



Onondaga County Planning Board

June 28, 2023

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

J.Ryan McMahon, II
County Executive

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Rachel Woods
Robin Coon
Ellison McMahon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 28, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from June 7, 2023 were submitted for approval. David Skeval made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

| | | | | | |
|----------|---------|---------------------|----------|--------|---------------------|
| S-23-22 | CSyrPB | <i>Modification</i> | Z-23-176 | TDewPB | <i>No Position</i> |
| Z-23-179 | CSyrPB | <i>Modification</i> | Z-23-180 | TDewPB | <i>Modification</i> |
| Z-23-181 | TClaPB | <i>Modification</i> | Z-23-182 | TDewPB | <i>Modification</i> |
| Z-23-183 | TDewZBA | <i>Modification</i> | Z-23-184 | TLafTB | <i>No Position</i> |
| Z-23-185 | VSkaPB | <i>No Position</i> | Z-23-186 | VSkaPB | <i>No Position</i> |
| Z-23-187 | TSaITB | <i>No Position</i> | Z-23-188 | TSaITB | <i>No Position</i> |
| Z-23-190 | VManVB | <i>Disapproval</i> | Z-23-191 | CSyrZA | <i>No Position</i> |
| Z-23-192 | TTuITB | <i>Approval</i> | Z-23-193 | VManVB | <i>Approval</i> |
| Z-23-193 | VManVB | <i>No Position</i> | | | |

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # S-23-22

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the City of Syracuse Planning Commission at the request of Brighton Mews, LLC for the property located at 1001 East Brighton Avenue; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and

WHEREAS, the applicant is proposing to subdivide a 4.53-acre parcel into two new lots, Lot 1 (1.60 acres) and Lot 2 (2.93 acres), in a Commercial, Class B (CB) zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-179) for a Splash car wash to be constructed on new Lot 1; the Board previously offered No Position with Comment regarding previous development plans to subdivide the parcel into four lots (S-16-80), construct a mixed-use development of 5 buildings (Z-16-396), and street dedication (Z-16-395); it appears none of the proposed actions were completed; and

WHEREAS, the site is located along Brighton Avenue, a city street, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site currently contains a vacant house, accessory structures, and a former commercial vehicle service garage, all to be demolished; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings, and a drinking water system facility; and

WHEREAS, per the Brighton Subdivision Plan dated 5/11/23, new Lot 1 will comprise the northern 1.6 acres of the parcel and will have 283.92' of frontage along East Brighton Avenue/East Seneca Turnpike; the Subdivision Plan shows a 20'-wide sanitary sewer easement running east/west through new Lot 1; GIS mapping shows a city sewer line extending through this portion of the parcel; this easement and sewer infrastructure are not shown on submitted Site Plans; it appears the building is situated to avoid the sewer line, however, parking, sidewalks and site work appears to occur within the presumed easement area; and

WHEREAS, proposed Lot 2 will have 40' of frontage along East Brighton Avenue/East Seneca Turnpike and comprises the southeastern 2.93 acres of the parcel; proposed Lot 2 is undeveloped, wooded, and slopes to the north; the Subdivision Plan does not show any gas or sewer infrastructure connecting to proposed Lot 2; no plans for future development of Lot 2 were included with this referral; and

WHEREAS, the Site Plan dated 4/7/23 for the concurrent special permit referral (Z-23-

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179) shows a 9.97'-wide area along the southern property boundary of proposed lot 2 labeled along the north line as "Property Line per Occupation" and along the southern boundary as "Property Line per Deed"; this discrepancy regarding property boundaries is not depicted on the Brighton Subdivision Plan dated 5/11/23; it is not clear if this parcel-boundary discrepancy is included in the 40'-wide frontage shown on the Subdivision Plan; and

WHEREAS, per the referral notice, the site is served by City of Syracuse public drinking water and no changes to the existing infrastructure are proposed; however, demolition, change of use and new construction is proposed on site; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and MIS pump station service area and an increase in use is expected; per Onondaga County Department of Water Environment Protection, Capacity Assurance request has been received and is under review; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the site may contain the Indiana Bat and Northern Long-eared Bat, or their 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 Site Plan it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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 City and applicant must confirm the presence and location of any easements on site, notably an existing sanitary sewer easement which appears to be located within the project disturbance area, and any easements must be reflected on the subdivision plan.
2. The applicant must confirm safe and adequate access to proposed Lot 2, in coordination with the City Engineer, prior to subdivision approval. The proposed 40-foot frontage onto East Brighton Avenue creates potential limitations for future development, and the proximity of the frontage to existing intersections may present challenges for access. The applicant and City are encouraged to reduce curb

cuts onto congested East Seneca Turnpike by exploring alternative means of access for future property development.

3. The filed subdivision plans must demonstrate adequate accommodations for wastewater management for all proposed lots.

The Board offers the following comment:

The City is encouraged to resolve any boundary discrepancies or limitation to access to proposed lot 2 from the noted "Parcel boundary by Occupation" as shown on related Site Plan.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-176

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Tihic Countertops / Thomas DiTullio for the property located at 6273 Fly 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 Fly Road and Hartwell Avenue (Route 77), a county highway; and
- WHEREAS, the applicant is proposing construction of a 1,200 sf addition to a current storage building, conversion of garage to showroom, space conversion of one-family house to office space, and construction of an additional parking area and storage yard on a 1.0-acre parcel in a High Tech zoning district; and
- WHEREAS, the site is located near the intersection of Fly and Kirkville Roads, in an area characterized by a mixture of commercial and residential, interspersed with large vacant parcels; the adjacent parcel to the north contains a single-family house and both parcels are surrounded by a 9.8-acre wooded parcel; and
- WHEREAS, the 1-acre parcel contains an 1,104 sf single-family house with a 1,861 sf storage building and metal shed to the rear; a u-shaped gravel driveway extends from Fly Road, a county road, around the house and provides access to the gravel parking lot located between the house and the storage building; and
- WHEREAS, per the local application, the applicant is proposing to convert the property to commercial use for Tihic Tile & Granite, “a stone fabricator and installer of fabricated countertops and other stone fabrications”; per the application, the conversion of the property involves making the single-family residence into office space for the company and leasable office space, converting the rear building into a stone fabricating shop, converting an existing garage into a showroom and office, and constructing a 1-story metal addition to the rear building for storage; and
- WHEREAS, the Site Plan dated 3/23/23 show the existing gravel driveways and parking lot will be replaced with asphalt; the driveways will be 18’ wide with granite curbing leading to a 23-space parking lot with 4 parking spaces located along the north end of the lot, 5 along the rear of the house, and 14 spaces along the southern side of the southern driveway; the northern driveway will be ingress-only, circulating cars to the parking lot, and out through the egress-only southern driveway; and
- WHEREAS, the grass area around the house will be retained and per the Planting Plan dated 3/23/23, shrubs and ornamental grasses will be planted along the front and rear of the building, 2 new red maples will be planted along the north side of the house, and a river birch will be planted at the northwest corner of the parking lot; per the Grading & Erosion Control Plan dated 3/23/23, the areas between the driveways and the parcel boundaries will be bio-retention areas;

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per the Planting Plan, the northern bio-retention area will be planted with 2 new Norway spruce and 5 new shrubs (unspecified variety), the southern bioretention area will be planted with 5 swamp white oaks and 25 ornamental grasses; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/28/22, 0.2 acres of the site will be disturbed by the proposed project; the EAF notes dry wells at the rear of the property will assist with stormwater retention, but those dry wells are not depicted on the Grading & Erosion Control Plan; and

WHEREAS, per the referral notice, the site is served by public drinking water provided by the Town of DeWitt and no changes to existing infrastructure are proposed, however a change of use is proposed;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek pump station service areas and no changes to existing infrastructure are proposed, however a change in use is proposed, which may result in an increase in wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Brighton Mews, LLC for the property located at 1001 East Brighton Avenue; 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 New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is requesting a special permit to allow the construction of a car wash facility (Splash Car Wash) on a 1.60-acre portion of a 4.53-acre parcel in a Commercial, Class B (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-22) to divide the parcel into two new lots; the Board previously offered No Position with Comment regarding previous development plans to subdivide the parcel into four lots (S-16-80), construct a mixed-use development of 5 buildings (Z-16-396), and street dedication (Z-16-395); it appears none of the proposed actions were completed; and
- WHEREAS, the site is located along Brighton Avenue, a city street, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site currently contains a vacant house, accessory structures, and a former commercial vehicle service garage, all to be demolished; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings, and a drinking water system facility; and
- WHEREAS, the proposed car wash would be placed on newly subdivided lot 1 (1.0 acres); per the Site Plan dated 4/7/23, the car wash would have a 30'-wide, driveway located at the northern end of the site's frontage on Brighton Avenue, extending from the existing signalized intersection of East Seneca Turnpike and East Brighton Avenue; the driveway provides access to the 21-space vacuum stall parking lot and the one-way interior drive that circulates along the southern boundary and leads to the 5,260 sf, 152'-long car wash tunnel situated along the northern parcel boundary; and
- WHEREAS, the interior driveway to the car wash is two lanes along the frontage along Brighton Avenue, expanding to three lanes leading to the customer pay station; a 15'-wide "Escape Lane" connects the carwash driveway to the rear of the parking lot; a dumpster enclosure is located between the car wash and vacuum lot driveways; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/7/23, 1.54 acres of the site will be disturbed by the proposed project; two stormwater management facilities are noted on the Site Plan, one between the carwash

tunnel and the northern parcel boundary and one between the vacuum lot and the southern carwash driveway; per the EAF, stormwater will be directed to “Storm Water Management Facilities and underground storm chambers”; per the Utility Plan dated 4/7/23, stormwater management facilities appear to collect and divert stormwater to existing municipal stormwater infrastructure; an April 7, 2023 letter from the DDS Companies notes stormwater will discharge to an existing 24" CMP line within the East Brighton Avenue right-of-way;

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

WHEREAS, a Traffic Impact Letter of Findings from McFarland Johnson dated 4/7/23 was submitted with the referral; the trip generation analysis concluded the carwash will add “50 additional trips during the morning peak hour, 78 during the evening peak hour, and 41 during the Saturday midday peak hour” and noted the site-generated trips are below the typical threshold that would warrant a Traffic Impact Study; and

WHEREAS, the Site Plan dated 4/7/23 shows a 9.97'-wide area along the southern property boundary of proposed lot 2 labeled along the north line as "Property Line per Occupation" and along the southern boundary as "Property Line per Deed"; this discrepancy regarding property boundaries is not depicted on the Brighton Subdivision Plan dated 5/11/23; it is not clear if this parcel-boundary discrepancy is included in the 40'-wide frontage shown on the Subdivision Plan; and

WHEREAS, the Brighton Subdivision Plan dated 5/11/23 shows a 20'-wide sanitary sewer easement running east/west through new Lot 1; GIS mapping shows a city sewer line extending through this portion of the parcel; this easement and sewer infrastructure are not shown on submitted Site Plans; it appears the building is situated to avoid the sewer line, however, parking, sidewalks and site work appears to occur within the presumed easement area; and

WHEREAS, the proposed carwash will have 4 proposed signs per the Kassis Superior Signs plan dated 4/6/23: a 20' high by 108' wide pylon sign with a 75" by 94" internally lit sign positioned above two 41" by 63" 8mm LED displays mounted back to back, the pylon sign would be located at the Brighton Street frontage; signs 2, 3, and 4 are building mounted: sign 2 is an internally illuminated 170" by 48" sign mounted above the exit of the carwash, sign 3 is an internally illuminated 12' by 20" sign on the southern façade of the carwash, and sign 4 is 144' by 14" painted brushed silver glossy sign identifying the vacuum area; and

WHEREAS, per the referral notice, the site is served by City of Syracuse public drinking water and no changes to the existing infrastructure are proposed; however, demolition, change of use and new construction is proposed on site; and

WHEREAS, per the referral notice, the site was previously served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and MIS pump station service area and an increase in use is expected with construction of a new building; per Onondaga County Department of Water Environment Protection, a Capacity Assurance request has been received and is under review;

ADVISORY NOTE: Per the Onondaga County Department of Water

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Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;

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

WHEREAS, the site may contain the Indiana Bat and Northern Long-eared Bat, or their 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 Site Plan it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and 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 City and applicant must confirm the presence and location of any easements on site, notably an existing sanitary sewer easement which appears to be located within the project disturbance area, and any easements must be reflected on the Site Plan. The City must ensure no impacts to regional sewer infrastructure from the proposed project as part of plan review.
2. The applicant must confirm safe and adequate access to proposed Lot 2, in coordination with the City Engineer, prior to plan approval. The proposed 40-foot frontage onto East Brighton Avenue creates potential limitations for future development, and the proximity of the frontage to existing intersections may present challenges for access. The applicant and City are encouraged to reduce curb cuts onto congested East Seneca Turnpike by exploring alternative means of access for future property development.

The Board offers the following comment:

The City is encouraged to require alternate siting, building orientation, circulation and/or screening in order to reduce the visual impact of driveways, drive lanes, parking and dumpsters as prominent features at the front of the site.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Aaron Converse - Liv-a-Way for the property located at 6595 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 13), a county road, and New York State Route 298, a state highway, and lands owned by the New York State Thruway Authority; and
- WHEREAS, the applicant is proposing construction of a 126-room hotel with associated amenities on a 5.04-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is an irregularly shaped vacant parcel with a long driveway extending from Thompson Road (a county highway) in the commercial area north of Carrier Circle, adjacent businesses are Denny's restaurant, a Days Inn, Joey's restaurant, and a Thruway Authority facility; the site abuts NYS Route 298; ADVISORY NOTE: Per the NYS Department of Transportation, no access to NYS Route 298 will be permitted; and
- WHEREAS, per the Site Plan dated 6/9/23, the applicant is proposing a 3-story, 126-room hotel to be constructed at the end of the existing driveway, surrounded by a 130-space parking lot; the wood-framed building will be constructed slab on grade; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Thompson Road must meet Department requirements; and
- WHEREAS, per the Landscape Plan dated 6/9/23, Norway and Serbian Spruces will be planted along the northwestern parcel boundary and the southwestern boundary of the parking lot, red maples will be planted along the southeastern boundary of the parking lot, and over 50 shrubs and flowering trees will be planted along the perimeter of the building; and
- WHEREAS, per the Existing Conditions Plan dated 6/9/23, both properties adjacent to the driveway have a 50'-wide Ingress & Egress Easement to utilize the long driveway extending from Thompson Road; a 15'-wide Drainage Easement runs along the southeastern property boundary, a 15'-wide area labeled "Temporary Easement to be Permanently Located Upon Future Development of the Area" extends from the end of the existing driveway south to the existing drainage easement; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/24/22, 4.0 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be directed to NYS Department of Transportation roadside ditches along NYS Route 298; per the Utility Plan dated 6/9/23, stormwater will be collected around the perimeter of the parking lot and directed towards a proposed

sediment basin, proposed infiltration basin, and proposed swale, all located in the southeastern portion of the site which subsequently drains to the 15'-wide drainage easement running along the southeastern boundary of the parcel;
and

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

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

WHEREAS, per the referral notice, the site is served by public drinking water provided by the Town of DeWitt;

ADVISORY NOTE: The applicant is advised to contact the Town of DeWitt to determine the activities and structures permitted within Town easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

WHEREAS, the site or adjoining property has been the subject of ongoing or completed remediation for hazardous waste (per EAF Mapper); and

WHEREAS, the site abuts a NYS Thruway Authority maintenance facility along its northern 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 is required to coordinate Thompson Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic study, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. A copy of the SWPPP or drainage and grading plan must be provided to both the New York State Department of Transportation (NYSDOT) New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSDOT and/or 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 NYS Route 298 or the NYS Thruway land as a result of this construction will be permitted.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-181

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Delta Sonic Car Wash for the property located at 3627 & 3809 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is proposing construction of a Delta Sonic gas station, convenience store, car wash and detailing center with a drive-thru on three parcels totaling 10.3 acres in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board previously recommended Modification on a special permit referral (Z-23-120) to construct a Delta Sonic gas station, convenience store, car wash and detailing center with drive-thru, advising the applicant to continue to coordinate NYS Route 31 access with New York State Department of Transportation, the Town should ensure proper plumbing control approvals and review by the Onondaga County Department of Water Environment Protection (OCDWEP), and sewage disposal infrastructure is approved by the Onondaga County Health Department (OCHD) and OCDWEP; and
- WHEREAS, the site is located along the NYS Route 31 corridor in the Town of Clay; the site is surrounded to the north, east, and south by commercial land uses including a large shopping center, restaurants, and a medical care facility; Willow Stream Apartments are southwest of the site, and a railroad borders the site to the west; Willow Field Elementary School is further east of the site along Route 31; and
- WHEREAS, aerial imagery dated 5/2021 shows the site contains an existing building that appears to be a vacant residence that would be demolished by the project; the remainder of the land appears to be forested or covered with vegetation; ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, per the Site and Pavement Marking Plan dated 11/9/22, the applicant is proposing a Delta Sonic facility on the three parcels, to include a detailing and indoor vacuum building (26,421 sf), car wash (14,383 sf), convenience store with drive-thru (5,791 sf), a fueling area with 9 gas pump islands and canopy, 12 outdoor vacuum stations, and two parking areas for employees and customers (93 spaces); and
- WHEREAS, in addition to extensive internal road circulation to access the various portions of the site and staging of vehicles, the plan shows one full driveway and one right-in-only driveway from NYS Route 31; per the application, a

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traffic signal was proposed at the main access driveway and submitted to and approved by the NYS Department of Transportation, no changes to the Route 31 intersection are included on submitted plans; no vehicular or pedestrian connections are shown between the proposed parcels and adjacent land uses, which includes a major retail shopping plaza and signalized intersection; and

WHEREAS, per the site plan, sidewalks are proposed in front of the convenience store and car wash only, with no connections to adjacent uses or along Route 31; per the Environmental Assessment Form (EAF) dated 3/29/23, the site will have LED pole mounted and building mounted light fixtures that will be dark sky compliant; landscaping and screening plans were not submitted with referral materials; and

WHEREAS, per the referral notice, there is no existing drinking water service to the site and a new connection is proposed to serve the facility; per the EAF, anticipated water usage is 35,000 gallons per day;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, there is no existing wastewater service to the site and it is located within the Wetzel Road Wastewater Treatment Plant Service area in a location being diverted to the Oak Orchard Wastewater Treatment Plant; a new connection is proposed to serve the facility; per the EAF, anticipated liquid waste generation is 35,000 gallons per day and there will be a water reclamation system that allows approximately 40% of the total water being used each day to have been recycled from previous use;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; per OCDWEP, a Capacity Assurance approval is pending; and

WHEREAS, per the EAF, 10.31 acres of the site will be disturbed by the proposed project; per the Site and Pavement Marking Plan, there are three proposed stormwater management facilities throughout the site as well as a bioretention area;
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Indiana Bat and Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Proposed Site Plan it appears that some significant wooded areas on site will be removed;

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

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 Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant will be required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Given the extent of proposed water usage for the site, the Town should ensure that proper plumbing control approvals and review by the Onondaga County Department of Water Environment Protection has been completed prior to, or as a condition of, municipal site plan approval.
3. Municipal extension of public sewers must be approved by Onondaga County Health Department (OCHD) prior to issuance of building permits. Applicant must submit sewage disposal infrastructure to the Onondaga County Department of Water Environment Protection and OCHD. Municipality must ensure OCHD approval prior to and as a condition of municipal approval of the site plan.

The Board also offers the following comments:

1. With enhanced transit anticipated along the Route 31 corridor, and introduction of residential uses in proximity to shopping and employment, the Board and New York State Department of Transportation advise that revised site plans should also reflect higher quality pedestrian, bicycle and transit accommodations along Route 31 and within the site. Of note regarding the Site and Pavement Marking Plan provided, sidewalks or pathways along the frontage of the site should be installed and set back from the curblines of Route 31.
2. The Board and NYS Department of Transportation encourage working with adjacent landowners to provide a roadway connection to the existing shopping center to the north, which will alleviate pressure on Route 31 and allow for more direct access from nearby destinations. Sidewalk infrastructure along NYS Route 31 should also be considered.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Joshua Podkaminer for the property located at 6808 & 6822 Crossbow Drive and 6845 Kinne 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 East Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow a commercial garage on a newly created 2.72-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously offered No Position on a subdivision referral (S-23-01) to subdivide three parcels into three new lots; in August 2022, the Board recommended No Position with Comment on a site plan referral (Z-22-205) to construct two manufacturing facilities (28,000 sf and 39,600 sf) on the site; and
- WHEREAS, the site is located southeast of Syracuse Hancock International Airport with surrounding commercial and industrial land uses; and
- WHEREAS, per aerial imagery dated 05/2021, the site is part of a commercial cul-de-sac with three existing buildings; the site is comprised of a vacant newly created parcel located at the rear of Crossbow Drive, a local road, that appears to contain actively farmed land; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-23-183) to reduce the required parking on the site; and
- WHEREAS, the applicant is proposing a 20,000 sf commercial garage, one of two manufacturing facilities on two proposed new parcels; per the local application, the 30,000 sf warehouse is code compliant and a special permit is required for the 20,000 sf commercial garage; and
- WHEREAS, per the Layout Plan dated 6/8/23, the commercial garage will be located in the northwest corner of the new lot with a 50-space parking lot located on the eastern side; the building will be accessed by two driveways from Crossbow Drive: a 26'-wide driveway leading directly from the end of the cul de sac to the parking lot and a 30'-wide driveway shared between this site and newly created lot 1A which provides access to the three loading docks on the southern side of the building; and
- WHEREAS, per the Subdivision Plan dated 12/1/22, there's a shared access easement for the shared driveway from Crossbow Drive allowing access to new Lots 2B and 1A, a 20'-wide drainage easement exists along the parcel boundary with 6809 Crossbow Drive, and a gas easement is located along the western boundary of Crossbow Drive, labeled "to be abandoned"; and

WHEREAS, a Photometric Plan dated 4/18/22 shows no light spillage onto neighboring properties except around the shared driveway with new lot 1A; and

WHEREAS, the Site Planting Plan dated 4/18/22 depicts perennials and shrubs to be planted along the southeast corner of the building and multiple trees to be planted along the perimeter of the parking lots and driveways; it is unclear if any of the existing wooded areas along the parcel boundaries will be retained; and

WHEREAS, per the referral notice, the site is served by public drinking water provided by the Town of DeWitt, however it appears new construction and drinking water connections will be requested;

ADVISORY NOTE: The applicant is advised to contact the Town of DeWitt to determine the activities and structures permitted within Town easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/2022, 5.1 acres of the site will be disturbed by the proposed project; it should be noted the EAF describes the construction of this building and the building and the southern building not the subject of the proposed special permit; per the EAF,

“stormwater will be conveyed by pipes, sheet flow, and drainage structures into on-site stormwater facilities”; per the Site Erosion Control Plan dated 4/18/22, three stormwater catch basins will be constructed: one east of the parking lot, one between the loading docks and the cul-de-sac, and one between the loading docks and the western parcel boundary;

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

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

1. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.
2. Approved plans must show the location of all existing or proposed

easements and/or rights-of-way.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Joshua Podkaminer for the property located at 6808 & 6822 Crossbow Drive and 6845 Kinne 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 East Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is requesting an area variance to allow a reduced number of parking spaces related to construction of a commercial garage on a newly created 2.72-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously took No Position on a subdivision referral (S-23-01) to subdivide three parcels into three new lots; in August 2022, the Board recommended No Position with Comment on a site plan referral (Z-22-205) to construct two manufacturing facilities (28,000 sf and 39,600 sf) on the site; and
- WHEREAS, the site is located southeast of Syracuse Hancock International Airport with surrounding commercial and industrial land uses; and
- WHEREAS, per aerial imagery dated 05/2021, the site is part of a commercial cul-de-sac with three existing buildings; the site is comprised of a vacant newly created parcel located at the rear of Crossbow Drive, a local road, that appears to contain actively farmed land; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-182) to allow a commercial garage on site; and
- WHEREAS, the applicant is requesting an area variance to reduce the parking requirement from 67 to 50 parking spaces for a proposed 20,000 sf commercial garage; per the local application, the applicant states the parking area needed to be reduced to allow “adequate space for stormwater management practices”; and
- WHEREAS, per the Layout Plan dated 6/8/23, the commercial garage will be located in the northwest corner of the new lot with a 50-space parking lot located on the eastern side; the building will be accessed by two driveways from Crossbow Drive: a 26'-wide driveway leading directly from the end of the cul-de-sac to the parking lot and a 30'-wide driveway shared between this site and newly created Lot 1A which provides access to the three loading docks on the southern side of the building; and
- WHEREAS, per the Subdivision Plan dated 12/1/22, there is a shared access easement for the shared driveway from Crossbow Drive allowing access to new Lots 2B and 1A, a 20'-wide drainage easement exists along the parcel boundary with 6809 Crossbow Drive, and a gas easement is located along the western

boundary of Crossbow Drive, labeled “to be abandoned”; and

WHEREAS, a Photometric Plan dated 4/18/22 shows no light spillage onto neighboring properties except around the shared driveway with new Lot 1A; and

WHEREAS, the Site Planting Plan dated 4/18/22 depicts perennials and shrubs to be planted along the southeast corner of the building and multiple trees to be planted along the perimeter of the parking lots and driveways; it is unclear if any of the existing wooded areas along the parcel boundaries will be retained; and

WHEREAS, per the referral notice, the site is served by public drinking water provided by the Town of DeWitt;

ADVISORY NOTE: The applicant is advised to contact the Town of DeWitt to determine the activities and structures permitted within Town easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/2022, 5.1 acres of the site will be disturbed by the proposed project; it should be noted the EAF describes the construction of this building and the southern building not the subject of the proposed special permit; per the EAF, “stormwater will be conveyed by pipes, sheet flow, and drainage structures into on-site stormwater facilities”; per the Site Erosion Control Plan dated 4/18/22, three stormwater catch basins will be constructed: one east of the parking lot, one between the loading docks and the cul-de-sac, and one between the loading docks and the western parcel boundary;

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

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

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

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

2. Approved plans must show the location of all existing or proposed

easements and/or rights-of-way.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-184

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of LaFayette Town Board at the request of Town of LaFayette 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 290 (Zoning) of the Code of the Town of LaFayette by adding a new section 290-25.1 regulating the installation and operation of large wind energy systems; and
- WHEREAS, the proposed law regulates large wind energy systems that are not governed by Article 10 of the Public Service Law of NYS, noting projects under 20MW are subject to local review, projects between 20MW and 24.9MW may choose State or local review, and projects 25MW or greater are subject to State review; and
- WHEREAS, the proposed law defines a large wind energy system as “a wind turbine, or group of wind turbines in a facility, whose purpose is to generate electricity that is fed into a power grid for sale to an electric utility or for use by more than one individual residence or farm”; and
- WHEREAS, large wind energy systems are classified as an accessory use and will have specific submission requirements in addition to the standard special permit application requirements including a construction plan, a decommissioning and site restoration plan, emergency response plan, and an engineering report that will provide information regarding ice throw, blade throw, catastrophic tower failure, and certification the tower and foundation design are sufficient; and
- WHEREAS, additional requirements include proof of insurance, feasibility assurance from NYSERDA, a site plan, and studies regarding the possible impacts to agriculture, birds and bats, cultural resources, land and water impact, shadow flicker, and visual impact; and
- WHEREAS, standards governing construction include design standards, lighting, operations, noise, safety, maintenance, and requiring a lot size of 20 acres or greater; and
- WHEREAS, large wind energy systems to be placed on agricultural land should follow NYS Department of Agriculture and Market’s “Guidelines for Agricultural Mitigation for Wind Power Projects”; and
- WHEREAS, public hearings are required before any actions by Town governing bodies to approve special use permit, site plan, or the granting of variances; and
- WHEREAS, the proposed law requires all “iron, steel, and manufactured goods used to construct, alter, maintain, or repair a large energy system” to be produced or

manufactured in the United States; and

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-185

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Town of Skaneateles for the property located at 1 East Austin 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 New York State Route 321 (State Street Road), a state highway, Jordan Road (Route 22), a county road within the Town of Skaneateles, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing several updates and improvements to park facilities on a 40-acre parcel in a Public Land (PL) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special use permit (Z-23-186) for the partial conversion of the pavilion into office space, garage, and parking uses; the Board previously offered No Position on a site plan referral (Z-19-121) to construct a new public bathroom facility at Austin Park; and
- WHEREAS, Austin Park is located at the northern boundary of the Village of Skaneateles and is bordered by Jordan Street to the west and East Austin Street to the south, both local roads, and State Street Road (NYS Route 321) to the east; Jordan Road becomes a county road in the Town of Skaneateles to the north; aerial imagery shows the site contains existing baseball fields and volleyball, tennis, and basketball courts; and
- WHEREAS, per aerial imagery, there is an existing full access driveway on State Street Road serving two parking areas on the east side of the site and two other driveways, one each on East Austin Street and Jordan Street, serving two additional parking lots and the Austin Park Pavilion at the southwest corner of the site; and
- WHEREAS, per the referral, the Town of Skaneateles is proposing changes to Austin Park including converting a recreation pavilion to municipal use by expanding the size and renovating it into a municipal parking garage, machine storage, equipment parking, and office space, renovation of tennis and basketball courts, and adding 6 new pickleball courts; and
- WHEREAS, per the Summary of Austin Park renovation Program diagram (undated), 0.32 acres at the north end of the pavilion will be converted to the building expansion, driveway access, and building access; per the Phase 1 Floor Plan dated 4/26/26, the Phase 1 addition will include a parks tool room, lawn mower parking, and a large storage area; driveway access to the north end of the building and subsurface drainage infrastructure will extend from an existing driveway from Jordan Street to the parking lots on the western and southern ends of the building; and
- WHEREAS, per the EAF, 0.98 acres of the site will be disturbed by the proposed project;

and

WHEREAS, the site is served by Village drinking water and sewers; and

WHEREAS, GIS mapping shows potential state and federal wetlands at the northeast corner of the site, which appear to occur at the edge of a baseball field; and

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

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Skaneateles Planning Board at the request of Town of Skaneateles for the property located at 1 East Austin 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 New York State Route 321 (State Street Road), a state highway, Jordan Road (Route 22), a county road within the Town of Skaneateles, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting a special permit related to several updates and improvements to park facilities on a 40-acre parcel in a Public Land (PL) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-185) for the proposed changes to Austin Park including converting a recreation pavilion to municipal use by expanding the size and renovating into a municipal parking garage, machine storage, equipment parking, and office space, renovation of tennis and basketball courts, and adding 6 new pickleball courts; the Board previously offered No Position on a site plan referral (Z-19-121) to construct a new public bathroom facility at Austin Park; and
- WHEREAS, Austin Park is located at the northern boundary of the Village of Skaneateles and is bordered by Jordan Street to the west and East Austin Street to the south, both local roads, and State Street Road (NYS Route 321) to the east; Jordan Road becomes a county road in the Town of Skaneateles to the north; aerial imagery shows the site contains existing baseball fields and volleyball, tennis, and basketball courts; and
- WHEREAS, per aerial imagery, there is an existing full access driveway on State Street Road serving two parking areas on the east side of the site and two other driveways, one each on East Austin Street and Jordan Street, serving two additional parking lots and the Austin Park Pavilion at the southwest corner of the site; and
- WHEREAS, per the referral, the Town of Skaneateles is seeking a special use permit for the partial conversion of the park pavilion into a municipal garage, office space, and storage; and
- WHEREAS, per the Summary of Austin Park renovation Program diagram (undated), 0.32 acres at the north end of the pavilion will be converted to the building expansion, driveway access, and building access; per the Phase 1 Floor Plan dated 4/26/26, the Phase 1 addition will include a parks tool room, lawn mower parking, and a large storage area; driveway access to the north end of the building and subsurface drainage infrastructure will extend from an existing driveway from Jordan Street to the parking lots on the western and

southern ends of the building; and

WHEREAS, per Environmental Assessment Form (EAF) dated 4/19/23, 0.98 acres of the site will be disturbed by the proposed project; and

WHEREAS, the site is served by Village drinking water and sewers; and

WHEREAS, GIS mapping shows potential state and federal wetlands at the northeast corner of the site, which appear to occur at the edge of a baseball field; and

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

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-187

- 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 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 the Town of Salina Zoning Code to establish regulations related to adult-use retail cannabis dispensaries and establishing the Cannabis Business District (CBD), an overlay district; and
- WHEREAS, the Board is concurrently reviewing a related zone change referral (Z-23-188) on 46 parcels to apply the proposed Cannabis Business District Overlay; and
- WHEREAS, per the local law, "The purpose of the Cannabis Business District (CBD) is to provide for the placement and regulation of Adult Use Marijuana Establishment Retailers as authorized pursuant to the State Marijuana Regulation and Taxation Act (MRTA) and regulations with the goal of regulation [of] time, place and manner activity and minimizing potential adverse impacts on adjacent property owners, neighborhoods and the town in general."; and
- WHEREAS, per the proposed law, the Town recognizes the intent of the NYS Cannabis law to regulate, control and tax, generate new revenue, and make substantial investments in communities and people that have been adversely impacted by the criminalization of cannabis while enacting this law to ensure responsible use of cannabis in appropriate areas; and
- WHEREAS, to operate a cannabis business, the business must be located within the Cannabis Business District Overlay; a Special Permit for the operation of a marijuana establishment retailer and a provisional license from the NYS Cannabis Control Board (CCB) shall be required to be a marijuana establishment retailer within the proposed overlay; and
- WHEREAS, all marijuana establishment retailers will operate within a fully enclosed building, mobile facilities are not allowed, and a minimum of 1,000' is required between marijuana establish retailers; locations may not be within 1,000' of any school, playground, child-care facility or place of worship; and
- WHEREAS, special permit application requirements will include a certified copy of the provisional license or permit issued by the NYS CCB; a required disclosure of all individuals and their addresses including officers, shareholders, partners, member, managers, etc associated with the business, if this is an entity rather than a person, the applicant must disclose all individual persons associated with the entity; detailed plans for the business; detailed information regarding the chemicals, fertilizers, and pest control being used at the retailer site; plans for organic pest control and odor mitigation; and

WHEREAS, the Town Zoning Board of Appeals shall issue the special permit for a marijuana establishment retailer based on criteria established in the proposed law including compliance with NYS and local regulations, locational compatibility, and evidence the use will not create substantial harm to the established or future character of the neighborhood or town; and

WHEREAS, the special permit may be modified, suspended, or revoked if the marijuana establishment retailer is found to create a nuisance or create any hazards; the Town Zoning Board of Appeals may impose any conditions, safeguards or other limitations; and

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-188

- 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 ZONE CHANGE from the Town of Salina Town Board at the request of Town of Salina for the property located at multiple addresses; 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 zone change on 46 parcels to apply a proposed Cannabis Business District Overlay on certain properties within the Town of Salina; and
- WHEREAS, insert w/a 3:
the Board is concurrently reviewing a local law referral (Z-23-187) to establish the Cannabis Business Overlay district and related standards; and
- WHEREAS, the proposed area to be in the Cannabis Business District Overlay is a commercial corridor along Brewerton Road (a NYS highway) and South Bay Road (a county highway), bound at the south by Northern Lights Shopping Plaza and to the north by Colonel Eileen Collins Boulevard; inclusion in the overlay district will expand permitted uses by allowing marijuana establishment retailers by special use permit; and
- WHEREAS, per the Town of Salina Zoning map (01/2021) the parcels included in this proposal are predominantly in C-2 Highway Commercial and C-3 Planned Commercial Zoning Districts, one parcel is in the R-1 One-Family Residential Zoning District, and most parcels along Brewerton Road are in the OL-1 Motor Vehicle Service Facilities Overlay District; land uses within the zone change area generally include retail and fast-food restaurant uses; the overlay district abuts several residential parcels along its western boundary; and
- WHEREAS, per the proposed law creating the Cannabis Business District Overlay, "a minimum separation of 1,000 feet is required" between marijuana establishment retailers; the proposed overlay is approximately 4,000' long and 1,900' wide at the widest part (per GIS mapping); and
- WHEREAS, per the proposed Cannabis Business District local law, cannabis retailers may not be within 1,000 feet of any school, playground, child-care facility or place of worship; and
- WHEREAS, per the referral notice, the parcels within the proposed overlay are served by public drinking water and public sewers and are located in the Metropolitan Wastewater Treatment Plant service area; no changes to existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the southern and eastern parcels of the site may contain state and federal wetlands, which appear to include the eastern portion of the parcels east of South Bay Road and the northern section of Northern Lights Shopping Plaza; and

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

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-190

- 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 ZONE CHANGE from the Village of Manlius Village Board at the request of Restaurant Hospitality Group for the property located at 2-4 Stickley Drive; 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 Fayette Street (Route 92 and Route 257) and Highbridge Road (Route 92), both state highways; and
- WHEREAS, the applicant is proposing a zone change on a 0.84-acre parcel from Municipal to Commercial-1 zoning district, as part of an overall plan to demolish a former fire station building and erect a fast-food restaurant with drive-thru (Taco Bell); and
- WHEREAS, the Board previously recommended No Position with Comment on special permit and site plan referrals (Z-21-252 and -253) to convert the fire station to a mixed-use building; the project was not ultimately completed; in 2019 the Board offered No Position with Comment on a subdivision referral (S-19-68) to divide a large parcel into three lots, including the subject lot, a bank lot and ball fields; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-23-193) from the Village of Manlius to allow outdoor seating in the Village's Commercial (C) district upon issuance of a special permit; and
- WHEREAS, the site is located within the central business district in the Village of Manlius; surrounding land uses include municipal buildings, ball fields and parkland, retail and offices in a variety of building types, the Madison Row mixed-use development, the Stickley manufacturing facility, and apartment buildings and complexes; the site is accessed from the heavily traveled NYS Route 92 corridor via a signalized intersection with Stickley Drive, a local road; and
- WHEREAS, the site has frontage on Stickley Drive and contains a two-story former fire station building; there is an existing parking lot with unrestricted access to Stickley Drive, that partially occurs on the adjacent Village-owned parcel; the parking lot has a 24' wide ingress and egress easement, with 12' on each lot; aerial imagery shows an existing access drive at the rear of the building, which appears to provide additional access to the shared parking lot and adjacent bank parking area, as well as an existing driveway onto NYS Route 92; per the Subdivision Plan dated September 2018; a significant portion of Stickley Drive encroaches onto the subject parcel; and
- WHEREAS, the applicant is seeking to change the zoning from the current Municipal (M) zoning district, applicable when the site was used as a fire station, to the Village's Commercial-1 (C-1) zoning district; the C-1 district allows, among

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

E-mail Address: countyplanning@ongov.net

other uses, a restaurant to have a drive-through and outdoor seating with a special use permit; the Village also has a Commercial (C) district, which allows for similar restaurant uses but does not allow drive-throughs or outdoor seating; and

WHEREAS, the Village of Manlius Planning Board considered the application at the request of the Board of Trustees and recommended that the parcel be changed to C zoning rather than the more permissive C-1 zoning district; the proposal being reviewed by the Village Trustees, and the OCPB, is for the applicant-proposed C-1 district; and

WHEREAS, the EAF and Concept Layout Plan dated 9/27/22 show a single-story, brick clad, 2,600 sf Taco Bell restaurant with two-lane drive through and 34 parking spaces are proposed for the site; signage, dumpsters and limited perimeter landscaping are also shown; sidewalks are shown leading from Stickley Drive along the building's side entry and parking lot, and connecting the shared parking area to the main parking lot; sidewalks are not shown along the Stickley Drive frontage or connecting to any adjacent parcels; the EAF notes that stormwater will discharge to existing facilities; and

WHEREAS, three driveways are shown on the Concept Plan onto Stickley Drive; portions of the westernmost parking area (labeled Shared Parking) and westernmost full-access driveway are shown to encroach significantly onto the adjacent Village-owned parcel; a full driveway occurs from Stickley Drive at the center of the frontage (labeled Taco Bell Entrance), and a dual-exit driveway from the drive-through is shown at the northeastern corner of the parcel; and

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

WHEREAS, the site is served by existing sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
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 obtain appropriate permits for all plumbing installations;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) 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 no trees will be removed for the project; and

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

The Board supports the Village Planning Board recommendation to favor Commercial (C) zoning, for the site rather than the Commercial (C-1) district which allows for drive-through establishments. This site is in, and the Village aspires to foster, a pedestrian-oriented and aesthetically pleasing environment for the Village center in its planning documents. Introduction of drive-through establishments prioritizes vehicular travel and dedication of large areas of the site to vehicular circulation and pavement, and may exacerbate traffic congestion at the NYS Route 92 intersection.

The Board also offers the following comment:

The Board further encourages the Village and applicant to explore the possibility of a mixed-use and/or multi-story development, and related zoning options, for this important Village center site, which incorporates the proposed tenant along with other supportive uses.

The Board also offers the following coordinating agency comments relating to ultimate buildout:

The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal site plan approval.

The applicant and Village are encouraged to resolve encroachment issues apparent on submitted plans and consider a swap or transfer of lands via subdivision or easement, to ensure legal access and outline clear ownership and maintenance responsibilities for all proposed uses of the site.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-191

- 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 SITE PLAN from the City of Syracuse Zoning Administration at the request of Syracuse University for the property located at 500 East Taylor Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway, and SUNY Upstate, a state-owned facility; and
- WHEREAS, the applicant is proposing modifications to the Syracuse University steam station on 2.57-acres in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board previously offered No Position on a project site review referral (Z-14-30) to reinstall and reactivate a former gas line and construct two meter houses; and
- WHEREAS, the site is located in an area adjacent to Interstate 81, characterized by the mix of apartment buildings and residential developments; the site is bound by Interstate 81 to the east, Taylor Street to the north, McBride Street to the west, and an elevated railroad track and Burt Street to the south; and
- WHEREAS, the site is the location of the Syracuse University Steam Station and consists of multiple buildings, large-scale equipment, equipment storage, and asphalt covering the remainder of the parcel; and
- WHEREAS, the applicant is proposing multiple changes to the SU Steam Station complex including replacing 2 existing water chillers with 5 electrical centrifugal chillers in a 4,800 sf addition and a rooftop cooling tower; existing boilers will be replaced by a new gas turbine to generate electricity; a new heat recovery system and watertube boiler to generate steam will be installed; 2 existing steam boilers will remain, but changed to produce back-up steam; a 3,400 sf garage will be constructed at the center of the site; a new 2,000 sf sustainability lab (classroom) will be constructed at the northeast corner of the site, to be surrounded by a 3,500 sf lawn area to replace existing asphalt; an approximately 900 sf building will be demolished and replaced with a new electrical substation to be constructed; the exterior of the two main buildings (Alco/1926 and Riley buildings) will be updated with new facades; and
- WHEREAS, parking will be formalized with 14 spaces along the shared boundary with the railroad track and 6 to be located adjacent to the new sustainability lab; and
- WHEREAS, the site will have 4 remaining driveway access points, two from East Taylor Street and two from South McBride Street; road access from Burt Street will be removed and fencing upgraded; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and MIS pump station service area and the referral notes no changes to existing infrastructure are proposed; however, changes to the site may impact wastewater flows; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734140, C734144, C734140, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site E734086 is located south across the railroad line from the steam station and the DEC "has determined that remediation has been satisfactorily completed" under the Environmental Restoration Program; the proposed project does not appear to impact any of the sites; and

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-192

- 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 COMPREHENSIVE PLAN from the Town of Tully Town Board at the request of Town of Tully for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the applicant is proposing to adopt the Town and Village of Tully Joint Comprehensive Plan Update; and
- WHEREAS, the previous joint comprehensive plan was created in 2005, and it is noted the typical lifespan of a comprehensive plan is approximately 10 years; and
- WHEREAS, per a Powerpoint from the Community Open House, the project began in January 2023, and five Sub-Committee workshops were held during the update process; the community has been invited to participate in the development of the Plan through a survey, open houses, and a Comprehensive Plan Sub-Committee public hearing; and
- WHEREAS, per the referral form, the Joint Comprehensive Plan Update provides an overview of existing community conditions, establishes community goals, objectives and action items, and identifies and describes the desired future distribution of land uses throughout the Town and Village; and
- WHEREAS, community survey 'take-away' items showed a desire for a safe, active transportation network, environmental protection, open space protection, senior and affordable housing options, recreational programming for adults and nature/walking trails, food-based business, and Town/Village coordination and sharing of services; and
- WHEREAS, the Town/Village Vision reads: "From the Town's rural and agricultural landscapes to the Village's walkable commercial center, Tully offers environments and opportunities for individuals and families across a wide range of lifestyles and preferences. Through a growing partnership, the Town and Village aspire to further foster: 1. Neighborhoods that welcome residents of all backgrounds, incomes and housing preferences, 2. A business and retail environment that reflects local needs for goods, services, and employment, and 3. Active and passive recreational opportunities for all ages and interests."; and
- WHEREAS, the Vision adds: " Foundational to Tully's future vision is the protection and preservation of the natural spaces and environmental resources that are cornerstone to Tully's overall identity and wellbeing. The Town and Village of Tully aim to achieve the long-term vision for the future by leveraging community voices in municipal decision-making processes."; and
- WHEREAS, Goal Areas include: Smart Growth and Regional Coordination, Open Space, Natural Resources and Recreation, Housing, Business and Industry, and

Utilities, Roads and Highways; and

WHEREAS, for each goal area, a series of objectives and action items were detailed in the plan, and certain items within a Priority Action matrix, with timeframes, costs and partners; and

WHEREAS, a future land use strategy map shows the location of Low and High Density Residential, Rural Living, Parks and Conservation, Agricultural and Open Space, a Village Mixed-Use area and Corridor Commercial and Regional Commercial land use types; an Area-Wide Plan for Safe Routes to School boundary was also shown on the map, generally including areas within and just west of the Village, a second map shows areas of potential physical improvements for pedestrian access to the school lands; and

WHEREAS, a long-term strategy was indentified to complete a review and update of the Town and Village zoning codes to support the intent for the Joint Comprehensive Plan Update; specific areas of potential concern include amending the General Business zoning district (Routes 80 & 11) to support the Mixed Use vision, updating the Industrial district (along railroad in Village) to support the Regional Commercial vision, and update the Business district (I-81 Interchange area) and apply a Planned Unit Development District to vacant parcels to support the Corridor Commercial future land use vision; and

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

The Board commends the Town and Village for a timely and well-considered update to the comprehensive plan, and for cooperation on a joint town-village planning effort.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-193

- 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 LOCAL LAW from the Village of Manlius Village Board at the request of Village of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Section 99-15 of the Village of Manlius Zoning Code by adding a provision allowing "Restaurants serving food and beverage for consumption other than entirely within the building" as a permitted use with a special use permit in the Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral in the Village of Manlius (Z-23-190) to change a parcel on Stickley Drive to C-1 zoning district, which allows for drive-through uses and outdoor seating; and
- WHEREAS, per the referral materials, under the Village Zoning Code as currently drafted, outdoor seating is permitted with a special use permit in the Commercial-1 (C-1) district, but not in the Commercial (C) district; and
- WHEREAS, the following uses are allowed in the Commercial zoning district: uses in any residential district, retail, personal service shops, banks, offices, indoor theaters, restaurants serving patrons with "doors only," for consumption only within the building, bus passenger stations and funeral homes; and
- WHEREAS, the Commercial zoning district is generally found along the frontages along NYS Route 92/Fayette Street and East Seneca Turnpike within the Village Center; land uses are a mix of retail, restaurant, service and office uses in individual buildings and plazas; and
- WHEREAS, the Village of Manlius Board of Trustees May 9, 2023 meeting minutes noted the Commercial Code Committee has discussed the outdoor seating issue as it relates to a proposal to change zoning for a proposed fast food establishment, and voted to move forward to schedule a public hearing in consideration of the proposed change as it relates to outdoor seating; and

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

The Board endorses the enhancement of Village Center environments utilizing outdoor seating to add vibrancy and activity to the streetscape where feasible.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 28, 2023

OCPB Case # Z-23-193

- 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 LOCAL LAW from the Village of Manlius Village Board at the request of Village of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Section 99-15 of the Village of Manlius Zoning Code by adding a provision allowing "Restaurants serving food and beverage for consumption other than entirely within the building" as a permitted use with a special use permit in the Commercial (C) zoning district; and
- WHEREAS, outdoor seating is currently allowed by special permit in Commercial 1 zoning districts, the proposed changes would expand this to the Commercial zoning district; per the Village zoning code, the permitted uses of Commercial and Commercial 1 zoning districts are the same; and
- WHEREAS, per the Village zoning code, uses allowed by special permit in a Commercial zoning district include hotels, billard and pool parlors and bowling alleys, municipal buildings other than school, parking garages, and motor vehicle sales agencies; and
- WHEREAS, commercial 1 zoning districts allow all the same special permitted uses allowed in Commercial zoning districts with the addition of drive-through use and restaurants serving food and beverage for consumption other than entirely within the building; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Geddes Planning Board
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 6/22/2023
RE: Administrative Review – Snowbirds Subdivision
RECOMMENDATION: Modification

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

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

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

CASE NUMBER: S-23-23
REFERRING BOARD: Town of Geddes Planning Board
DATE RECEIVED: 6/12/2023
TYPE OF ACTION: Subdivision
APPLICANT: Snowbirds Subdivision
LOCATION: 930 State Fair Boulevard
WITHIN 500' OF: State Fair Boulevard (a county highway) and Interstate Route 690 (a NYS highway)
TAX ID(s): 023.-13-41.0, 023.-13-42.0, 022.-19-03.0, 022.-19-02.0, 022.-19-01.0

Project Summary:

The applicant is proposing to subdivide 5 vacant parcels into 3 new lots in the Lakeland area of the Town of Geddes. The parcels are located along State Fair Boulevard and Alhan Parkway. Four parcels are owned by Snowbirds Landing LLC, who owns an adjacent senior apartment complex. A fifth parcel is owned by the Town of Geddes, contains portions of a park, and includes land on either side of Alhan Parkway. The project description indicates the applicant would like to acquire a portion of the Town-owned land which does not contain the parkland. The 5 parcels will be resubdivided into new Lot 1 (1.502 acres) located at the intersection of State Fair Boulevard and Alhan Parkway, new Lot 2 (2.083 acres) with frontage along Alhan Parkway, and new Lot 3 (1.150 acres) consisting of the parkland on the northern side of Alhan Parkway. No plans for the 3 new lots were proposed.

Per the referral form, current zoning of these parcels is Commercial B: Highway Commercial. Adjacent lands, but not necessarily the subject parcels, appear to be served by public water and sewer, and the site is located in the Metropolitan Wastewater Treatment Plant service area.

Advisory Notes:

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

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

Recommendation: Modification

The filed Subdivision Plan must include applicable information to verify the viability of each of the proposed parcels as buildable lots, including building setbacks, driveway access, drinking water and wastewater accommodation, and/or other features of significance on the site.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Planning Board
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 6/21/2023
RE: Administrative Review – Davis Subdivision
RECOMMENDATION: Modification

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

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

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

CASE NUMBER: S-23-24
REFERRING BOARD: Town of Clay Planning Board
DATE RECEIVED: 6/28/2023
TYPE OF ACTION: Preliminary Subdivision
APPLICANT: Davis Subdivision Amended
LOCATION: 5252 NYS Route 31
WITHIN 500' OF: NYS Route 31
TAX ID(s): 064.-01-12.3

Project Summary:

The applicant is proposing to subdivide a 20-acre parcel with frontage along NYS Route 31 and Stearns Road into two new lots. Per submitted plans, New Lot 1B is to be 5 acres and contain the existing veterinary complex with driveways to both NYS Route 31 and Stearns Road. New Lot 1C will be 15 acres, contains an accessory structure (to be removed), and will have 814.73' of frontage along Stearns Road. No development plans are indicated.

The existing veterinary office is served by public drinking water and an existing septic system. Public sewers are not currently available to the site. An existing 40' wide drainage easement occurs at the south end of proposed Lot 1C.

The site was recently rezoned to Highway Commercial zoning district. The zone change was referred to the OCPB in February 2023, however it was mutually decided with Town officials that in order to allow for additional coordination, the Town would withdraw the referral and resubmit it at a later date, which has not occurred, and the Town has since approved the rezoning. A SOCPA memo dated February 22, 2023 provided initial discussion items regarding the proposed action, including establishment of a planned east-west right-of-way for future road

access initiated by the Town of Clay, and potential zoning options for sites in and around the Micron development site.

The subdivision plan does not reflect the previously contemplated right-of-way dedication, connecting existing dedicated lands east to Stearns Road, as envisioned. In the February 2023 memo, it was noted, that Onondaga County and NYS Departments of Transportation endorsed local road connections like this to relieve traffic along the Route 31 corridor and such road connections will be particularly important to future plans for this area.

Recommendation: Modification

The approved subdivision map must include provisions for extension of the east-west right-of-way through proposed Lot 1C, in order to provide for future local road connections in this important area.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 6/21/2023
RE: Administrative Review – Renewal of Off-Premises Sign Permit – Lamar Advertising
RECOMMENDATION: No Position with Comment

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

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

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

CASE NUMBER: Z-23-177
REFERRING BOARD: CITY OF SYRACUSE PLANNING COMMISSION
DATE RECEIVED: 5/31/2023
TYPE OF ACTION: OFF-PREMISES SIGN PERMIT
APPLICANT: LAMAR ADVERTISING
LOCATION: 1208-1218 SOUTH SALINA STREET
WITHIN 500' OF: CENTRO, A STATE AUTHORITY
TAX ID(s): 094.-21-07.0

Project Summary:

The applicant is requesting a new off-premises advertising sign permit as the existing permit has expired. No changes are proposed to the site or to the existing v-shaped, double-sided billboard. The billboard has one static sign (10'6" by 22'9") and one digital sign (10' by 21') mounted on a center pole located in the northeast corner of the parcel. The site is a vacant parcel in a commercial area south of downtown Syracuse and is located in the 100-year floodplain. Additionally, the site is a Greater Syracuse Land Bank targeted brownfield location and is located within 2,000' of multiple sites (IDs: C734140, C734144A, B00024, 734141, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database.

Recommendation: No Position with Comment

Comment(s):

Given the development and improvement goals for the South Salina Street corridor, the City is encouraged to evaluate whether billboards along South Salina Street represent the improved aesthetics the City desires for the Southeast Gateway to the City.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Office of the Zoning Administrator
FROM: Dan Kwasnowski, AICP *DK*
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 6/21/2023
RE: Administrative Review – LED Message Sign – Mattress Express
RECOMMENDATION: No Position

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

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

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

CASE NUMBER: Z-23-178
REFERRING BOARD: CITY OF SYRACUSE OFFICE OF THE ZONING ADMINISTRATOR
DATE RECEIVED: 6/6/2023
TYPE OF ACTION: OTHER AUTHORIZATION
APPLICANT: KEVIN FEAR, MATTRESS EXPRESS
LOCATION: 3057 ERIE BOULEVARD EAST
WITHIN 500' OF: NYS HIGHWAYS: ERIE BLVD E (RT 5), INTERSTATE 690, THOMPSON RD (RT 635) AND MUNICIPAL BOUNDARY BETWEEN CITY OF SYRACUSE, TOWN OF DEWITT, AND VILLAGE OF EAST SYRACUSE
TAX ID(s): 033.-01-05.1

Project Summary:

The applicant is proposing to replace an existing freestanding monument sign with a new LED changeable-message ground sign for a Mattress Express store. The site is located is on Erie Boulevard East near its intersection with Thompson Road. The existing sign is a 4' by 10' freestanding sign, located at the Erie Boulevard East frontage of the parcel. It is presumed the total sign height of 14' will remain unchanged. The applicant is proposing to replace the sign in the same location with a freestanding, 5' by 10' 9mm digital display above a 42" by 5' cabinet sign, totaling 68 sf. The sign posts would be installed within a new planting island. There are four existing internally-lit wall signs that will remain.

Advisory Note(s):

Given the underlying infrastructure within and adjacent to the site, the City should ensure UDig NY (Dig Safe) is contacted prior to any work to avoid any damage to underground facilities.

Recommendation: No Position