



# Onondaga County Planning Board

July 01, 2020

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Marty Masterpole  
Jim Stelter  
Marty Voss

### STAFF PRESENT

Megan Costa  
Allison Bodine

### GUESTS PRESENT

Odean Dyer

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 01, 2020.

## III. MINUTES & OTHER BUSINESS

Minutes from June 10, 2020 were submitted for approval. Marty Voss made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-20-21	TOnoPB	<i>No Position With Comment</i>	S-20-22	TLysPB	<i>No Position With Comment</i>
S-20-23	TManPB	<i>No Position With Comment</i>	S-20-24	TCicPB	<i>No Position</i>
S-20-25	TLafPB	<i>No Position</i>	S-20-26	TLafPB	<i>Modification</i>
S-20-27	TMarPB	<i>No Position With Comment</i>	S-20-28	TMarPB	<i>No Position</i>
S-20-29	TVanPB	<i>Modification</i>	S-20-30	TVanPB	<i>No Position With Comment</i>
Z-20-174	TClaZBA	<i>No Position With Comment</i>	Z-20-175	TSalPB	<i>Modification</i>
Z-20-176	TSalPB	<i>Modification</i>	Z-20-177	TDewPB	<i>Modification</i>
Z-20-178	CSyrPB	<i>No Position With Comment</i>	Z-20-180	TDewPB	<i>Modification</i>
Z-20-181	CSyrPB	<i>No Position</i>	Z-20-183	TDewPB	<i>Modification</i>
Z-20-184	TSkaPB	<i>Modification</i>	Z-20-185	CSyrPB	<i>No Position</i>
Z-20-186	TCicZBA	<i>No Position With Comment</i>	Z-20-188	VManVB	<i>No Position With Comment</i>
Z-20-189	TOnoZBA	<i>Modification</i>	Z-20-190	TOnoZBA	<i>Modification</i>
Z-20-191	TManTB	<i>No Position With Comment</i>	Z-20-192	TVanPB	<i>No Position With Comment</i>
Z-20-193	TVanPB	<i>Modification</i>	Z-20-194	TVanPB	<i>Modification</i>



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Onondaga Planning Board at the request of Old Towne Estates, LLC for the property located at Cleveland Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farming operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 68.55-acre parcel into 69 new single-family residential lots in a Residential (R-1) zoning district; and
- WHEREAS, the vacant, 68.55-acre parcel is located in a transitional area and abuts Skyland Meadows, a residential subdivision, to the north and a large vacant parcel to the south that is enrolled in NYS Agricultural District 1; parcels west across Cleveland Road are also enrolled in the Agricultural District and appear to contain active farmland; and
- WHEREAS, the submitted Preliminary Plan dated June 10, 2019 shows the site has 113.12' of frontage on Cleveland Road, a local road, and generally occurs behind single-family residential lots that also have frontage on the road; the site appears to have some fairly significant topography in places with the site generally sloping from the southeast down to the northwest; the site contains overgrown vegetation, wooded areas, and farm fields, and there is a Central New York Power Corporation easement and overhead utility lines crossing the rear of the site; and
- WHEREAS, the Preliminary Plan shows the proposed 69 single-family residential lots will be constructed in 5 phases with 12 lots in Phase 1, 18 lots in Phase 2, 13 lots in Phase 3, 16 lots in Phase 4, and 10 lots in Phase 5; lots will range in size from 0.46 to 2.81 acres; four separate conservation easement areas are shown at the rear of a portion of the lots that abut the site boundaries; utility easement areas are shown to occur on proposed Lots 1 and 53; and
- WHEREAS, the Preliminary Plan shows the subdivision will be served by a new road network, with a proposed road, General Ellis Road, running generally east-west through the site; Cindy Lane and Kelsey Drive, two local roads that serve Skyland Meadows to the north will be extended to intersect with General Ellis Road; Kelsey Drive is shown to end in a proposed cul-de-sac, and a second cul-de-sac, Cossit Road, is proposed with access to General Ellis Road; the plan notes that no driveway access will be permitted on Cleveland Road; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 25, 2020, 35+ acres of the site will be disturbed by the proposed project; no information regarding stormwater management is provided; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;

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

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

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

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

WHEREAS, per the Preliminary Plan, there is an archaeological area, to avoid, occurring in the utility easement on proposed Lot 1; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

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

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

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

1. To more fully embrace the benefits of the proposed conservation easements, the Board encourages the Town and applicant to consider implementing principles of a cluster subdivision, which would include a conservation analysis to demonstrate available resources on the site and a subsequent layout plan based on demonstrated conservation value. This strategy would allow the applicant to set aside the site's most valuable resources, such as steep and/or forested areas, for conservation, decrease lot sizes further in favor of increased open space, and minimize infrastructure needs including roads, sewer and water lines and stormwater management areas.

2. The Board encourages the Town to ensure that appropriate mechanisms are in place for future and sustained maintenance, enforcement, and care of the conservation lands. Suitable means of administering the conservation lands may include creating a separate parcel to allow for the land to be sold or donated to a qualifying conservation organization, or placing the lands under a restrictive covenant to be held by the Town and a qualifying conservation organization.

3. The Town and applicant are advised that compliance with Section 10 of the Onondaga County Right of Way Designation Law (Local Law # 5-1972) is required for any new streets/street names, and the subdivision map must be modified to reflect approved street names prior to subdivision filing. The applicant should contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at [rachelwoods@ongov.net](mailto:rachelwoods@ongov.net) for approval of street names and addresses prior to filing the subdivision.

4. The Board recommends that the Town ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of any green space areas and stormwater management facilities to serve the subdivision. Potential strategies may include separating such areas onto non-residential parcels, to be owned and maintained by a Homeowner's Association (HOA) or the Town, and establishing adequate easements to allow for access to such facilities.

5. The applicant is encouraged to also consider potential strategies for maintenance of the utility easements and archaeological area, which may also benefit from being separated onto non-residential parcels.

6. The Town and applicant are encouraged to consider opportunities to incorporate elements such as sidewalks, street trees, and shared green spaces to improve walkability and quality of life within the proposed community.

7. An alternate road layout and/or dedication of rights-of-way are encouraged, which would allow for future extension of the local road network to serve any future development to the south and potentially connect with Skyline Drive.

8. The Board advises the Town to consider any limitations of the regional transportation system, particularly intersections north of the site, which may be impacted by the proposed development.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-22

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of OYA Hafner for the property located at 1671 Church Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Church Road (Route 192), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 103.6-acre parcel into 3 new lots, Lot 1 (30.475 acres), Lot 2 (55.125 acres) and Lot 3 (18.0 acres), in an Agricultural zoning district; and
- WHEREAS, the Board recently recommended modification of concurrent site plan referrals (Z-20-72, Z-20-73) to construct 1 MWAC and 5 MWAC solar farms on the subject parcel, one each on two of the proposed lots; the Board cited access and drainage requirements and encouraged the Town and applicant to pursue consolidation of access and alternative access via Babcock; and
- WHEREAS, the site is located along Church Road, a county road, at the intersection with Ellison Road, a local road; land uses in the surrounding area are low density residential with large tracts of undeveloped forestland and agricultural land, including parcels to the south that are enrolled in NYS Agricultural District 3 and contain active farmland; and
- WHEREAS, aerial imagery shows the site has additional frontage on Babcock Road, a local road to the south, and contains a mix of active farmland and wooded areas; the parcel is divided into 3 separate areas by Church Road and Ellison Road, with the largest portion occurring south of Church Road and two smaller areas at the northeast and northwest corners of the intersection; and
- WHEREAS, the submitted subdivision plan dated November 19, 2019 shows proposed New Lot No. 1 (30.475 acres) and New Lot No. 2 (55.125 acres) will be created from the lands south of Church Road; a 20' wide permanent right-of-way is shown along the boundary between the two new lots; proposed New Lot No. 3 (18.0 acres) is shown to consist of the two smaller areas at the northeast and northwest corners of the Church Road/ Ellison Road intersection; and
- WHEREAS, the submitted Permitting Site Plans, included with the site plan referrals Z-20-72 and Z-20-73, showed the proposed 1 MWAC solar project to occupy 8 acres of proposed Lot 1 and the proposed 5 MWAC solar project will occupy 38.85 acres of proposed Lot 2; and
- WHEREAS, the Permitting Site Plans also showed 4.72 and 7.5 acres of delineated wetlands on Lots 1 and 2, respectively, with 35.76 square feet to be disturbed by the proposed solar farm on Lot 2; it is not clear if these boundaries have been confirmed by the US Army Corps of Engineers or NYS Department of

Environmental Conservation; per the EAF, work associated with the PV array involves non-jurisdictional activities such as installation of helical piles and electrical conduit trenching will occur in federally regulated wetlands; the EAF notes this activity will not result in the permanent loss of wetlands and is considered temporary impact;

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

WHEREAS, the entirety of the site is classified as prime soils and soils of statewide importance; an Agricultural Data Statement was not included for the subdivision action currently under review, but one was submitted with the site plan referrals (Z-20-72 and Z-20-73); the previous referrals noted the solar farm areas will be planted with a mix of native pollinator plant species; ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and

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

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

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

Any proposed or future access to Church Road to serve the new lots must be coordinated with the Onondaga County Department of Transportation and will require highway access and work permits and be subject to the availability of sight distance. Driveways serving the proposed solar farm use must meet the Department's commercial driveway standards.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Everland Holding for the property located at 8490 Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Salt Springs Road (Route 132), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 100-acre parcel into two new lots, 85.998 acres and 15.0 acres, in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the site is located along Salt Springs Road, a county road, with surrounding low-density residential and agricultural land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, an Agricultural Data Statement was not included with the referral materials; ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated June 10, 2020 show the site contains an existing house and driveway set towards the front of the site and four existing agricultural buildings served by a farm access road onto Salt Springs Road; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Salt Springs Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, the new 15.0-acre lot will contain the existing driveways and structures; the new 85.998-acre lot will contain the remainder of the parcel, including active farm fields and wooded areas; and
- WHEREAS, no development plans are indicated; ADVISORY NOTE: any future or proposed driveways onto Salt Springs Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows two small federal wetland areas on the proposed 85.998-

acre lot, which appear to correspond to two ponds on the site; and

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

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

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-24

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Kathleen Alaimo (Syracuse Label Co.) for the property located at Caswell Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Taft Road (Route 19), a county highway; and

WHEREAS, the applicant is proposing to subdivide a 3.983-acre parcel into two new lots, New Lot 1G-1A (2.021 acres) and New Lot 1G-1B (1.952 acres), in a General Commercial Plus zoning district; and

WHEREAS, the site is located in the Hancock Air Park, an industrial node northeast of the Syracuse Hancock International Airport; surrounding parcels include the Syracuse Label and Surround Printing to the south; and

WHEREAS, the submitted subdivision plan dated December 30, 2019 shows the site has frontage to the north on East Taft Road, a county road, and abuts Caswell Street and Ethan Allen Street, both local cul-de-sacs to the south; the northern half of the site, which will make up New Lot 1G-1A (2.021 acres), contains an existing detention pond and is almost entirely covered by an existing drainage easement; and

WHEREAS, per the subdivision plan, the southern half of the site, to be New Lot 1G-1B (1.962 acres), is vacant except for a rectangular-shaped asphalt area adjacent to Ethan Allen Street; there is a swale that runs generally north-south through the new parcel, with an associated drainage easement, to be released upon subdivision approval;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all access to proposed Lot 1G-1B must come from Ethan Allen Street or Caswell Street; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 29, 2020, Syracuse Label Co. intends to purchase proposed Lot 1G-1B to allow for future expansion of the company's manufacturing space, though no development plans are currently being considered; proposed Lot 1G-1A will remain under Onondaga County ownership; and

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

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

Overflow (CSO);

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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 Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of LaFayette Planning Board at the request of David Palladino for the property located at 3649 Apulia Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Apulia Road (Route 1), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment that will convey 2.3 acres of a 45.22-acre parcel (TM# 006.-02-10.0) to an adjacent 1.02-acre parcel (TM# 006.-02-11.0) in an Agricultural Residential zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding low density residential and agricultural land uses; the site abuts parcels to the west and south that are enrolled in NYS Agricultural District 4 that contain active farmland; and
- WHEREAS, an Agricultural Data Statement was not included with the referral materials; **ADVISORY NOTE:** any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated February 3, 2020 show the site is separated into two areas by a railroad right-of-way to the Onondaga County Industrial Development Corp. and New York Susquehanna & Western Railway Corp.; lands west of the right-of-way (40+ acres) are entirely forested; the lands east of the right-of-way have frontage on Apulia Road, a county road, and contain an existing trailer, one-story house, and two-story house, each served by an existing driveway onto Apulia Road; the subdivision plan shows a fourth driveway area on the site; **ADVISORY NOTE:** per the Onondaga County Department of Transportation, all existing or proposed driveways on Apulia Road must meet Department requirements; and
- WHEREAS, per the plan, the proposed subdivision will subdivide the eastern lands into 2.3- and 2.5-acre areas; the 2.5-acre area and western lands will comprise one of the proposed lots and contain the two existing houses and three of the existing driveways; the 2.3-acre area, which includes the trailer and an existing driveway, will be combined with the adjacent parcel to the south with a lot line adjustment; and
- WHEREAS, no development plans are indicated; **ADVISORY NOTE:** any future or proposed driveways onto Apulia Road require highway access and work permits from the Onondaga County Department of

Transportation and will be subject to the availability of sight distance; and  
WHEREAS, per the referral notice, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: the applicant must contact the Onondaga County Health Department to ensure the existing septic systems will not be impacted by the lot line relocation; and

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Herbert Brodt for the property located at 2721 Webb Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Webb Road (Route 255), a county highway, and a farming operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 16.8-acre parcel into four new lots, Proposed Parcel 1 (11.647 acres), Proposed Parcel 2 (1.568 acres), Proposed Parcel 3 (0.330 acres) and Proposed Parcel 4 (5.664 acres), in an Agricultural Residential zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment of an area variance referral (Z-19-373) to reduce the side yard setback from 25' to 13'-9" to allow for the subdivision currently under consideration; the Board has reviewed multiple subdivision referrals (S-05-88, S-10-47, S-10-56) involving the subject parcel, with various iterations of 2- and 3-lot configurations proposed; the Board also reviewed an area variance referral (Z-10-194), concurrent with the S-10-47 subdivision review, for relief from side yard setback requirements; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding residential land uses and large tracts of agricultural and wooded lands; parcels in the surrounding area are enrolled in NYS Agricultural District 1 and appear to contain active farmland; and
- WHEREAS, an Agricultural Data Statement was not included with the referral materials; **ADVISORY NOTE:** any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated May 10, 2020 show the site has frontage on Webb Road, a county road, and Amidon Road, a local road; the northern half of the site, 11.647 acres, contains an existing house and driveway onto Webb Road and a mix of maintained lawn and trees; this is shown as Proposed Parcel 1; and
- WHEREAS, the southern portion of the site is separated from the north by a residential lot, which is shown as Proposed Parcel 2 (1.568 acres) and contains an existing house and u-shaped driveway with two access points onto Webb Road; and
- WHEREAS, on the southern portion of the site, there is an existing "shop" building, for

which the 2019 area variance was sought, that is served by the adjacent u-shaped driveway; the shop and surrounding land are shown as Proposed Parcel 3 (0.330 acres); per the referral notice, Parcels 2 and 3 will be combined; and

WHEREAS, per the plan, there is a second detached building on the southern portion of the site that is served by an existing driveway that partially occurs on an adjacent residential lot to the south; per the area variance referral (Z-19-373), there is an existing driveway onto Webb Road located on the southern portion of the lot that serves a storage building at the rear of the site, neither of which appear in aerial imagery or the subdivision plan; the remainder of the site, including the detached building and storage building are shown as Proposed Parcel 4 (5.664 acres); and

WHEREAS, per the local application, the subdivision will create 1 building lot and anticipated construction time will be 2 years; no additional information regarding development plans are included; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; per the submitted Environmental Assessment Form (EAF) dated May 14, 2020, the septic tank leach field has been approved by the Onondaga County Health Department; and

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

The applicant must coordinate Webb Road access plans with the Onondaga County Department of Transportation prior to municipal review of the subdivision to ensure the proposed lots meet minimum sight distance requirements, particularly given any change of use or development. Any proposed or future driveways onto Webb Road will require highway access and work permits from the Onondaga County Department of Transportation.

The Board also offers the following comment:

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Reinald Smith, Jr. for the property located at 4158 New Seneca Turnpike; 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 Seneca Turnpike (Route 41), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to create 6.275- and 3.718-acre parcels in a Residential (R1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus with surrounding low-density residential and agricultural land uses; parcels west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the site abuts lands to the south and east that are owned by the Central New York Land Trust and include the Baltimore Woods Nature Center; and
- WHEREAS, aerial imagery and the submitted subdivision map dated March 16, 2020 show the site has frontage on New Seneca Turnpike, a county road, and contains an existing 1 ½ story house, two detached garages, a shed, and an existing driveway onto New Seneca Turnpike;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on New Seneca Turnpike must meet Department requirements; and
- WHEREAS, per the subdivision plan, there is a 100' wide "Reputed State Designated Environmental Area" along the northern boundary of the site, which appears to correspond with a tributary to Nine Mile Creek that crosses the site; and
- WHEREAS, the subdivision plan shows the northern lot will be divided in Parcels "B" & "E" and the southern lot will create Parcels "D", "C" & "F"; the proposed "Dwelling Parcel" (3.718 acres) will be the combination of Parcels "D", "E" & "F" and include 310' of frontage, the existing driveway, and all of the existing structures; the proposed "Vacant Land" (6.275 acres) will contain the remainder of the site, a combination of Parcels "B" & "C", with 152.4' of frontage and the "Reputed State Designated Environmental Area"; and
- WHEREAS, per the plan, there is a proposed driveway onto New Seneca Turnpike on the "Vacant Land"; a letter from the Onondaga County Department of Transportation to the applicant, dated January 4, 2020, indicates that the Department has received and approved a residential driveway permit application, presumably for the proposed driveway shown in the plans; per the letter, the proposed driveway is still subject to issuance of a permit; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no

changes to the existing infrastructure are proposed; and

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

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

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

In the event of any future development of the vacant lands, the Board encourages the Town and applicant to be mindful of the creek and nearby farm operations and nature center to ensure protection of sensitive environmental features and compatibility with surrounding land uses.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Paul SoFranko for the property located at 3520 South Street Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South Street Road (Route 174), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 19.44-acre lot in Residential (R-1) and Agriculture (A-1) zoning districts; and
- WHEREAS, the vacant site is located along South Street Road, a state road, in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural District 2; lands east of the site appear to contain active farmland; the site is east across South Street Road from parcels that contain Nine Mile Creek; and
- WHEREAS, an Agricultural Data Statement was not included with the referral materials; ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated October 3, 2019 show proposed Lot No. 1 (19.444 acres) will contain a existing, square-shaped gravel area that is served by an existing gravel driveway onto South Street Road; the remainder of the site is wooded; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated December 30, 2019 notes the lot combination will create 1 building lot; no additional information regarding development plans are indicated; ADVISORY NOTE: any future or proposed driveways onto South Street Road will require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the referral notice, the site is served by public drinking water and does not have existing wastewater services; the subdivision plan notes that "This lot is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefore not approved by that Department for residential use. Individual sewage disposal plans must be approved by the Health Department prior to conversion to residential building lot and issuance of a building permit."; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of Salvatore & Anthony Mariani for the property located at 6489 Newport Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Newport Road (Route 36) and Warners Road (Route 173), both county highways, the municipal boundary between the Town of Van Buren and the Town of Camillus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 18.44-acre parcel into two new lots, Lot 1 (1.0 acres) and Lot 2 (17.44 acres), in a Rural Hamlet (RHD) zoning district; and
- WHEREAS, the site is located in the Warners hamlet at the municipal boundary between the Towns of Van Buren and Camillus; there is a parcel located to the south that is enrolled in NYS Agricultural District 3 and contains active farmland, and the site abuts a rail line to the north; other surrounding properties include Sysco distribution facility and denser single-family homes, typical of a traditional hamlet; and
- WHEREAS, aerial imagery and the submitted subdivision plan dated May 28, 2020 show the site has limited frontage on Newport Road, a county road, and contains an existing two-story house, a detached garage, and two sheds, to be located on proposed Lot 1 (1 acre); the lands at the rear of the house appear to contain an active farm field, to be located on proposed Lot 2 (17.44 acres), which will be landlocked; and
- WHEREAS, per the plans, there is an existing concrete sidewalk along Newport Road and an existing driveway serving the house; the portion of the driveway in the county right-of-way is shown to be contiguous with a residential driveway on the adjacent parcel to the south; the site also has an existing gravel driveway along the northern lot line, which provides access to both the landlocked Lot 2, as well as an adjacent landlocked parcel under separate ownership to the west (054.-04-21.0) that contains a house, barn and other small structures; a "20' access and utility easement to Lot 2" is shown on Lot 1;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Newport Road must meet Department requirements; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and an existing septic system; the subdivision plan notes "Lot 2 is not a residential building lot under Onondaga County Health Department regulations and therefore is not

an approved building lot. Sewage disposal plans must be approved by said Health Department before the issuing of a building permit”; and

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

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

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

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

The Town is advised to ensure the right-of-way for the gravel drive is shown on the subdivision plan and appropriate access agreements between all landowners are in place prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # S-20-30

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of Maurice Hay for the property located between East Sorrell Hill Road and West Sorrell Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Sorrell Hill Road (Route 153) and West Sorrell Hill Road (Route 195), both county highways, Route 690, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide 3 parcels totaling 93.02 acres into two new lots, 28.14 and 64.88 acres, in an Agriculture (AR-80) zoning district as part of a proposed project to construct a 2.84 MW solar farm and a 5 MW energy storage facility on the 28.14-acre lot; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-20-193) and special permit (Z-20-194) referrals as part of the proposed project; in 2009, the Board offered no position for a subdivision referral (S-09-54) to subdivide a 49.4-acre parcel into two lots, Lot 1 (9.401 acres) and Lot 2 (41.002 acres), creating one of the subject parcels; and
- WHEREAS, the site is located between West Sorrell Hill Road and East Sorrell Hill Road, both county roads, and contains active farmland; the site is bisected by a parcel owned by National Grid and containing overhead utility lines; other surrounding land uses include low-density residential and large tracts of agricultural land; the western portion of the site and some surrounding parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, per the subdivision application, the proposed subdivision will divide out the 28.14 acres west of the National Grid parcel and combine the remaining lands (64.88 acres) to the east; the submitted Site Plan dated March 20, 2020 shows the proposed solar farm will be sited on the 28.14-acre parcel and enclosed by a perimeter security fence; the solar farm will be served by a proposed gravel access road onto West Sorrell Hill Road;  
ADVISORY NOTE: the proposed driveway onto West Sorrell Hill Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the submitted Project Description, there will be 10,000 solar panels of single-axis tracking design, mounted using driven post foundations; solar panels will be a maximum of 10-12 feet in height; the Project Description notes that DG New York CS, LLC, the solar farm developer, intends to develop the 64.88 acres east of the National Grid parcel with a solar farm, under separate application; the County Planning Board has not reviewed any

referrals for the additional solar project; and

WHEREAS, the Site Plan shows additional site improvements to include concrete pads with electrical equipment, battery energy storage containers, and an inverter with transformer, all within the fenced enclosure; the transformer will connect via an underground electric line to new utility poles and then by an overhead line from the enclosure to an existing utility pole along West Sorrell Hill Road; new utility poles appear to be proposed along West Sorrell Hill Road; the E&SC/Landscaping Plan shows the front and sides of the solar farm will be screened by 2 proposed rows of 10 white spruce, or equivalent, trees spaced at 20 feet and staggered;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, any utility work in the county right-of-way must be coordinated with the Department and will be subject to a work permit; and

WHEREAS, the submitted Solar Option, Lease and Easement Agreement indicates the applicant, the property owner, will lease the land to DG New York CS, LLC for use for the solar farm who, upon full or partial termination of the lease, will be responsible for removal of all improvements to the land and restoration of the area to the same physical condition that existed before construction; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 33 acres of the site will be disturbed by the proposed project; temporary runoff from construction will be discharged on-site and controlled by stormwater and sediment/erosion control best management practices; sheet flow from solar panels will infiltrate ground surface or be directed to existing wetland, drainage, and/or swale areas; no increase in runoff is anticipated;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, the Site Plan shows a delineated state wetland area at the front of the 28.14-acre parcel and another larger one west across West Sorrell Hill Road; wetlands data was obtained from Dudek & Associates, Inc. on June 12, 2019; the proposed solar farm appears to be located entirely outside of the wetland area, though a portion of it is within the 100-foot wetland buffer; it is not clear if the wetland boundaries have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers;  
ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

WHEREAS, per the EAF, 1.7 acres of trees will be cleared to accommodate the proposed project; the EAF indicates that a New York Natural Heritage Program (NHP)

request was submitted to obtain information regarding rare or state-listed animals or plants at the project site; a reply from the NHP noted there were no records of known occurrences of rare or state-listed animals and plants, significant natural communities, or other significant habitats at the project site or in its immediate vicinity; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

While the Board offers no position with regards to the proposed subdivision, the following comments are reiterated for the project as a whole:

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

2. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

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

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

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





J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-174

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Joshua Eames for the property located at 4412 Riverview Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Clay and Oswego County; and
- WHEREAS, the applicant is requesting side and rear yard area variances to allow construction of a pole barn and deck in a Residential (RA-100) zoning district; and
- WHEREAS, the site is located along the Oneida River in northeastern Clay with surrounding land uses including other residential, riverfront properties; the submitted survey map dated April 26, 2016 shows the site has frontage on Riverview Road, a local road, and contains an existing two-story house set towards the shoreline of the parcel; there is a shed at the front of the site, which is noted to no longer exist; and
- WHEREAS, aerial imagery shows the site is served by an existing gravel driveway onto Riverview Road; and
- WHEREAS, project plans are drawn on the survey map and show the new deck at the rear, river side of the house and the pole barn (36' x 24') to occur in the front yard; and
- WHEREAS, per the local application, the requested side yard area variances are intended to reduce the side yard setback from 25' to 8' for the proposed deck and the existing house, which is pre-existing non-conforming, and reduce the side yard setback from 25' to 8' for the proposed pole barn; the proposed deck also requires an area variance to reduce the rear yard setback from 25' to 15'; and
- WHEREAS, the site is served by public drinking water and an individual septic system, the location of which are not indicated in the plans; no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site is located within the 100-year floodplain, including all existing and proposed structures, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered

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

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

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
2. The Board discourages the granting of variances for new structures to be built within a floodplain or floodway. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-175

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Vincitore Realty Corp. for the property located at 715 Old Liverpool 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 Old Liverpool Road (Route 137) and Electronics Parkway (Route 148), both county highways, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county owned park; and
- WHEREAS, the applicant is proposing to rehabilitate an existing structure from a bowling alley to a recreational community center on a 2.098-acre parcel in Highway Commercial (C-2) and Motor Vehicle Service Facilities Overlay (OL-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-176) as part of the proposed project; and
- WHEREAS, the site is located on the northeast side of Onondaga Lake, just outside the Village of Liverpool; the site has frontage on Old Liverpool Road, a county road, and the rear of the site abuts a CSX rail line; surrounding land uses along Old Liverpool Road are a mix of commercial and residential; and
- WHEREAS, the submitted survey map dated March 20, 2020 shows the site contains an existing one-story building, a former bowling alley, with parking at the front, rear, and north sides of the building; the front of the site appears to be entirely asphalt, delineated into two access points onto Old Liverpool Road by a row of 10 parking spaces that appear to be located in the county right-of-way; there is an existing 14' x 40.1' building at the rear of the site, to be removed; per the submitted Site Preparation Plan dated May 19, 2020, all front and side yard asphalt will be removed, as well as a portion of the asphalt adjacent to the rear lot line; per the Onondaga County Department of Water Environment Protection (WEP), there is a county-owned trunk sewer crossing the rear of the site, which is shown in the plans to coincide with both a portion of the asphalt parking lot that will remain and a portion to be removed; the survey map indicates an "Access & Parking Agreement" exists in the rear parking area, though no additional information regarding the agreement is provided;
- ADVISORY NOTES: per WEP, no permanent structures are permitted over county infrastructure or within a county easement; any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the local application notes that the proposed project is intended for a new use, a recreational community center, in the existing building; the submitted floor plans show interior renovations will create space for an indoor field, practice

areas, restrooms and locker rooms; the Grading, Drainage, and Utilities Plan notes that training classes will occur throughout the week with a maximum of 35 students in twice daily classes, requiring 70 parking spaces if drivers/vehicles remain on site; seminars will be offered on weekends with a class cap of 100 students; and

WHEREAS, per the Grading, Drainage, and Utilities Plan, the rear asphalt parking lot will be repaired and sealed, and new parking areas will be installed along the side and front of the site to provide 103 on-site parking spaces; there are two proposed driveways onto Old Liverpool Road, one full access driveway at the northern side of the lot and one exit-only driveway in front of the building; one-way circulation through the front yard parking area is shown, and provides a drop-off area at the front of the building; additional site improvements are shown to include landscaping at the front of the building and a landscape bed with a relocated sign adjacent to the full access driveway;

ADVISORY NOTES: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; the proposed driveways onto Old Liverpool Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 20, 2020 indicates 1.39 acres of the site will be disturbed by the proposed project, and “all water discharges will be conveyed to best stormwater management practices”; the plans show the parking lot and access improvements will result in a 24.55% reduction in impervious surface coverage;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Old Liverpool Road has public transit service and bus stops are located at the northeast corner of the site and across Old Liverpool Road south of the site; and

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

ADVISORY NOTE: given the change of use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

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

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 Old Liverpool Road access plans with the Onondaga County Department of Transportation, and any additional drainage requirements. To further meet Department requirements, the applicant must provide ITE Trip Generation traffic figures to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

3. The Town and applicant must ensure there is no impact to the county trunk sewer on the site. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division to confirm the location of the county infrastructure and any associated easements, and to discuss any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board commends the applicant on the proposed access improvements and encourages the applicant to further improve site design, reinforce

walkability, and foster use of public transit in this area by eliminating the front yard parking area, installing a sidewalk along Old Liverpool Road with a connection to the front of the building, and providing amenities, such as a concrete pad and bench, for the public transit stop.

2. The Town is advised to ensure parking and access agreements are clarified prior to municipal approval, and pursue opportunities to further improve access management with shared parking and access along Old Liverpool Road, to remove front yard parking encroachments, and to minimize the overabundance of paved parking lots in this urban mixed-use area.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-176

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of Vincitore Realty Corp. for the property located at 715 Old Liverpool 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 Old Liverpool Road (Route 137) and Electronics Parkway (Route 148), both county highways, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county owned park; and
- WHEREAS, the applicant is requesting a special permit to rehabilitate an existing structure from a bowling alley to a recreational community center on a 2.098-acre parcel in Highway Commercial (C-2) and Motor Vehicle Service Facilities Overlay (OL-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-175) as part of the proposed project; and
- WHEREAS, the site is located on the northeast side of Onondaga Lake, just outside the Village of Liverpool; the site has frontage on Old Liverpool Road, a county road, and the rear of the site abuts a CSX rail line; surrounding land uses along Old Liverpool Road are a mix of commercial and residential; and
- WHEREAS, the submitted survey map dated March 20, 2020 shows the site contains an existing one-story building, a former bowling alley, with parking at the front, rear, and north sides of the building; the front of the site appears to be entirely asphalt, delineated into two access points onto Old Liverpool Road by a row of 10 parking spaces that appear to be located in the county right-of-way; there is an existing 14' x 40.1' building at the rear of the site, to be removed; per the submitted Site Preparation Plan dated May 19, 2020, all front and side yard asphalt will be removed, as well as a portion of the asphalt adjacent to the rear lot line; per the Onondaga County Department of Water Environment Protection (WEP), there is a county-owned trunk sewer crossing the rear of the site, which is shown in the plans to coincide with both a portion of the asphalt parking lot that will remain and a portion to be removed; the survey map indicates an "Access & Parking Agreement" exists in the rear parking area, though no additional information regarding the agreement is provided;
- ADVISORY NOTES: per WEP, no permanent structures are permitted over county infrastructure or within a county easement; any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the local application notes that the proposed project is intended for a new use, a recreational community center, in the existing building; the submitted floor plans show interior renovations will create space for an indoor field, practice

areas, restrooms and locker rooms; the Grading, Drainage, and Utilities Plan notes that training classes will occur throughout the week with a maximum of 35 students in twice daily classes, requiring 70 parking spaces if drivers/vehicles remain on site; seminars will be offered on weekends with a class cap of 100 students; and

WHEREAS, per the Grading, Drainage, and Utilities Plan, the rear asphalt parking lot will be repaired and sealed, and new parking areas will be installed along the side and front of the site to provide 103 on-site parking spaces; there are two proposed driveways onto Old Liverpool Road, one full access driveway at the northern side of the lot and one exit-only driveway in front of the building; one-way circulation through the front yard parking area is shown, and provides a drop-off area at the front of the building; additional site improvements are shown to include landscaping at the front of the building and a landscape bed with a relocated sign adjacent to the full access driveway;

ADVISORY NOTES: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; the proposed driveways onto Old Liverpool Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 20, 2020 indicates 1.39 acres of the site will be disturbed by the proposed project, and “all water discharges will be conveyed to best stormwater management practices”; the plans show the parking lot and access improvements will result in a 24.55% reduction in impervious surface coverage;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Old Liverpool Road has public transit service and bus stops are located at the northeast corner of the site and across Old Liverpool Road south of the site; and

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

ADVISORY NOTE: given the change of use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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



offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

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

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 Old Liverpool Road access plans with the Onondaga County Department of Transportation, and any additional drainage requirements. To further meet Department requirements, the applicant must provide ITE Trip Generation traffic figures to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

3. The Town and applicant must ensure there is no impact to the county trunk sewer on the site. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division to confirm the location of the county infrastructure and any associated easements, and to discuss any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board commends the applicant on the proposed access improvements and encourages the applicant to further improve site design, reinforce

walkability, and foster use of public transit in this area by eliminating the front yard parking area, installing a sidewalk along Old Liverpool Road with a connection to the front of the building, and providing amenities, such as a concrete pad and bench, for the public transit stop.

2. The Town is advised to ensure parking and access agreements are clarified prior to municipal approval, and pursue opportunities to further improve access management with shared parking and access along Old Liverpool Road, to remove front yard parking encroachments, and to minimize the overabundance of paved parking lots in this urban mixed-use area.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-177

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Richard J. Riccelli, Sr. for the property located at Ogle 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 Route 6 (Jamesville Toll Road, Rock Cut Road and North Street), a county highway, and Clark Reservation, a state-owned park; and
- WHEREAS, the applicant is proposing to fill and grade a reclaimed quarry on a 127.35-acre parcel in a High Tech zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a site plan referral (Z-18-40) proposing construction of an earthen berm to screen neighboring residential properties from potential disturbances generated by construction activities on the subject parcel; in 2007, the Board reviewed a site plan referral (Z-07-24) proposing construction and operation of a 10,000 ton per day coal gasification facility, which was deemed an incomplete referral for its lack of a complete site plan, information regarding the full extent of required variances, environmental impact statement, and traffic study; the project was not resubmitted to the County Planning Board and appears to have been dismissed by the local board; and
- WHEREAS, the site is located just northwest of the Jamesville hamlet in the Town of DeWitt and situated between the Jamesville Quarry to the east and Clark Reservation State Park to the west; the 127.35-acre site, formerly the Alpha Portland Cement manufacturing facility, abuts several residential lots to the northeast and southeast; the submitted Overall Site Plan dated May 29, 2020 shows the site contains a cluster of structures, including a covered storage building and 15 leased cement silos, near the southeast corner of the lot; the remainder of the site consists of forested and vacant lands and areas that appear to have been cleared and excavated or mined; a quarry access road is shown parallel to Ogle Road, a dead end, local road that serves the adjacent residential properties; the quarry access road intersects Ogle Road to the north, and ultimately County Route 6; the site appears to have an internal network of dirt/gravel roads; and
- WHEREAS, the Overall Site Plan shows the limits of filling and grading to include roughly half of the site at the northwest side of the parcel where lands have been previously cleared/excavated; it appears that the filling and grading will occur in 4 phases with Phase 1 filling a 60' deep mine area, Phases 2 and 3 filling 40' deep mine areas, and Phase 4 consisting of miscellaneous filling and grading of the overall area; the new elevation of this area will generally range from 642' to 656' with the highest point occurring along a ridge that generally runs north-south through the western half of the site; depressions with

elevations as long as 618' are shown to be stormwater management areas, with one each at three corners of the filling and grading area; elevation in this area previously ranged from 570' to 680'; a landscape berm with evergreen tree buffer is shown at the rear of the adjacent residential properties; there is an existing gas main along the eastern boundary of the filling and grading area; and

WHEREAS, a letter from a representative for the applicant to the Town, dated June 1, 2020, notes continuation of the recycling operation on the east side of the pit is not currently under consideration; a separate application to conduct the recycling operations may occur in the future; the letter indicates one of the purposes of the filling and grading project is to address safety concerns of local residents given the steep slopes on the site; the letter notes that the pit was closed to DEC standards and the previous Mine Reclamation Permit has been closed out; and

WHEREAS, per the Environmental Assessment Form (EAF) dated April 30, 2020, the project will be completed over 3 to 5 years and is intended to create a potentially developable parcel of land that could be utilized as a redevelopment site; there are no current plans for redevelopment; the Town's Jamesville Hamlet Master Plan, adopted on April 22, 2019, identifies the subject parcel as "ripe for a combined program of mine reclamation, remediation, and redevelopment," ultimately including its redevelopment as one of the recommendations of the Hamlet Master Plan; other recent planning efforts of the Town included the creation and adoption of Mixed-Use Village Floating Overlay District Areas to encourage "Village Center" type development, compact development, and a mix of land uses; the Alpha site is included in the area designated for the Mixed-Use Village II (MUV-II) overlay; and

WHEREAS, the EAF indicates 58 acres of the site will be disturbed by the proposed project; all stormwater runoff will be retained on site and infiltrated; per the letter, a Stormwater Pollution Prevention Plan (SWPPP) is currently being prepared for the project and will be submitted upon completion; 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 is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows the site may contain areas of federal wetlands along the southern boundary of the site; the proposed fill does not appear to impact any wetland area; and

WHEREAS, the EAF indicates that the site, which was historically used for cement manufacturing, is listed in the NYS DEC Environmental Site Remediation database (734006) as a classification code 3 site in the State Superfund Program, indicating that site contamination does not presently and is not reasonably foreseeable to constitute a significant threat to public health or the

environment; the EAF notes that the site was the subject of RCRA corrective actions, which included removal of a buried tanker containing PCBs and several inches of oxidized hydrocarbons in a hazardous waste storage area; samples taken in 1991 did not reveal the presence of hazardous waste contaminants in the hazardous waste area; and

WHEREAS, per the EAF Mapper, the project site is located in or near the following natural communities: maple-basswood rich mesic forest, calcareous talus slope woodland, calcareous cliff community, limestone woodland, and meromictic lake;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; the applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site may contain an animal or plant species (Indiana bat, Northern long-eared bat, forest blue grass), or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); per the NYS DEC, the site may also contain a species of animal (tawny crescent butterfly) that is considered of special concern in NYS;

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

WHEREAS, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;

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

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

The applicant must contact the Onondaga County Department of Transportation to discuss anticipated heavy truck traffic, which may have impacts to Jamesville Toll Road and Rock Cut Road and require temporary signage. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The applicant is encouraged to work with the Town to minimize potential impacts of heavy truck traffic on adjacent landowners.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-178

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of PH Crane, LLC for the property located at 760 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is requesting to modify an existing special permit to establish an office within an existing building on a 0.25-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the site is located at the intersection of West Genesee Street and Van Rensselaer Street, both city streets, in the City's Westside neighborhood; surrounding land uses are primarily commercial; and
- WHEREAS, the submitted survey map dated May 22, 2017 shows the site contains an existing one- to two-story, zero-lot-line building; there are existing concrete sidewalks along both road frontages; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 19, 2020, the building occupancy will be changed from the current auto repair shop to an office as part of the proposed special permit modification; per the local application, the applicant will be renovating the rear of the building, which is two stories, for an advertising agency; the upper floor and front of the building will be unoccupied; renovations will include replacing any windows in poor condition, removing two building entries, and installing two new building entries; and
- WHEREAS, the referral includes a Parking Space Rental Agreement that indicates the applicant will lease 6 parking spaces from a parking lot south across West Genesee Street, under common ownership; on-street parking does not appear to be available in this area; per the Central New York Regional Transportation Authority (CENTRO), West Genesee Street has public transit service and bus stops are located less than a quarter-mile west of the site; and
- WHEREAS, per the EAF, the roof of the building is flat and has existing piped roof drains for conveying stormwater; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes," and permits office uses; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734088A) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The City is encouraged to consider improving pedestrian safety at intersections in this area with accommodations such as crosswalks and pedestrian signals to improve walkability and access to public transit and parking areas.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-180

- 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 Andrew Day for the property located at 5795 Bridge 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 Erie Boulevard (Route 5) and Bridge Street, both state highways; and
- WHEREAS, the applicant is proposing construction of a 4-story mixed-use building with an attached 1-story building on a 4.1-acre parcel in a Business / Mixed Use Village II (MUV-2) zoning district; and
- WHEREAS, in 2004, the Board offered no position for a site plan referral (Z-04-95) to add a batting cage area to the existing miniature golf course on the subject parcel; and
- WHEREAS, the site is located along Bridge Street, a state road, just north of the highly commercialized Erie Boulevard East (NYS Route 5) corridor; surrounding land uses are mixed roadside commercial and large retail establishments; and
- WHEREAS, the submitted survey map dated September 17, 2019 and Schematic Site Plan dated May 4, 2020 show the site contains an existing one-story, multi-tenant building on the southern half of the site with warehouse, office, and retail uses, associated parking on the side of the building, and a full access driveway onto Bridge Street, all to remain; the site has additional frontage on Kravec Drive, a local dead-end road to the north; the northern half of the site contains an existing one-story building, an abandoned miniature golf course, batting cages, associated parking areas, and access to Kravec Drive, all to be removed; the two portions of the site are bisected by a drainage channel and NYS Department of Transportation drainage easement; and
- WHEREAS, the Schematic Site Plan shows the proposed project will occur on the northern half of the site; the project includes a proposed four-story mixed-use building and a patio, shown along the northern lot line with a perpendicular attached one-story building; the submitted floor plans show the mixed-used building to contain three mixed-use spaces (6,000, 1,300, and 750 sf in size) on the first floor and (8) two-bedroom and (20) one-bedroom dwelling units on the upper floors; the attached portion of the building will include 10 private garages and indoor tenant storage units (2,480 sf); per the plan, there will be a one-story building for 16 additional garages; the proposed outdoor parking areas provide another 145 parking spaces and will have landscape islands; and
- WHEREAS, per the Schematic Site Plan, the existing drive aisle connecting the northern and southern portions of the site will remain; additional access to the new development will come from two proposed driveways onto Kravec Drive; a proposed sidewalk is shown along Kravec Drive with a crosswalk through one of the new driveways; and

- WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), there is a county-owned trunk sewer running north-south through the site; there is a 16' easement to the county associated with the infrastructure; from the plans, it appears that some portions of the existing and proposed parking areas occur within the easement;  
ADVISORY NOTE: per WEP, no permanent structures are permitted over county infrastructure or within a county easement; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 1, 2020, 2.9 acres of the site will be disturbed by the proposed project, and stormwater runoff will be collected from building roofs and pavement and directed to on-site stormwater facilities; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;  
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;  
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the site is located just north of a stretch of Erie Boulevard and Tow Path Road which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; and
- WHEREAS, per the EAF, a property east across Bridge Street was the subject of an incident, Spill No. 0805150, in 2008, which has since been closed; the project is also within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees may be removed as part of the proposed project;  
ADVISORY NOTE: per the NYS Department of Environmental Conservation

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

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

1. The applicant must contact the New York State Department of Transportation regarding existing access to Bridge Street, which may require realignment with the adjacent parcel and Celi Drive.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. To further meet Department requirements, the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
4. The Town must ensure there are no permanent structures in the county easement, and the applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division to discuss any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given the proximity of the site to the planned node for the Empire State Trail, the applicant is encouraged to consider additional accommodations for pedestrians and bicyclists, such as sidewalks and crosswalk connections to adjacent or nearby uses and bike racks on-site.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-181

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. / Peter Panek for the property located at 1010, 1022-1024 & 1026-1028 West Belden Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to realign three properties into two new parcels, New Lot 21A (6,110.0 sf) and New Lot 21B (46,332.6 sf), in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located at the intersection of West Belden Avenue, Edison Street, and Sand Street, all city streets just south of I-690 in the City's Westside neighborhood; surrounding land uses are a mix of residential and commercial; and
- WHEREAS, aerial imagery and the submitted resubdivision plan dated April 24, 2020 show the easternmost parcel (0.83 acres in size) contains an existing auto body repair shop with three existing buildings and parked vehicles covering the remainder of the property; there are two existing curb cuts serving the repair shop, one on West Belden Avenue and one on Sand Street; the westernmost parcel (0.1 acre in size) contains an existing two-family house and a driveway onto West Belden Avenue; and
- WHEREAS, per a letter from the applicant to the City, dated June 11, 2020, the third lot (0.1 acres), which is situated between the two other subject parcels, is vacant as the previous two-family house was demolished in the Fall of 2019; the proposed resubdivision will divide the vacant parcel between the adjacent lots, creating New Lot 21A (6,110 sf) and New Lot 21B (46,332.6 sf); and
- WHEREAS, the submitted site plans show the repair shop intends to install a 6' high wooden privacy fence on its portion of the vacant land; from the plans, it appears the driveway for the residential use is partially located on the vacant land; the remainder of the land will remain grass; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00222, C734088A, 734020) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-183

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Pinsky Law Group for the property located at 4311 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 92), a state highway, and Jamesville Road (Route 7), a county highway; and
- WHEREAS, the applicant is proposing to demolish an existing structure and construct a new 2,000 sf office building on a 0.28-acre parcel in a Business Transitional zoning district; and
- WHEREAS, the site is located along East Genesee Street (NYS Route 92) with commercial land uses transitioning to residential neighborhoods to the west; and
- WHEREAS, the submitted survey map dated June 3, 2020 shows the site contains an existing two-story building, to be removed/deconstructed; the site also contains a rear asphalt parking lot with 10 spaces and an existing driveway onto East Genesee Street, to remain; there is landscaping and an existing ground sign in the front yard; an existing concrete sidewalk is shown along East Genesee Street; and
- WHEREAS, the submitted Site Layout and Planting Plan dated June 15, 2020 show the proposed one-story building (1,965 sf) will be constructed in its place to provide office space for the Pinsky Law Group; a concrete sidewalk will be installed along the side of the building, connecting the rear entrance and parking lot with the front of the building and sidewalk along East Genesee Street; the front yard landscaping will be replaced and a small portion of the driveway will be replaced;  
ADVISORY NOTE: work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the plans show the proposed building will be constructed 22.6' from the front lot line, which is the same as the existing building, where the Town Zoning Code requires a 35' front yard setback; an area variance has not been reviewed by the County Planning Board; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated June 15, 2020 indicates 0.28 acres of the site will be disturbed by the proposed project and existing drainage patterns will not change; no change to impervious cover is expected;  
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no

changes to the existing infrastructure are proposed; and

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

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

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

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

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Genesee Street, which does not currently meet commercial driveway standards. Plans indicate the driveway will be narrowed further from requirements and a sidewalk will be installed in the driveway that may create a hazard for pedestrians. To further meet Department requirements, the applicant must provide ITE Trip Generation traffic figures to meet Department requirements. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-184

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of Martin & Jennifer Nichols for the property located at 2708 West Lake 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 West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 3,500 sf single-family dwelling on a vacant 1.35-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the vacant parcel is located at the intersection of West Lake Road, a state road, and Greenfield Lane, a private, shared driveway, on the west side of Skaneateles Lake; surrounding land uses are residential and agricultural; the site and surrounding lands are enrolled in NYS Agricultural District 2, and parcels south and west of the site appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated May 8, 2020 shows the proposed two-story, single-family house (2,917 sf) with attached two-car garage will be constructed towards the center of the lot; a proposed blacktop driveway is shown with access to Greenfield Lane; and
- WHEREAS, the submitted Preliminary Review – Site Plan Review dated June 17, 2020 indicates that the lot is a pre-existing non-conforming lot that was created in the 1970s; as a private common or shared driveway, Greenfield Lane is allowed to serve a maximum of 4 dwelling units; however, a 2012 waiver was granted to increase the maximum number of dwelling units to be served by Greenfield Lane with the subject parcel included in the variance; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 22, 2020, 0.6 acres of the site will be disturbed by the proposed project; impervious surfaces will be drained to (2) proposed bio-retained swales; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, an individual well and septic system are proposed to serve the new house; the Site Plan shows a proposed 1,500 gallon septic tank and 1,000 gallon pump tank at the rear of the house, with a septic system absorption bed occurring in the side yard; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage will be 9.2% where 10% is permitted; and



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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-185

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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Brixmor Property Group for the property located at 3469 Erie Boulevard East; and

WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and

WHEREAS, the applicant is proposing to subdivide an 11.5-acre parcel into two new lots, Proposed Lot 1 (10.039 acres) and Proposed Lot 2 (0.946 acres), in a Business (B) zoning district; and

WHEREAS, in 2019, the Board offered no position for the preliminary subdivision (S-19-85) associated with this three-mile limit review; the submitted Town of DeWitt Planning Board meeting minutes dated May 28, 2020 indicate the subdivision has been approved locally; and

WHEREAS, previously, the Board offered no position with comment for an area variance referral (Z-18-257) to reduce the number of required parking spaces, reduce the parking space dimensions, and reduce the drive-thru stacking requirements on the subject parcel as part of a proposed project to construct an endcap addition and outparcel building at the Erie Canal Centre (Z-18-130); the site plan referral (Z-18-130) was an amendment to a previously approved site plan which the Board reviewed in 2014 (Z-14-392); and

WHEREAS, the site is located north of Shoppingtown Mall in the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; the submitted subdivision plan dated March 3, 2020 shows that the site contains an existing one-story building and a large front parking lot for the Erie Canal Centre shopping plaza which currently includes Dick's Sporting Goods, Michael's and Burlington Coat Factory stores; the recently-constructed endcap addition (7,000 sf) is located on the north side of the building and the new outbuilding is located at the front of the site; and

WHEREAS, per aerial imagery, there are existing concrete sidewalks and a planting strip along Erie Boulevard; the site also has two existing driveways onto Erie Boulevard East; turning movements at this section of Erie Boulevard are restricted to right-in and right-out by a concrete median; the site has two additional connections to Fietta Road, a local road at the rear of the site that serves the rear Marshalls shopping plaza; Fietta Road ultimately accesses Erie Boulevard East at a signalized intersection, as well as Widewaters Parkway, a local road east of the site;

ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Erie Boulevard will be permitted, nor is it currently proposed; and

WHEREAS, per the subdivision plan, proposed Lot 1 (10.039 acres) will contain the large, rear building and parking lot, and all access points; proposed Lot 2 (0.946 acres) will contain the recently developed outbuilding and its associated parking lot and drive-thru; and

WHEREAS, the plan includes Reciprocal Easement Notes, which indicate that the proposed lots are subject to established access, drive aisle, parking, and utility lines/common facilities easements, and an agreement regarding work within easements areas, to allow for favorable and continued development and use of the Shopping Center and its shared pedestrian and vehicle pathways, parking areas, utility lines, and site facilities; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734108); and

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

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-186

- 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 AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Raymond Brooks for the property located at 9592, 9598 & 9610 Brewerton 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 Brewerton Road (Route 11), a state highway, and Bartel Road (Route 166), a county highway; and
- WHEREAS, the applicant is requesting an area variance to increase maximum lot width from 150' to 422' to combine three parcels totaling 3.008 acres into one lot as part of a project to construct an eight (8) unit apartment building and re-use an existing mixed commercial / residential use building in a General Commercial (GC) zoning district with Hamlet Gateway Overlay; and
- WHEREAS, the Board recently reviewed a site plan referral (Z-20-45) as part of the proposed project; and
- WHEREAS, the site is located in the Brewerton hamlet with a mix of surrounding land uses, including residential and commercial; the submitted Site Plan – Existing Features dated November 15, 2018, included with the site plan referral (Z-20-45), shows the site has frontage on Brewerton Road (US Route 11) and contains an existing one-story, multi-tenant commercial building with asphalt on either side of the building, and two existing two-story houses, both to be demolished, along the northern lot line; the site has unrestricted access from the commercial parking areas to Brewerton Road and an existing driveway serving the houses, which also connects to the commercial parking lot; aerial imagery shows the rear half of the site is maintained lawn and has a treed buffer separating it from the adjacent residential lots; and
- WHEREAS, the submitted Description of Project and Reason for Variance notes that the three subject parcels will be combined once site plan approval is obtained for the project; the requested area variance will increase the lot width from 150' (permitted) to 422' (proposed) to allow for the proposed lot combination; and
- WHEREAS, the submitted Variance Map dated May 21, 2020 shows the two houses will be replaced by a new two-story apartment building with (8) 2-bedroom units; a proposed parking lot (28 spaces) is shown at the rear and southern sides of the new building; there will be a new 24' wide driveway on Brewerton Road, to replace the existing access to the houses;  
ADVISORY NOTE: the proposed driveway onto Brewerton Road requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Variance Map, the existing commercial building will be renovated with a second floor and have (2) 2-bedroom units on the second floor and (3)

commercial tenant spaces at the front of the first floor; the building has two existing first floor apartments at the rear of the building, to remain; the submitted elevation drawings, included with the site plan referral (Z-20-45), show exterior improvements to the building will include new storefronts, awnings, and signage illuminated by gooseneck light fixtures for each of the tenant spaces; and

WHEREAS, the Variance Map shows a 15-space parking lot on the south side of the mixed-use building; the parking configuration appears to restrict access to Brewerton Road, though it is not clear if the existing asphalt at the front of the building or on the north side of the building will be removed as part of the proposed project; per the plan, there is a proposed concrete sidewalk along Brewerton Road;

ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, per the local site plan application, included with the referral for Z-20-45, hours of operation for commercial uses will be Monday through Saturday 8am to 9pm; there will be a maximum of 12 employees on site at one time; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 21, 2020, 0.9 acres of the site will be disturbed; no additional information regarding stormwater management was provided;

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

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

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity for the new use; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00036, 734112) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

While the Board offers no position with regard to the requested area variance, the following comments are reiterated for the project as a whole:

1. Per the New York State Department of Transportation, only one access point on Brewerton Road will be permitted. The applicant must contact the Department to coordinate access plans. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant is encouraged to locate as much parking at the rear of the existing and proposed building as possible and convert any unused asphalt to grass or landscaping.
3. A robust right-of-way treatment is advised for this important gateway area within the Brewerton hamlet. Specific recommendations include extending the sidewalk to the buildings and providing landscaping to screen any front yard parking, improve the aesthetics of the site, and enhance walkability. The applicant is also encouraged to provide architectural detailing or landscaping along building facades that are highly visible from Brewerton Road.
4. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Brewerton Road.
5. The applicant is encouraged to consult with the Town to ensure the project plans conform to the design standards and planning goals of the Hamlet Gateway zoning district and Brewerton Revitalization project.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-188

- 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 Village of Manlius Village Board at the request of Double Swan Holdings, LLC for the property located at 7620 Highbridge Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Highbridge Road (Route 92) and Fayetteville Manlius Road (Route 257), both state highways; and
- WHEREAS, the applicant is proposing a zone change from Residential (R-1) to Residential Multiple Use (R-M) to allow an existing residential unit in a 2-family structure to be converted to office space on a 0.51-acre parcel; and
- WHEREAS, the site is located near the major regional intersection of NYS Routes 92 and 257 adjacent to Madison Row, a mixed-use development with residential, commercial and office uses; and
- WHEREAS, the submitted survey map dated May 1, 2018 shows the site has frontage on Route 92 and contains an existing two-story house at the front of the site and a detached barn at the rear of the site; there is an existing driveway onto Route 92; and
- WHEREAS, per the local application, the house is a two-family structure with upstairs and downstairs residential units; the requested zone change is necessary to convert the downstairs unit to an office use, which is a permitted use in the proposed R-M zoning district but not the R-1 district; the application notes no site improvements are proposed except for a permitted sign; and
- WHEREAS, per the Village Zoning Code, the R-M zoning district is “designed to retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas”; and
- WHEREAS, the submitted Site Plan notes that the upstairs residential tenant has access to garage space and use of the carport attached to the barn for parking on-site; there is an existing parking area that will provide 4 spaces for the proposed office use; the Site Plan indicates the driveway will be repaved and widened in the future;  
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the 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 it appears that no trees will be removed as part of the proposed project; and

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

Should the Board approve the proposed zone change, the applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 92, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Kayla Smith for the property located at 3196 Lords Hill 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 Lords Hill Road (Route 80), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a covered porch on a non-conforming house on a 0.87-acre parcel in a Residential and Country (RC) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-190) as part of the proposed project; and
- WHEREAS, the site is located along NYS Route 80 with surrounding residential land uses; the submitted survey map dated January 28, 1991 shows the site contains an existing two-story house, a detached garage, and a rear shed; there is an existing asphalt driveway onto Route 80; and
- WHEREAS, the survey map and local application indicate the proposed 8' x18' pressure treated wood deck will have a 9' x 18' roof overhang and be constructed at the front of the house; and
- WHEREAS, per the Town zoning code, the front yard setback in the R-C district is 50' with an additional 15' required along Route 80, an arterial road in the Town; the local application indicates the house is pre-existing non-conforming as it does not meet the 65' front yard setback requirement; the proposed deck will exacerbate the non-conformity and requires a special permit to alter a non-conforming structure; and
- WHEREAS, the site is served by an individual well and septic system; there are no proposed changes to the existing infrastructure; and
- WHEREAS, aerial imagery shows a stream, a tributary to Onondaga Creek West Branch, crossing the rear of the site in an area that appears to be covered by trees; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed project.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-190

- 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 AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Kayla Smith for the property located at 3196 Lords Hill 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 Lords Hill Road (Route 80), a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 65' to 50' to allow construction of a covered porch on a non-conforming house on a 0.87-acre parcel in a Residential and Country (RC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-189) as part of the proposed project; and
- WHEREAS, the site is located along NYS Route 80 with surrounding residential land uses; the submitted survey map dated January 28, 1991 shows the site contains an existing two-story house, a detached garage, and a rear shed; there is an existing asphalt driveway onto Route 80; and
- WHEREAS, the survey map and local application indicate the proposed 8' x18' pressure treated wood deck will have a 9' x 18' roof overhang and be constructed at the front of the house; and
- WHEREAS, per the Town zoning code, the front yard setback in the R-C district is 50' with an additional 15' required along Route 80, an arterial road in the Town; the local application indicates the house is pre-existing non-conforming as it does not meet the 65' front yard setback requirement; the proposed deck will exacerbate the non-conformity and requires a special permit to alter a non-conforming structure; and
- WHEREAS, the site is served by an individual well and septic system; there are no proposed changes to the existing infrastructure; and
- WHEREAS, aerial imagery shows a stream, a tributary to Onondaga Creek West Branch, crossing the rear of the site in an area that appears to be covered by trees; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed project.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-191

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of J.S. Penizotto for the property located at 4581 Enders Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 92 (Cazenovia Road), a state highway, and Pompey Center Road, a county road; and
- WHEREAS, the applicant is proposing a zone change from Residential Multiple Use (RM) to Commercial A (CA) on a 1.78-acre parcel; and
- WHEREAS, in 2016, the Board recommend disapproval of concurrent subdivision (S-16-19) and site plan (Z-16-98) referrals to resubdivide the seven parcels into two new lots and construct a 15,680 square foot daycare facility on one of the proposed lots, citing challenges with meeting the R-M district requirements given the proposed parcel sizes; the Board previously offered no position with comment on the zone change referral to R-M (Z-15-362), and modification of concurrent subdivision, site plan, and accessory use permit referrals (S-15-78, Z-15-363, and Z-15-364) for the project; the Board strongly encouraged the Town to ensure that any proposed development adheres to the intent, uses, and requirements of the R-M district, and further encouraged site planning which considered both proposed lots with respect to layout, density, access, stormwater management, parking, landscaping, and pedestrian/bicycle accommodations; the Board further noted coordination with the New York State Department of Transportation would be required regarding access to Route 92, and considerations for water, wastewater, green infrastructure, stormwater, potential endangered species, and emergency service access; the project ultimately appears to have been approved and completed; and
- WHEREAS, the vacant parcel is located in a commercial node at the intersection of NYS Route 92 and Enders Road, a local road; surrounding properties include Enders Road Elementary School athletic fields and retail properties to the north, True Value across Enders Road, Circle K on the opposite corner, and the Village of Manlius fire station (Z-15-14) across Route 92; and
- WHEREAS, a letter from a legal representative for the applicant to the Town, dated June 18, 2020, indicates the “proposed Commercial A (CA) designation would allow the [applicant] to potentially realize a reasonable return on the premises after rezoning and marketing the property for uses allowed under the Commercial A (CA) designation”; per the Town Zoning Code, hotel, retail business or personal service, bank, retail establishments, indoor theaters, restaurants, outdoor sales on a small scale, public or private schools, churches, parish house and other places of worship, public libraries, and municipal buildings, parks, playgrounds, community centers or recreation grounds are permitted

uses in the CA district; and

WHEREAS, per the local application, there is presently no specific, contractual tenant for the premises; zoning of the surrounding parcels is shown to be a mix of RM, CA, and Commercial B (CB); there is no comprehensive plan for the Town or master planning documents that reference future land use goals for this area; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated June 18, 2020 notes that there is an existing drainage system along Route 92;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; future redevelopment of the subject parcel will presumably require new connections to the public drinking water and sewer infrastructure;

ADVISORY NOTES: prior to future development, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to also 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 prior to future development; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, increases in sanitary flow over previous flow as a result of redevelopment of the subject parcel will be subject to development of a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), there is a limited service public transit line that runs along Enders Road and Route 92; there is a bus stop located at the intersection of the two roads; and

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

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

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

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

Should the municipality approve the proposed zone change request, the Board offers the following comments for the next phase of development:

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

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

1. Per the NYS Department of Transportation, all access to the site must come from Enders Road. No access to Route 92 will be permitted.
2. The NYS Department of Transportation advises the applicant to contact the Department early in the planning process to coordinate any requirements for stormwater management, site lighting, and traffic data.
3. As plans for redevelopment move forward, the Board encourages the Town and applicant to consider master planning for important community centers such as this and site layouts that optimize density, quality, and access for the site. In particular, the Town and applicant may wish to locate any buildings along Enders Road or Route 92, buffer or move parking to the rear yard, coordinate cross connections with the adjacent parcels, and improve walkability in the surrounding area with sidewalks and street trees.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-192

- 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 SITE PLAN from the Town of Van Buren Planning Board at the request of George Terpening - Tri Tank Corp. for the property located at 115 Farrell 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 State Fair Boulevard (Route 48), a state highway, Stiles Road (Route 28) and John Glenn Boulevard (Route 81), both county highways, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is proposing to establish sales and display of tow-behind trailers on 5.210 acres in an Industrial zoning district; and
- WHEREAS, in 2013, the Board recommended modification of a special permit referral (Z-13-165) to partially fill a portion of one of the subject parcels to sub-grade for future development, citing coordination requirements with OCWA to ensure avoidance of any conflicts with water mains in the area; Board comments also noted that the NYS Department of Transportation would not permit any future access to State Fair Boulevard; and
- WHEREAS, the site is located at the intersection of State Fair Boulevard, a state road, John Glenn Boulevard, a county road, and Farrell Road, a local road, and the municipal boundary between the Towns of Van Buren and Geddes; the property has a current trucking company and trailer sales use, Tri-Tank Corporation and Terpening Trucking, which also occurs on parcels to the north; and is surrounded by commercial and warehousing facilities and a Clarion Suites hotel; and
- WHEREAS, aerial imagery and the submitted Site Plans dated May 20, 2020 show the site contains an existing one-story building for Superior Gas and a front yard asphalt parking lot, occurring at the intersection of State Fair Boulevard and Farrell Road; there are two existing driveways serving the Superior Gas use, one each on State Fair Boulevard and Farrell Road; and
- WHEREAS, per the Site Plans, the proposed trailer storage area will be located adjacent to the Superior Gas building and parking area, along the State Fair Boulevard frontage; the storage area currently has crushed washed stone with subsurface drainage and is bordered by a 2' high security barrier on two sides and a safety guide rail and 6' high retaining wall at the rear; beyond the retaining wall are parking areas for Terpening Trucking; the Site Plans note that all access to the storage area will come from Terpening Trucking and ultimately the existing driveways on Farrell Road that occur on the adjacent parcel to the north; no access to State Fair Boulevard or the parking area for Superior Gas is shown; and
- WHEREAS, a 50' wide Niagara Mohawk easement is shown in the Site Plans along the western lot line; a portion of the security barrier and storage area appear to

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occur within the easement; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 25, 2020, 0.664 acres of the site will be disturbed by the proposed project; stormwater runoff remains with the applicant's property and drains to the existing state canal flood land to the north;

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

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

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

WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

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

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

1. The Town is advised to ensure any necessary permissions are obtained for work with the Niagara Mohawk easement.

2. Given the proximity of the parking area to adjacent buildings, nearby residences and the highway, additional vegetative or other screening is encouraged along the front and side yards.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Maurice Hay for the property located between East Sorrell Hill Road & West Sorrell Hill 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 East Sorrell Hill Road (Route 153) and West Sorrell Hill Road (Route 195), both county highways, Route 690, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 2.84 MW solar farm and a 5 MW energy storage facility on a proposed 28.14-acre lot in an Agriculture (AR-80) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-20-194) and final subdivision (S-20-30) referrals as part of the proposed project; in 2009, the Board offered no position for a subdivision referral (S-09-54) to subdivide a 49.4-acre parcel into two lots, Lot 1 (9.401 acres) and Lot 2 (41.002 acres), creating one of the subject parcels; and
- WHEREAS, the site is located between West Sorrell Hill Road and East Sorrell Hill Road, both county roads, and contains active farmland; the site is bisected by a parcel owned by National Grid and containing overhead utility lines; other surrounding land uses include low-density residential and large tracts of agricultural land; the western portion of the site and some surrounding parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, per the subdivision application, the proposed subdivision will divide out the 28.14 acres west of the National Grid parcel and combine the remaining lands (64.88 acres) to the east; the submitted Site Plan dated March 20, 2020 shows the proposed solar farm will be sited on the new 28.14-acre parcel and enclosed by a perimeter security fence; the solar farm will be served by a proposed gravel access road onto West Sorrell Hill Road;  
ADVISORY NOTE: the proposed driveway onto West Sorrell Hill Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the submitted Project Description, there will be 10,000 solar panels of single-axis tracking design, mounted using driven post foundations; solar panels will be a maximum of 10-12 feet in height; the Project Description notes that DG New York CS, LLC, the solar farm developer, intends to develop the 64.88 acres east of the National Grid parcel with a solar farm, under separate application; the County Planning Board has not reviewed any referrals for the additional solar project; and

WHEREAS, the Site Plan shows additional site improvements to include concrete pads with electrical equipment, battery energy storage containers, and an inverter with transformer, all within the fenced enclosure; the transformer will connect via an underground electric line to new utility poles and then by an overhead line from the enclosure to an existing utility pole along West Sorrell Hill Road; new utility poles appear to be proposed along West Sorrell Hill Road; the E&SC/Landscaping Plan shows the front and sides of the solar farm will be screened by 2 proposed rows of 10 white spruce, or equivalent, trees spaced at 20 feet and staggered;

ADVISORY NOTE: per the Onondaga County Department of Transportation, any utility work in the county right-of-way must be coordinated with the Department and will be subject to a work permit; and

WHEREAS, the submitted Solar Option, Lease and Easement Agreement indicates the property owner will lease the land to DG New York CS, LLC for use for the solar farm who, upon full or partial termination of the lease, will be responsible for removal of all improvements to the land and restoration of the area to the same physical condition that existed before construction; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 33 acres of the site will be disturbed by the proposed project; temporary runoff from construction will be discharged on-site and controlled by stormwater and sediment/erosion control best management practices; sheet flow from solar panels will infiltrate ground surface or be directed to existing wetland, drainage, and/or swale areas; no increase in runoff is anticipated;

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

WHEREAS, per the referral notice, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, the Site Plan shows a delineated state wetland area at the front of the 28.14-acre parcel and another larger one west across West Sorrell Hill Road; wetlands data was obtained from Dudek & Associates, Inc. on June 12, 2019; the proposed solar farm appears to be located entirely outside of the wetland area, though a portion of it is within the 100-foot wetland buffer; it is not clear if the wetland boundaries have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers;

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

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

WHEREAS, per the EAF, 1.7 acres of trees will be cleared to accommodate the proposed project; the EAF indicates that a New York Natural Heritage Program (NHP) request was submitted to obtain information regarding rare or state-listed animals or plants at the project site; a reply from the NHP noted there were no

records of known occurrences of rare or state-listed animals and plants, significant natural communities, or other significant habitats at the project site or in its immediate vicinity; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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

The Board also offers the following comments:

1. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
2. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.
3. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 01, 2020

OCPB Case # Z-20-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of Maurice Hay for the property located between East Sorrell Hill Road and West Sorrell Hill 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 Sorrell Hill Road (Route 153) and West Sorrell Hill Road (Route 195), both county highways, Route 690, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 2.84 MW solar farm and a 5 MW energy storage facility on a proposed 28.14-acre lot in an Agriculture (AR-80) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-20-193) and final subdivision (S-20-30) referrals as part of the proposed project; in 2009, the Board offered no position for a subdivision referral (S-09-54) to subdivide a 49.4-acre parcel into two lots, Lot 1 (9.401 acres) and Lot 2 (41.002 acres), creating one of the subject parcels; and
- WHEREAS, the site is located between West Sorrell Hill Road and East Sorrell Hill Road, both county roads, and contains active farmland; the site is bisected by a parcel owned by National Grid and containing overhead utility lines; other surrounding land uses include low-density residential and large tracts of agricultural land; the western portion of the site and some surrounding parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, per the subdivision application, the proposed subdivision will divide out the 28.14 acres west of the National Grid parcel and combine the remaining lands (64.88 acres) to the east; the submitted Site Plan dated March 20, 2020 shows the proposed solar farm will be sited on the new 28.14-acre parcel and enclosed by a perimeter security fence; the solar farm will be served by a proposed gravel access road onto West Sorrell Hill Road;  
ADVISORY NOTE: the proposed driveway onto West Sorrell Hill Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the submitted Project Description, there will be 10,000 solar panels of single-axis tracking design, mounted using driven post foundations; solar panels will be a maximum of 10-12 feet in height; the Project Description notes that DG New York CS, LLC, the solar farm developer, intends to develop the 64.88 acres east of the National Grid parcel with a solar farm, under separate application; the County Planning Board has not reviewed any referrals for the additional solar project; and

WHEREAS, the Site Plan shows additional site improvements to include concrete pads with electrical equipment, battery energy storage containers, and an inverter with transformer, all within the fenced enclosure; the transformer will connect via an underground electric line to new utility poles and then by an overhead line from the enclosure to an existing utility pole along West Sorrell Hill Road; new utility poles appear to be proposed along West Sorrell Hill Road; the E&SC/Landscaping Plan shows the front and sides of the solar farm will be screened by 2 proposed rows of 10 white spruce, or equivalent, trees spaced at 20 feet and staggered;

ADVISORY NOTE: per the Onondaga County Department of Transportation, any utility work in the county right-of-way must be coordinated with the Department and will be subject to a work permit; and

WHEREAS, the submitted Solar Option, Lease and Easement Agreement indicates the property owner will lease the land to DG New York CS, LLC for use for the solar farm who, upon full or partial termination of the lease, will be responsible for removal of all improvements to the land and restoration of the area to the same physical condition that existed before construction; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 33 acres of the site will be disturbed by the proposed project; temporary runoff from construction will be discharged on-site and controlled by stormwater and sediment/erosion control best management practices; sheet flow from solar panels will infiltrate ground surface or be directed to existing wetland, drainage, and/or swale areas; no increase in runoff is anticipated;

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

WHEREAS, per the referral notice, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, the Site Plan shows a delineated state wetland area at the front of the 28.14-acre parcel and another larger one west across West Sorrell Hill Road; wetlands data was obtained from Dudek & Associates, Inc. on June 12, 2019; the proposed solar farm appears to be located entirely outside of the wetland area, though a portion of it is within the 100-foot wetland buffer; it is not clear if the wetland boundaries have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers;

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

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

WHEREAS, per the EAF, 1.7 acres of trees will be cleared to accommodate the proposed project; the EAF indicates that a New York Natural Heritage Program (NHP) request was submitted to obtain information regarding rare or state-listed animals or plants at the project site; a reply from the NHP noted there were no

records of known occurrences of rare or state-listed animals and plants, significant natural communities, or other significant habitats at the project site or in its immediate vicinity; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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

The Board also offers the following comments:

1. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
2. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.
3. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.



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