEREAS, the submitted special permit plan dated May 21, 2021 shows the site contains an existing building, previously a restaurant, surrounded on all sides by asphalt; the site has two existing driveways onto an internal road network at the rear of the site that serves the adjacent shopping plaza; the internal road network has access to Route 31 at a signalized intersection to the east and two full access connections to Oswego Road to the south; and
- WHEREAS, per the submitted Site Plan Sketch dated June 2021, the existing building will be renovated and used for the automatic car wash bay; an addition will be constructed at the rear of the building and the side parking lot will be extended to provide 25 vacuum stations along the east side of the building; no changes to access are proposed; 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 though the new use will likely increase water demand and wastewater generation by the site;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water

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

WHEREAS, the 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

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

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

The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. 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 Town is encouraged to consider site plan improvements to screen parking and vacuum stations, such as maintenance of existing green space and additional landscaping, and ensure internal circulation of the site is clearly defined.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-210

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of North Syracuse Storage, LLC for the property located at South Bay Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 208) and Col. Eileen Collins Boulevard (Route 78), both county highways, Brewerton Road (US Route 11), a state highway, and the municipal boundary between the Towns of Salina and Clay; and

WHEREAS, the applicant is proposed to construct a three-story building for an indoor self-storage facility on a vacant 1.21-acre parcel in an Office and Light Industrial Park (O-2) zoning district; and

WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-211) to increase the allowable building height from 30' to 46' and reduce the required front yard setback from 50' to 17'-7" as part of the proposed project; in 2018, the Board offered no position with comment for a zone change referral (Z-18-305) to change the zoning of the subject parcel from Planned Commercial (C-3) to Office and Light Industrial Park (O-2) to allow for construction of a self-storage facility; the zone change request was approved by the Town; and

WHEREAS, the site is located in a commercial area west of I-81 and the Syracuse Hancock International Airport; aerial imagery shows the parcel has frontage on South Bay Road and is part of the GW Aero Center, which includes two hotels, Candlewood Suites and Holiday Inn Express, located at the rear of the parcel; and

WHEREAS, per the submitted survey map, the site is located along an existing private drive onto South Bay Road that serves the rear hotels; the site is vacant except for a large gravel area, to be removed, with unlimited access to the hotel drive; there are several easements on the site, including a 20' drainage easement along the north lot line, a 20' sanitary sewer easement at the rear of the parcel, and a 10' Niagara Mohawk Power Corp. and Verizon easement along the south lot line; the adjacent hotel drive includes an ingress and egress easement; and

WHEREAS, the submitted Site Layout Plan dated June 4, 2021 shows the proposed building will occupy a significant portion of the site; a parking lot (15 spaces) is shown on the south side of the building with a proposed 31' wide driveway onto the private drive; the Site Planting Plan shows a proposed stormwater management area (not yet designed) between the building and South Bay Road with proposed plantings around the perimeter of the stormwater area and new trees on the other three sides of the building; and

WHEREAS, the submitted floor plans show interior storage cubicle areas (67,505 sf total) on all three floors; the first floor will also contain an interior loading area (24' x

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24') and office/retail area (950 sf); 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; per the EAF, the proposed project will connect to the public drinking water supply and wastewater utilities;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity; 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 prior to future development of the site; 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);

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, 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 contact the Onondaga County Department of Transportation 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 (SWPPP) for Department review. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; 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 23, 2021

OCPB Case # Z-21-211

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of North Syracuse Storage, LLC for the property located at South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of South Bay Road (Route 208) and Col. Eileen Collins Boulevard (Route 78), both county highways, Brewerton Road (US Route 11), a state highway, and the municipal boundary between the Towns of Salina and Clay; and
- WHEREAS, the applicant is requesting area variances to increase the allowable building height from 30' to 46' and reduce the required front yard setback from 50' to 17'-7" as part of a proposed project to construct a three-story building for an indoor self-storage facility on a vacant 1.21-acre parcel in an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-210) as part of the proposed project; in 2018, the Board offered no position with comment for a zone change referral (Z-18-305) to change the zoning of the subject parcel from Planned Commercial (C-3) to Office and Light Industrial Park (O-2) to allow for construction of a self-storage facility; the zone change request was approved by the Town; and
- WHEREAS, the site is located in a commercial area west of I-81 and the Syracuse Hancock International Airport; aerial imagery shows the parcel has frontage on South Bay Road and is part of the GW Aero Center, which includes two hotels, Candlewood Suites and Holiday Inn Express, located at the rear of the parcel; and
- WHEREAS, per the submitted survey map, the site is located along an existing private drive onto South Bay Road that serves the rear hotels; the site is vacant except for a large gravel area, to be removed, with unlimited access to the hotel drive; there are several easements on the site, including a 20' drainage easement along the north lot line, a 20' sanitary sewer easement at the rear of the parcel, and a 10' Niagara Mohawk Power Corp. and Verizon easement along the south lot line; the adjacent hotel drive includes an ingress and egress easement; and
- WHEREAS, the submitted Site Layout Plan dated June 4, 2021 shows the proposed building will occupy a significant portion of the site; a parking lot (15 spaces) is shown on the south side of the building with a proposed 31' wide driveway onto the private drive; the Site Planting Plan shows a proposed stormwater management area (not yet designed) between the building and South Bay Road with proposed plantings around the perimeter of the stormwater area and new trees on the other three sides of the building; and
- WHEREAS, the submitted floor plans show interior storage cubicle areas (67,505 sf total)

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

E-mail Address: countyplanning@ongov.net

on all three floors; the first floor will also contain an interior loading area (24' x 24') and office/retail area (950 sf); 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; per the EAF, the proposed project will connect to the public drinking water supply and wastewater utilities;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity; 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 prior to future development of the site; 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);

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

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

While the Board offers no position with regards to the requested area variances, the following comments are intended for the project as a whole:

The applicant must contact the Onondaga County Department of Transportation 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 (SWPPP) for Department review. Any modifications required by the Department must be reflected on the project plans prior to 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; Mike LaFlair - yes; Jim Stelter - yes; Marty Voss - yes.



Meeting Minutes

Project Name: Plan Onondaga County Comprehensive Plan
Study Advisory Committee Meeting #1

To: Megan Costa, Syracuse-Onondaga County Planning Agency

EDR Project No: 20138

Date: 2021-06-23

Persons Present: Onondaga County Planning Board Members: Daniel Cupoli, James Corbett, Michael LaFlair, James Stelter, Martin Voss

SOCPA Staff: Dan Kwasnowski, Megan Costa, Ilana Cantrell, Allison Bodine, Robin Coon

Consultant Team (EDR): Jane Rice, Sam Gordon, Sarah Krisch, Daniel Cupoli, James Corbett, Michael LaFlair, Jim Stelter, Martin Voss

- 1) Introductions- The SOCPA team, EDR team, and members of the Onondaga County Planning Board introduced themselves individually.
 - The members of the Onondaga County Planning Board will serve as the Project Advisory Committee to the **PlanOnondaga** County Comprehensive Plan project.
- 2) Dan Kwasnowski, SOCPA Director, provided the history and framework for the current Comprehensive Plan effort.
 - The plan is intended to set a direction for the community, identify needs and opportunities, and prioritize the actions to accomplish collective goals
 - The planning framework was received well at recent Association of Supervisors and Mayors meetings, with County Executive McMahon.
 - The plan centers on 5 Thematic Areas, to be described.
 - The Project Advisory Committee will act as high level advisors, to review and confirm the plans objectives and direction, meeting from 3-5 times throughout the planning process with the consultant team, and more frequently with SOCPA staff as part of regularly scheduled Onondaga County Planning Board meetings.
- 3) Sam Gordon presented EDR's work (see attached powerpoint presentation):
 - **Plan Onondaga** Branding
 - Community Engagement- timeline of proposed public and stakeholder involvement and benchmarks for product deliverables, with a draft plan culminating in the Spring/Summer of 2021.

- Draft Website – <http://plan.ongov.net>, to be released in July 2021, with general overview, engagement information, and to be built and expanded over time, with Storymap as a main linked feature
- 4) Sarah Krisch from EDR presented an example of a Storymap similar to one which will be created for **Plan Onondaga**.
- Storymaps often allow for a more interactive experience for website users, and a more dynamic “alive” interface than a printed plan to present information and large amounts of data.
 - The Storymap tool will be used to share information relative to the thematic areas and community profiles.
- 5) The Project Advisory Committee posed several questions for group discussion, including:
- The audience for the Storymap includes municipalities and community stakeholders but also the public, as a resource for community learning and dialogue.
 - The County will put forward an approach toward development and growth. It does not mean that municipalities will follow suit or be required to, but consistent actions and decisions will have the backing of the County
 - The plan will provide County government with the policy framework to help structure the way the County invests its resources and a framework for the County Planning Board to make recommendations.
 - Optimally, a number of Towns, Villages and the City will endorse the plan upon completion; the goal of the process is for broad buy-in and support, which may mean a high-level planning approach
 - The Plan, and the Storymap in particular, could and should be seen as a marketing tool for economic development and growth.
 - Storymap gives people the language and context to influence decision making, to see the ideas and know what to ask for.
 - With a static countywide population, a need for new housing, and the right kind of housing still exists. To foster population growth, the plan intends to focus on creating a competitive environment for new jobs in part through selling the site selectors and prospective new residents on our quality of life assets.
 - The plan will look at identifying unmet needs, such as housing demand, matched to current demographic preferences.

PLAN ONONDAGA

COUNTY COMPREHENSIVE PLAN



ORGANIZING PRINCIPLES + THEMATIC AREAS

 **PLAN ON** community engagement

 **PLAN ON** quality of life

 **PLAN ON** economic development

 **PLAN ON** strong centers

 **PLAN ON** housing + neighborhoods

 **PLAN ON** greenways + blueways

 **PLAN ON** community mobility

 **PLAN ON** agriculture

PUBLIC ENGAGEMENT PLAN TIMELINE

1. Project Kick Off

- Initial meeting with Project Advisory Committee.
- Launch Project website.

Summer 2021

3. Data + Information Gathering

- Gather data and information.
- Develop County-wide and community profiles.

4. Engagement Campaign

- Post StoryMaps to the Plan's website.
- Host Pop-up events to gather input on the vision for the Plan.
- Host Open House #1 to launch vision and framework for the Plan.

Fall 2021

2. Focus Group Sessions

- Host Municipal and Thematic Area Stakeholder meetings.

5. Reveal Community Vision

- Release StoryMaps 2.0.
- Hold Public Open House #2.

- Onondaga County Planning Federation Summit
 - Present County-wide Vision.
 - Focus on Plan Thematic Areas.

Summer 2022

Spring 2022

6. Release Plan Draft





- Public release of draft Plan.
- Host Public Meeting.

- Onondaga County Planning Board (OCPB) approves draft.
- OCPB provides recommendation to County Legislature for Plan adoption.

Fall 2022

7. Plan Adoption

- Hold Public Hearing.
- Legislature adopts Plan.

-  = Public Engagement Opportunity
-  = Plan Milestone
-  = End of Engagement Period
-  = PAC Meeting



MUNICIPAL STAKEHOLDER GROUPS

Week of July 19th

	West	North	Southeast	Southwest	East
Towns	Camillus	Clay	Pompey	Skaneateles	Manlius
	Geddes	Cicero	LaFayette	Marcellus	DeWitt
	Onondaga	Salina	Fabius	Otisco	
	Elbridge	Lysander	Tully	Spafford	
		Van Buren			
Villages	Solvay	North Syracuse	Fabius	Marcellus	East Syracuse
	Camillus	Liverpool	Tully	Skaneateles	Minoa
	Elbridge	Baldwinsville			Fayetteville
	Jordan				Manlius
City	Syracuse	Syracuse	Syracuse	Syracuse	Syracuse

THEMATIC STAKEHOLDER GROUPS

Week of August 16th



Fall 2021



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Project Website



ArcGIS StoryMaps



QUESTIONS?