



Onondaga County Planning Board

July 06, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Robin Coon

GUESTS PRESENT

Masana Morgan
Jennifer Bybee

II. CALL TO ORDER

The meeting was called to order at 10:35 AM on July 06, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from June 15, 2022 were submitted for approval. Marty Masterpole made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-22-40	CSyrPB	No Position With Comment	Z-22-155	CSyrPB	No Position
Z-22-156	TManPB	Modification	Z-22-157	CSyrPB	No Position With Comment
Z-22-158	TSkaTB	No Position With Comment	Z-22-161	CSyrPB	No Position
Z-22-162	TSkaPB	No Position With Comment	Z-22-163	TCamTB	No Position With Comment
Z-22-164	CSyrPB	Modification	Z-22-165	TOnoPB	No Position
Z-22-167	CSyrPB	No Position With Comment	Z-22-168	TMarTB	No Position
Z-22-169	TPomPB	No Position	Z-22-170	TTulTB	No Position
Z-22-173	TSkaPB	Modification	Z-22-174	TCicPB	Modification
Z-22-175	TManPB	No Position	Z-22-176	TManPB	No Position
Z-22-177	TSkaPB	Modification	Z-22-178	CSyrPB	No Position
Z-22-179	VLivPB	No Position	Z-22-180	VLivZBA	No Position
Z-22-181	TClaZBA	No Position With Comment	Z-22-182	TClaZBA	No Position With Comment

V. ADMINISTRATIVE REVIEWS



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # S-22-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Helio Health for the property located at 330 & 344-348 North Salina Street and 506-524 Pearl 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 Interstates Route 81 and 690, both state highways; and
- WHEREAS, the applicant is proposing to combine three parcels into one new lot (0.70 acres) to facilitate the construction of a new Helio Health Training Center with associated site improvements in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review (Z-22-167) to demolish three connected buildings and construction of a new Helio Health Training Center with associated site improvements as part of the proposed project; and
- WHEREAS, in 2021, the Board offered No Position with Comment on a project site review referral (Z-21-236) for a partial demolition of three connected buildings and construction of a new Helio Health Training Center on three parcels; the same project is now before the Board again; in 2013, the Board offered No Position With Comment on a referral (Z-13-99) for a proposed bar/banquet facility with live entertainment in one of the subject buildings; and
- WHEREAS, the site is located on three parcels (TM# 017.-12-15.0, 017.-12-16.0, and 017.-12-17.0) near Downtown Syracuse, with frontage on Pearl, North Salina and Laurel Streets, all City streets; the attached buildings have contained apartments and storefronts in recent years, including a diner and Thanos Market; the local site plan application cites Home Headquarters, a local non-profit housing development agency, as owner of all three parcels; per the Final Plot dated April 15, 2022, the applicant proposes combining the three parcels into one lot to facilitate the project; and
- WHEREAS, the three parcels, as well as nearby parcels along North Salina, State, Salt and Pearl Streets are part of the North Salina Street National Register Historic district, may include a building listed on the National Register, and the area has been the subject of significant planning and public investment, including streetscape enhancements in recent years; review of the project is presumably required to be reviewed by the Syracuse Landmark Preservation Board; and
- WHEREAS, per the local application, the two-story 344 North Salina building at the corner of North Salina and Laurel Streets would be renovated (interior and exterior); adjacent buildings at 330 and 350 North Salina Street would be demolished; a new two-story addition (previously submitted as a one-story addition with roof terrace) will be constructed along North Salina Street to maintain the street

line; the parking lot would be reconfigured, improved and screened;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the Site Plan dated December 10, 2021 shows a new building at the corner of North Salina and Laurel Streets, built to the sidewalk edge at the front and partially connected to a three-story building to the rear at Laurel and North State Streets; the building narrows along the North Salina Street frontage and extends to the Pearl Street intersection; sidewalks occur along the entirety of the building frontages, and rear walkways and a landscaped area borders the rear of the building; and

WHEREAS, floor plans and elevation renderings show the interior first floor would contain office space and training rooms; the second floor, now proposed to encompass the entire span of the building, would contain fitness areas and office space; and

WHEREAS, primary building entries would occur on North Salina Street, and at the rear of the building; building façade features include a brick veneer, large aluminum and glass storefront windows and entryways on the first floor and glass and open sill windows at the second floor, a decorative fascia, varied building heights, an accent band above the first floor for signage along North Salina and Laurel Streets (internally illuminated); and

WHEREAS, the existing parking lot along Pearl Street is shown to be reconfigured to include 49 parking spaces, a single vehicular entry on Pearl Street; parking lot screening includes a metal fence with brick and metal posts with ornamental lighting along the frontage; grassed areas and additional landscaping than was previously submitted is shown to surround the parking areas on all sides; and

WHEREAS, the site is to be served by City of Syracuse drinking water and public wastewater and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the Environmental Assessment Form dated December 10, 2021, stormwater from building roofs and pavement will be conveyed to catch basins and manholes, to an underground detention system, and ultimately conveyed to the municipal storm system at a reduced rate; a new city catch basin at North Salina and Pearl Streets is shown on the Paving & Grading Plan dated December 10, 2021; per the City D.P.W. standards, a storm sewer pipe will be connected to the existing City main at two locations on Pearl Street; and

WHEREAS, the site may contain the Peregrine Falcon, or their associated habitats, which have been listed by the state or federal government as 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board commends the applicant for incorporating traditional architecture and high-quality urban design features into the site and parking areas, to help maintain a cohesive character with the existing and historic neighborhood.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-155

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Ronald Schultz and Vicky Richardson / Shifty's Restaurant for the property located at 1401-1407 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to expand customer areas in an existing restaurant on a 0.12-acre parcel in a Business, Class A (BA) zoning district; and
- WHEREAS, the site is located in the City's Eastwood neighborhood, south of Henniger High School and north of State Route 690; surrounding land use include residential dwellings to the north and east and commercial land uses to the south and along Burnet Avenue, a local road; and
- WHEREAS, per the survey map dated December 30, 2005, the site contains one two-story building, Shifty's Bar & Grill, and a separate two and a half story house; the site contains a driveway on Greenway Avenue, a local road, that appears to serve both the restaurant and house; a sidewalk is in front of both buildings and connects to the adjacent property to the east; and
- WHEREAS, per the local application, the applicant is proposing to relocate the downstairs stage, to be shifted over approximately 2', and change the shape of the stage; additionally, the Existing Second Floor Plan dated March 18, 2021 proposes that the upstairs apartment, which has not been rented in years according to the local application, be remodeled to facilitate private parties for customer use; the plan shows a bathroom, kitchen space, enclosed office, stage, a bar area, and open space for tables and a dance area; and
- WHEREAS, the applicant also proposes to construct an exterior patio for customer use along the Burnet Avenue frontage; per the revised survey, the patio will be 45' X 6' 10" and will be a concrete pad with a retaining wall in between the patio and existing sidewalk; the plan notes the wall will consist of a stone footer 30" below the surface; a new steel rail with a 12" wide hedge is proposed to further separate the sidewalk from the patio; GIS mapping shows the patio has already been constructed; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no change to the existing infrastructure is proposed;
- ADVISORY NOTE: Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine the water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no change to the existing infrastructure is proposed;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated May 3, 2022, there will be no site disturbance by the proposed project; per the description of the proposed action, the EAF does not include the patio extension in the environmental assessment; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734047, B00146, C73090) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734047, B00146, C73090) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of A&E and SNY Center for the property located at Medical Center Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing construction of a 30,000 sf medical / personal services center (A&E SNY Center) on a 4.038-acre parcel in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, earlier this year, the Board offered no position with comment on a zone change referral (Z-22-70) to change a parcel from Restricted Agriculture to Neighborhood Shopping (NS) within the Northeast Medical Center subdivision to facilitate the future development of a medical/personal services center (A&E SNY Center); previously the Board offered no position with comment on a subdivision referral (S-18-31) of the parcel to allow for construction of the Towne Center Retirement Community on adjacent lands; and
- WHEREAS, the subject parcel is located along Medical Center Drive in the Town of Manlius, which contains Medical Center East, the Towne Center Retirement Community, the Starview Homes townhouse development, and other commercial uses; the site is also adjacent to the Fayetteville Towne Center retail development; and
- WHEREAS, per aerial imagery dated May 2021, the site is vacant land that is mostly cleared; a paved walking path along Medical Center Drive appears to connect the Towne Center Retirement Community to the housing development to the north (to remain); it appears as though there is some utility equipment on the south west corner of the lot; and
- WHEREAS, the Site Plan dated June 1, 2022 shows one proposed building with a 30,000 sf first floor and 10,000 sf basement situated along Medical Center Drive, where the preliminary site plan submitted with the zone change showed two proposed buildings; it appears a small portion of the building is proposed within the 50' building setback; a parking lot is proposed behind the building including 124 spaces where 108 were previously proposed; a sidewalk is proposed between the building and the parking area to facilitate access to the building; a driveway is proposed on Avriel Drive, a local road; access to the development comes from North Burdick Street, a county road; per the Environmental Assessment Form (EAF) dated June 1, 2022, the project will be constructed in two phases; and
- WHEREAS, per the Site Plan, a 30' landscape buffer is proposed around the entire site; trees are shown as part of the landscape buffer along the northwest boundary and eastern boundary; 8 planting islands are proposed in the parking area;

and

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

WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as
flow constrained and impacted by excessive wet weather flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the EAF, 3 acres of the site will be disturbed by the proposed project; per the Site Plan, to assist with stormwater management, a bioretention filter will be located on six of the eight parking islands and a stormwater infiltration basin is proposed for the area west of the proposed building; per the Utility Plan dated June 1, 2022, stormwater will be directed from the parking lot to the infiltration basin, and will then be directed to the existing roadside ditch along Avriel Drive; the Preliminary Stormwater Pollution Prevention Plan dated January 14, 2022 that was submitted with the previous zone change referral was re-submitted with current referral;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. Additionally, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The Board encourages installation/preservation of additional tree cover and vegetative buffering to further stabilize sloped areas on site.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Michael Greene for the property located at 1200 East Water Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing renovations to an existing commercial structure and its site for use as a Beer Hall / Restaurant on a 1.2-acre parcel in a Commercial, Class B (CB) zoning district; and
- WHEREAS, the site is located in the City's East Side neighborhood with surrounding commercial land use; City owned park land borders the site to the north and west, including Carm's Dog House Park; and
- WHEREAS, per the survey dated March 5, 2012, the site contains a one-story metal sided building (6,064 sf), a gravel walk leading from the building to East Washington Street, a local road, and a large asphalt parking area on the west side of the building; aerial imagery dated May 2021 shows the gravel walk was removed and a sidewalk was installed on the south side of the building connecting the parking lot on-site with a neighboring parking lot to the east; the site contains three driveways, one on East Washington Street, one on Walnut Avenue (to be removed), and one on East Water Street, all local roads; the survey shows a concrete sidewalk outside of the parcel boundary along Walnut Avenue and East Water Street; per the local application the current site use is for business and storage (Jordan Supply Co. Inc); and
- WHEREAS, per the local application, the applicant proposes to modify the site to allow for a restaurant tavern with an outdoor gathering area (Harvey's Garden Beer Hall); the Rendered Site Plan dated April 25, 2022 shows a proposed outdoor patio area south of the building which includes an outdoor bar, outdoor seating, lighting, several stone dust paths, and a designated area for food trucks; a fence delineates the east and south boundaries of the patio; and
- WHEREAS, the Site Layout Plan dated April 25, 2022 shows the parking lot will be modified to have 78 parking spaces; a sidewalk and grass will be added in place of the Walnut Avenue driveway to create a contiguous sidewalk along the Walnut Avenue frontage; the existing entry from Washington Street will be reconstructed to meet City engineering standards; landscaping will be planted sparsely around the parcel boundary and throughout the proposed patio area; and
- WHEREAS, the Proposed Floor Plans dated May 5, 2022 show interior building modifications include adding indoor seating, a beer cooler, a bar area, bar storage, and a mezzanine area with extra seating; exterior building

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modifications include painting and repairing or replacing any damaged siding and doors; and

WHEREAS, the local application states the hours of operation will be seven days a week from 9am-12am; materials do not indicate an approximate number of anticipated customers to be served daily; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;
ADVISORY NOTE: Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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:

Every municipal review provides the opportunity to improve community appearance. The applicant and the municipality are encouraged to improve site design and reinforce walkability by screening the open parking lot from main street frontages with street trees or opaque landscaping such as living hedges and consider the addition of sidewalks, curbing, and formal on-street parking on East Washington Street.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law B of 2022, "A Local Law Establishing Zoning Requirements for Cannabis Retail Dispensaries within the Town of Skaneateles"; and
- WHEREAS, the intent of the local law is “to establish regulations governing the time, place and manner of the operation of Cannabis Retail Dispensaries in the Town of Skaneateles”; and
- WHEREAS, per the Marijuana Regulation and Taxation Act (MRTA), all New York State municipalities had the opportunity to opt-out by December 31, 2021 of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions; per the law, any municipality that opted out of allowing either or both of the uses can opt back in at any time; per the New York State Office of Cannabis Management (OCM), the Town of Skaneateles opted out of hosting on-site cannabis consumption licensees but did not opt out of allowing cannabis retail dispensaries to locate within its jurisdiction; and
- WHEREAS, MRTA also states that aside from the aforementioned opt-out provision, all municipalities (including counties) are “preempted from adopting any law, rule, ordinance, regulation or prohibition pertaining to the operation of licensure of registered organizations, adult-use cannabis licenses or cannabinoid hemp licenses”; however the law does allow for municipalities to pass local laws and regulations in relation to the time, place, and manner of licensed cannabis retail dispensaries and/or onsite consumption “provided such law or regulation does not make the operation of such licensed retail dispensaries or on-site consumption sites unreasonably impracticable”; and
- WHEREAS, per the amendment, Cannabis Retail Dispensaries will be allowed with a special permit on lots no smaller than 2.5 acres within the Highway Commercial District; per the Town’s 2007 zoning map, there are 63 parcels within the Highway Commercial District, of which 11 parcels are 2.5 acres or more, many of which have existing structures and current uses, and only 3 of which appear to be undeveloped; no purpose/intent information for the 2.5 acre minimum area was provided in the amendment or referral materials; the law also requires one parking space for each 75 square feet devoted to merchandising within a dispensary; and
- WHEREAS, per the Town’s zoning code, uses currently allowed in the Highway Commercial District include agriculture, forestry, small scale home

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occupation, and storage building by right; uses permitted by right but subject to site plan review include accessory apartment/dwelling, warehouse, educational/charitable/religious uses, and accessory use as a principal use; uses allowed with a special permit include single-family, two-family and multifamily dwellings, automobile service station, large-scale home occupation, light industry, lodging facility, office, recreational business, restaurant, retail business, service business, utility facility, veterinary hospital, cemetery, emergency services, fire hall or government building, health care facility, membership club, satellite parking lots, telecommunications tower and accessory facilities, parking of commercial vehicles, and wind energy conversion systems; and

WHEREAS, as part of the special permit process, the Planning Board “shall consider the unique potential for excessive traffic, noise, light, glare or other nuisances associated with the Retail Sale of Cannabis Products, due to the anticipated high intensity of the use, potential for crowds and long lines”; the amendment allows the Planning Board “to require additional buffers and screening in excess of the minimums set for in the Zoning Law in order to mitigate the above referenced impacts”; the amendment states that a dispensary may only operate Monday-Saturday 9am-9pm and Sunday 10am-6pm; and

WHEREAS, per the zoning amendment, on-site consumption is not permitted at a Cannabis Retail Dispensary; and

WHEREAS, the amendment also includes new definitions for “Cannabis”, “Cannabis Products”, “Cannabis Retail Dispensary”, and “Retail sale of Cannabis Products”; 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 Town is advised to wait until the NYS Office of Cannabis Management and/or Cannabis Control Board releases more thorough rules and regulations for governing cannabis retail dispensaries, to ensure the local law meets siting and other standards set forth by the State.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-161

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of The Deli @ 700 for the property located at 700-716 South Geddes 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 Harbor Brook, a county-owned drainage channel, and across the street from lands owned by Onondaga County used for stormwater management; and
- WHEREAS, the applicant is requesting a modification to a special permit to convert a vacant gas station to a take-out restaurant in a Business, Class A (BA) zoning district; and
- WHEREAS, previously in 2022, the Board offered no position on a special permit referral (Z-22-85) to convert a gas station to a take-out restaurant; the applicant has since made modifications to the application and is submitting the modified project for review; and
- WHEREAS, the site is located in the City of Syracuse's West Side neighborhood, east of Rosamond Gifford Zoo and south of Fowler High School; surrounding land uses include a mix of residential and commercial land uses; and
- WHEREAS, the survey, dated March 21, 2022 shows an existing one-story building with a triangular shaped tarvia parking area in front of the building; the site has frontage on South Geddes Street and Grand Avenue, both local roads; per aerial imagery dated May 2021, there appear to be sidewalks in varying conditions surrounding the site; per the local application, the site was previously a gas station; and
- WHEREAS, per the local application, the applicant is proposing a change of use for the site from "gas station" to "fast food take-out" within an existing building; the First Floor Plan revised May 9, 2022 shows interior renovations to include changes to accommodate a deli use which reduce the number of occupants to below 49; the Elevation Signage plan revised May 12, 2022 shows exterior renovations to include new metal siding and two proposed lighted wall signs; the applicant is requesting a waiver to allow for two wall signs where only one is allowed and a waiver for the size of both signs; and
- WHEREAS, the Special Permit Approved Site Work plan dated April 25, 2022, shows an existing City-installed curb cut on South Geddes Street (34'-6") which the applicant notes will be reduced to 24' as required by the City; the previously proposed curb cut on Grand Avenue has been removed from the application; the existing parking lot will be re-paved and contain four parking spaces where five were previously proposed; the applicant is requesting a waiver to reduce the required number of off street parking spaces from 19 to 4 spaces and to waive vehicle setback distances (unspecified); and

WHEREAS, per the site plan, the applicant proposes to remove asphalt between the sidewalk and the building along the South Geddes Street frontage and replace it with grass; the sidewalk along Grand Avenue and South Geddes Street will be replaced with new concrete sidewalks five feet wide, per the City's specs; landscaping is proposed around part of the parking lot; the applicant is requesting waivers to reduce the planting bed width from 10' to 5' and to waive the required 10' planting from the right-of-way line; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/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 Finance Office of Real Property Services, the site is served by public sewers located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and the project is within 2,000 feet of a site (ID: 734022) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Kallfelz Brothers Bakery and Brown Memorial United Methodist Church which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Skaneateles Planning Board at the request of MWB Family I, LLC for the property located at 1326 New Seneca Turnpike; 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 Seneca Turnpike (Route 41), a county highway; and
- WHEREAS, the applicant is proposing a zone change from Rural Residential (RR) to Highway Commercial (HC) on a 3.6-acre parcel in order to facilitate a new project in an existing commercial facility; and
- WHEREAS, in 2007, the Board previously offered no position on a site plan referral (Z-07-344) to renovate an existing 24,389 sf building to be used for office, light industry, service business, and storage uses; and
- WHEREAS, the site is located east of the Village of Skaneateles along New Seneca Turnpike, a county road; surrounding land uses include residences to the north and west of the site, a law firm to the east, and commercial uses to the south; and
- WHEREAS, per aerial imagery dated May 2021, the site contains an existing building, formerly known as the LAB Building, with a parking area and driveway on 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 Project Narrative dated May 20, 2022, the Lab Building was previously occupied by Chase Design, who will be leaving the space June 2022; the applicant would like to continue to operate a professional office building at this location and proposes to create a multi-tenant facility within the existing structure; the Narrative notes the applicants have been approached by uses classified as health care facility, medical office, office, retail/retail business, and service business as interested tenants of the facility; and
- WHEREAS, per the Town's zoning code, the purpose of the Rural Residential district is "to allow low-density residential and compatible nonresidential uses in rural areas where agriculture is not the predominant use"; uses permitted by right or by right with a site plan review in this district include single-family and two-family dwellings, accessory apartment/dwelling, storage building, agriculture, bed-and-breakfast, forestry, small-scale home occupation, educational/charitable/religious, and accessory use as principal use; uses permitted by special permit include multifamily dwelling, craft workshop, large-scale home occupation, light industry, office, open pit mining within OPMOD, recreational business, riding academy, service business, utility facility,

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warehouse, cemetery, emergency services, fire hall or government building, health care facility, membership club, satellite parking lots, telecommunications tower and telecommunications accessory facilities, parking of commercial vehicles, and wind energy conversion systems; and

WHEREAS, per the Town's zoning code, the purpose of the Highway Commercial district is "to allow those uses that depend primarily on automobile access, require large amounts of land, and/or involve frequent, short-term visits by customers"; uses permitted by right or by right with a site plan review in this district include accessory apartment/ dwelling, storage building, agriculture, forestry, small-scale home occupation, warehouse, an educational/charitable/religious use, and an accessory use as a principal use; uses permitted with a special permit include similar uses allowed in Rural Residential district by right or special permit, with additional uses including automobile service station, lodging facility, restaurant, retail business, veterinary hospital, and parking of commercial vehicles; and

WHEREAS, according to the Narrative, the site was previously changed from highway commercial to rural residential and a change back would allow for the interested tenants to be able to use the space without needing a special permit and would foster commercial tenants in the area in the future; per the Environmental Assessment Form (EAF) dated June 6, 2022, the primary use of the property today is office space, which requires a special permit to operate within the Rural Residential district; it should be noted that per the Town's zoning code, office use in the Highway Commercial district also requires a special permit, as does retail business and service business; and

WHEREAS, the Town's zoning map dated 2007 shows the site is surrounded by neighboring parcels to the north, east, and west which are zoned as Rural Residential; parcels immediately south of the site are zoned Highway Commercial; and

WHEREAS, per the referral notice, the site is served by public water and is within the Town of Skaneateles water district; per the EAF, no changes to the existing infrastructure are proposed; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated June 6, 2022, 3.67 acres of the site will be disturbed by the proposed project; no plans regarding the disturbance were submitted with the referral materials;

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 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 Board offers no position on the request for a zone change, however offers

the following in relation to the overall project:

Given the proposed change in use, the applicant is advised to contact the Onondaga County Health Department's Bureau of Public Health Engineering early on in the process, as the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to the addition of new tenants.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-163

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Camillus Town Board at the request of Town of Camillus Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Camillus is proposing Local Law C-2022 to amend the Town zoning regulations to add a provision to require site plan review for manure storage facilities associated with Concentrated Animal Feeding Operations (CAFOs); and
- WHEREAS, per the proposed local law, the purpose and intent "is to review the location, construction, installation, operation, use and abandonment of manure storage facilities for Concentrated Animal Feeding Operations (CAFOs) in order to prevent water pollution and other environmental impacts and thereby protect the health of the residents of the Town of Camillus, and promote the prosperity and general welfare of the residents of the Town of Camillus. The Town Board understands that from time-to-time, local farmers require the ability to store large quantities of manure in order to fertilize crops and carry out other farming operations in an efficient and economical manner. Nonetheless, the Town Board finds that manure storage facilities can be a potential threat to the health, safety and welfare of Town residents and the surrounding environment. The Town Board further finds that, despite the existence of State and Federal regulations, which set detailed performance standards for the construction and maintenance of such facilities, some measure of local oversight is required in order to ensure the transparency the process surrounding the permitting, construction and expansion of these facilities."; and
- WHEREAS, the local law includes definitions, regulated activities, submission requirements, review procedures, inspection authority, abandonment document requirements and penalties; and
- WHEREAS, activities requiring site plan review include design, construction, installation, or enlargement of a manure storage facility; and
- WHEREAS, the site plan submission requirements outline 20 items necessary for site plan review, including renderings, maps and narrative detailing the proposed facilities, a description of the farm operation, its animals and intended use of proposed facilities, storage and detailed load information, information on professional advisors, any documentation submitted to the NYS DEC or US EPA, location and characteristics of environmental features including wells, soil tests, drainage and runoff control, schedule, methods and materials in transferring manure into and from the facility, maintenance plan, and other items; and

- WHEREAS, the NYS Department of Environmental Conservation requires general permits for CAFOs, primarily on dairy farms with 300 or more cows and associated cropland; farms regulated through a CAFO permit must follow a current Comprehensive Nutrient Management Plan (CNMP); manure storage requires professional engineering and certification and conformance with stormwater requirements; NYSDEC also has authority to enforce against pollution from CAFOs that cause a Water Quality Standards violation; NYS SEQRA law generally considers the construction of manure facilities to be farm buildings and structures, and are thus considered Type II actions; and
- WHEREAS, per NYS Agriculture & Markets Law, farmlands actively enrolled in the NYS Agricultural Districts program are afforded protections through the Department “in an effort to preserve, protect and encourage the development and improvement of agricultural land for the production of...agricultural products”; farmland protections within the Agricultural Districts law include that local governments “avoid unreasonable restrictions in the regulation of farm operations when exercising their powers to enact and administer comprehensive plans, local laws, ordinances, rules and/or regulations” (NYS DAM Agricultural District Law Summary); and
- WHEREAS, according to Onondaga County mapping, the Town of Camillus has approximately 245 parcels currently enrolled in the NYS Agricultural Districts program, totaling 5,356 acres; enrolled lands are primarily located in the westernmost portion of the town, with additional pockets of enrolled farmland to the south of the Village of Camillus and in areas surrounding the Camillus Forest; soil quality of enrolled lands is highly productive for agriculture; and
- WHEREAS, the subject local law is likely related to a controversial proposed manure storage facility on a farm on Munro Road, a county road, in the Town of Camillus; a series of documents containing information on review of the proposed facility are included on the Town’s website; and
- WHEREAS, Camillus Town attorney comments within the May and June 2022 Town Board meeting minutes note that the law can be subjected to NYS Department of Agriculture & Markets review for a determination as to whether it is considered unreasonably restrictive; and
- WHEREAS, the attorney further notes that New York State law prevents local municipalities from unreasonably restricting farming operations but does allow for some local oversight via site plan review; per the minutes, the Town attorney states the proposed local law does not prohibit manure storage facilities but “would give the town opportunity to review and oversee the project and make suggestions about better applications for the health and safety of residents.”; and
- WHEREAS, typically and as evidenced in court cases, any land use that is permitted by NYS may also be regulated by zoning with regard to location and external impacts of the operation, such as on nearby residences; the NYS Permit itself, however, is not subject to local regulation; as such, the town has some regulatory authority as to where these activities occur, but not the operation of the facility itself. (Examples include mining and natural gas drilling which are both permitted by NYS as well as regulated in local zoning codes with regard to location.); and
- WHEREAS, the Town of Camillus Comprehensive Plan (Dec 2016) notes the presence of prime farmland in the town, and threats from encroachment of development, and sets policy stating “Promote the conservation of land for agricultural uses

and develop more effective programs supporting agricultural practices.”, under Implementation of that policy, the plan notes “The Town supports State policy which protects and promotes agriculture as an industry. The Town will consider additional proposals authorized by State Law which are intended to protect and perpetuate farmland within the Town. However, such consideration must also take into account the long-term impacts of any such proposal upon the future development of the Town and the obnoxious odor emissions of some farming practices such as Nutrient Management.; 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 Town is encouraged to continue to coordinate with the NYS Department of Agriculture & Markets (and other agencies as necessary) to ensure compliance with the spirit and intent of Agricultural Districts law or other laws pertaining to these matters.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-164

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Ali Ismail / William Pitcher for the property located at 2000 Park Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 81, a state highway, and the CNY Regional Market, owned by a state authority; and
- WHEREAS, the applicant is proposing to convert a vacant gas station building to a fast-food take-out business (Mocha Express) in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2019 the Board previously offered no position with comment on a project site review referral (Z-19-129) for façade alterations on a vacant building as part of a change in occupancy to a convenience store with restaurant use; the local application notes that the building permit was approved in 2019, but construction was halted and the permit was closed without inspection; this project site review is to receive a new building permit and the application notes that no changes were made to the drawings previously approved by NYS DOT and Syracuse DPW; and
- WHEREAS, the site is located in the City's Northside neighborhood and is near parcels containing the Regional Market, NBT Bank Stadium, and the Syracuse Regional Transportation Center; the City's Land Use and Development Plan identifies this area as an industrial legacy character area; the site is also within the City's Hiawatha-Lodi Brownfield Opportunity Area; and
- WHEREAS, the site has frontages Park Street and Hiawatha Boulevard East, both city streets, although the right-of-way is currently owned by New York State; 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 submitted survey map dated March 7, 2022 shows the site contains an existing one-story building, formerly a gas station, with asphalt at the front and sides of the building; there are two existing curb cuts, one each on Park Street (to be removed) and Hiawatha Boulevard (to remain); and
- WHEREAS, per the local application, the building will be renovated for a fast-food take-out business with minor on-site dining; the submitted elevation drawings dated March 7, 2022 show exterior improvements to include a new insulated metal exit door, new aluminum shingles for the mansard roof, and some replacement siding; and
- WHEREAS, the submitted site plan dated March 7, 2022 shows site improvements to include a new underground grease trap, parking lot striping for 3 spaces, and

a new dumpster enclosure; new concrete walks are proposed around the front and side of the building; a new 5' wide sidewalk is proposed along both road frontages that connects to future crosswalks for both Park Street and Hiawatha Boulevard East; asphalt along the road frontages will be removed and replaced with lawn; an existing pylon sign, to remain, is shown at the northeast corner of the site; the elevation drawings show a proposed wall sign (2' x 18') to be mounted over the front entrance; and

WHEREAS, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734048, C734132, C734130, C734135, C734137, 734013, C734104, C734131, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the sites generally encompass the area of recent and proposed future development surrounding the nearby Destiny USA and do not appear to impact the proposed project; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper), and the survey submitted with the 2019 application shows the "Westerly Blue Line of the Oswego Canal" along the west lot line of the site; and

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

The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which may be subject to a work permit. 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 offers the following comments:

The Board commends the incorporation of sidewalks and landscaped right-of-way improvements to the site plan. However, the plan as shown shows a very limited amount of parking for employees, dine-in and take-out traffic, and the site is not proximate to on-street parking. Access to the dumpster location appears to be impeded by parking spaces. Paved areas to the west of the building appear to be unnecessary due to limited ability for vehicular circulation.

The City and applicant are encouraged to refine the site plan for this highly visible site to address these issues, as well as to ensure safe access and circulation. Additional landscaping is also encouraged for screening, aesthetics, and to aid in stormwater management.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-165

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Planning Board at the request of Peter Delaney for the property located at 3633 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 30' x 80' greenhouse on a 17-acre parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, in 2021 the Board offered no position on a site plan referral (Z-21-292) to construct a 30' X 100' greenhouse on the site; per the submitted materials, it appears as though the greenhouse was constructed; and
- WHEREAS, the site is located in a rural area with surrounding residential and agricultural land uses; the site and lands to the east are enrolled in NYS Agricultural District 1 and appear to contain active farmland; and
- WHEREAS, the submitted Conservation Plan Map shows the site has frontage on West Seneca Turnpike, a state highway, and Kasson Road, a county highway, and contains existing structures, including four barns, a farm store, and a greenhouse, for Delaney Farms; the site has a gravel lot for customer parking with unrestricted access to Kasson Road; and
- WHEREAS, per the submitted Conservation Plan Map, the proposed greenhouse addition (30' X 80') will be constructed adjacent to the greenhouse that was built last year; and
- WHEREAS, the site has access to public drinking water and is located outside of the Onondaga County Sanitary District; per the Onondaga County Department of Finance Office of Real Property Services, the site does not have existing wastewater services; no drinking water or wastewater services are proposed as part of the project;
- ADVISORY NOTE: the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for any plumbing installations; 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 David Skeval and seconded by Jim Stelter. Votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Helio Health for the property located at 330 & 344-348 North Salina Street and 506-524 Pearl 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 Interstates Route 81 and 690, both state highways; and
- WHEREAS, the applicant is seeking Project Site Review for partial demolition of three connected buildings and construction of a new Helio Health Training Center with associated site improvements on three parcels totaling 0.7 acres in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-22-40) to combine three parcels into one new lot as part of the proposed project; and
- WHEREAS, in 2021, the Board offered No Position with Comment on a project site review referral (Z-21-236) for a partial demolition of three connected buildings and construction of a new Helio Health Training Center on three parcels; the same project is now before the Board again; in 2013, the Board offered No Position With Comment on a referral (Z-13-99) for a proposed bar/banquet facility with live entertainment in one of the subject buildings; and
- WHEREAS, the site is located on three parcels (TM# 017.-12-15.0, 017.-12-16.0, and 017.-12-17.0) near Downtown Syracuse, with frontage on Pearl, North Salina and Laurel Streets, all City streets; the attached buildings have contained apartments and storefronts in recent years, including a diner and Thanos Market; the local site plan application cites Home Headquarters, a local non-profit housing development agency, as owner of all three parcels; per the Final Plot dated April 15, 2022, the applicant proposes combining the three parcels into one lot to facilitate the project; and
- WHEREAS, the three parcels, as well as nearby parcels along North Salina, State, Salt and Pearl Streets are part of the North Salina Street National Register Historic district, may include a building listed on the National Register, and the area has been the subject of significant planning and public investment, including streetscape enhancements in recent years; review of the project is presumably required to be reviewed by the Syracuse Landmark Preservation Board; and
- WHEREAS, per the local application, the two-story 344 North Salina building at the corner of North Salina and Laurel Streets would be renovated (interior and exterior); adjacent buildings at 330 and 350 North Salina Street would be demolished; a new two-story addition (previously submitted as a one-story addition with roof terrace) will be constructed along North Salina Street to maintain the street line; the parking lot would be reconfigured, improved and screened;

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ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the Site Plan dated December 10, 2021 shows a new building at the corner of North Salina and Laurel Streets, built to the sidewalk edge at the front and partially connected to a three-story building to the rear at Laurel and North State Streets; the building narrows along the North Salina Street frontage and extends to the Pearl Street intersection; sidewalks occur along the entirety of the building frontages, and rear walkways and a landscaped area borders the rear of the building; and

WHEREAS, floor plans and elevation renderings show the interior first floor would contain office space and training rooms; the second floor, now proposed to encompass the entire span of the building, would contain fitness areas and office space; and

WHEREAS, primary building entries would occur on North Salina Street, and at the rear of the building; building façade features include a brick veneer, large aluminum and glass storefront windows and entryways on the first floor and glass and open sill windows at the second floor, a decorative fascia, varied building heights, an accent band above the first floor for signage along North Salina and Laurel Streets (internally illuminated); and

WHEREAS, the existing parking lot along Pearl Street is shown to be reconfigured to include 49 parking spaces, a single vehicular entry on Pearl Street; parking lot screening includes a metal fence with brick and metal posts with ornamental lighting along the frontage; grassed areas and additional landscaping than was previously submitted is shown to surround the parking areas on all sides; and

WHEREAS, the site is to be served by City of Syracuse drinking water and public wastewater and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the Environmental Assessment Form dated December 10, 2021, stormwater from building roofs and pavement will be conveyed to catch basins and manholes, to an underground detention system, and ultimately conveyed to the municipal storm system at a reduced rate; a new city catch basin at North Salina and Pearl Streets is shown on the Paving & Grading Plan dated December 10, 2021; per the City D.P.W. standards, a storm sewer pipe will be connected to the existing City main at two locations on Pearl Street; and

WHEREAS, the site may contain the Peregrine Falcon, or their associated habitats, which have been listed by the state or federal government as 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board commends the applicant for incorporating traditional architecture and high-quality urban design features into the site and parking areas, to help maintain a cohesive character with the existing and historic neighborhood.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-168

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Marcellus Town Board at the request of Town of Marcellus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend the Code of the Town of Marcellus to include Chapter 200, "Double Utility Poles"; and
- WHEREAS, per the proposed local law, the intent is to address the safety and aesthetic concerns of double utility pole conditions throughout the Town that occur with incomplete transfer of utilities and failure to removed old utility poles upon placement of a new pole; the local law states that "double utility pole conditions clutter and obscure visibility on sidewalks and roadways" and are "unnecessary eyesores" that compromise public safety; and
- WHEREAS, the purpose of the proposed local law is "to require utilities that use the Town of Marcellus highways, streets, roads, and rights-of-way to promptly remove their plants, cables, lines, equipment and terminals from old and damaged poles and to further require the prompt removal of double poles once all plants, cables, lines, equipment and terminals have been removed from said poles"; and
- WHEREAS, the local law proposes that any utility pole identified by the Town as damaged or otherwise poses a potential threat to public safety must be repaired, replaced, or removed within 15 days; the law also prohibits two utility poles from being placed in close proximity to each other (double utility pole condition); if a new utility pole is installed, the law provides direction for all public utilities to move their infrastructure to the new pole within 90 days of receiving a notice that a new pole has been installed; and
- WHEREAS, the law proposes penalties for any person, firm, corporation or public utility convicted of a violation; the first conviction is punishable by a fine not to exceed \$500 and any subsequent conviction is punishable by a fine not to exceed \$1000, where each day in violation is a separate violation and each separate location of a violation is a separate violation; and
- WHEREAS, the law is applicable to all utility poles located on any Town Road; the law states that any pre-existing violations prior to the adoption of the local law shall fully comply with the regulations of the law within 30 days of the enactment of the adopted local law; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-169

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Lockheed Martin Corporation for the property located at 3254 Windy 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a second radar dome facility, with associated improvements, on a 17.67-acre parcel in a Commercial 1 zoning district; and
- WHEREAS, the site is located in a rural area of the Town with forested land surrounding the majority of the site; the site and surrounding lands are enrolled in NYS Agricultural District 4; the site does not appear to contain active farmland, though the surrounding lands do;
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, per the Site Plan dated March 2022, and aerial imagery dated May 2021, the site contains an existing radar station on a concrete base with surrounding asphalt, with additional structures related to the radar station, including what appears to be a one-story building; the site is at the end of Windy Hill Road, a local road that dead ends; and
- WHEREAS, the Site Plan shows a proposed second radar dome on the site, extending north from the existing radar dome; according to the Environmental Assessment Form dated June 9, 2022, reconstruction of 0.2 acres of asphalt pavement is proposed to surround the dome and connect to the existing asphalt surrounding the original dome; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the Northern Harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-170

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Tully Town Board at the request of Town of Tully for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law Number 2, 2022 to establish a twelve-month moratorium for potentially harmful development within the watershed area of all lakes within the Town; and
- WHEREAS, per the proposed local law, the purpose of the moratorium is to provide the Town with time to consider a “potential Lake Watershed Overlay District or other zoning amendments to protect the quality of the lakes in the Town of Tully by controlling uses of land which could be detrimental to lake water quality”; and
- WHEREAS, the proposed local law states that the Town has become aware of potential commercial development threats near or adjacent to R-3 Districts, which are designated areas where existing lakes and other natural features face sustained pressure for residential development; in the local law, the Town finds that the water quality of their lakes represents a priceless economic, environmental, aesthetic and recreational resource; and
- WHEREAS, the current Comprehensive Plan from 2005 and Town Zoning Law adopted in 2006 supports open space and natural resource preservation, however the local law notes that these plans and laws should be updated every 5-10 years to ensure they are supportive of changing community goals and objectives; the moratorium is intended to ensure no potentially harmful development is considered within the watershed until the Town Board prepares and considers revisions to the comprehensive plan and subsequent revisions to the zoning law and other applicable sections of the Town Code, and adopt the amendments; and
- WHEREAS, per the local law, prohibited uses include any application for new development and/or construction that includes disposal, treatment, or production of hazardous materials or disposal of solid waste, an automobile service station, truck terminals, and disposal of septage or septic sludge, when conducted at a scale larger than that of an ordinary household, for the period of the moratorium within the set boundaries; and
- WHEREAS, the watershed boundary for the moratorium is delineated in the Town of Tully Watershed Boundary Map dated June 2022; the boundary encompasses close to half of the Town, including all of the Industrial and R-3 zones, the majority of the B-1 Business and R-2 Residential zones, as well as land within A-1 and A-2 Agriculture districts and the R-1 Residential district; and

WHEREAS, the duration of the moratorium is twelve months unless the Town Board enacts a resolution indicating that they are satisfied that the need for the moratorium no longer exists prior to the twelve-month deadline; per the Land Use Moratoria guidance document from the NY Department of State, the moratorium must be a “reasonable time frame” and moratoria of six months to a year have been upheld by the courts; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-173

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Daniel Pajak for the property located at 2896 East 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 East Lake Road (Route 41), a state owned highway; and
- WHEREAS, the applicant is proposing stream remediation measures along a portion of Willow Creek in a Rural and Farming (RF) zoning district within the Lake Watershed Overlay District (LWOD); and
- WHEREAS, the site is located near the eastern shore of Skaneateles Lake with forested land to the north and residential housing to the west, east, and south; per the Existing Conditions plan dated June 1, 2022, the site contains four barns and a two-story house with a gravel driveway on East Lake Road, a state highway; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; and
- WHEREAS, per the local application, Willow Creek, a classification AA protected stream per EAF mapper, runs through the northwestern corner of the site and flows into a New York State Department of Transportation armor stone area prior to flowing via a culvert under East Lake Road where it eventually discharges into Skaneateles Lake; per the plan, the culvert is located just north of the driveway; an intermittent stream runs parallel to the northern boundary and discharges into Willow Creek; ADVISORY NOTE: Streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; the municipality is advised to ensure all necessary permits and approvals are obtained from the DEC prior to municipal approval; and
- WHEREAS, per the local application, the purpose of the project is to "support the reduction of sediment and nutrients discharged during storm events from Willow Creek into Skaneateles Lake"; per the Sediment and Erosion Control Plan dated June 2022, the goal of the restoration project is to protect erosion and expand the floodplain along the east bank of Willow Creek; and
- WHEREAS, the Restoration Plan dated June 1, 2022, shows the area closest to the culvert on both sides of the stream labeled "DOT Stone Area" where existing vegetation will be removed and replaced with native plantings; north of the DOT Stone Area along the western shoreline area is a proposed native planting buffer to assist with stabilizing the banks and allow for nutrient uptake; north of the DOT Stone Area along the east shore of the Creek is a proposed Floodplain Bench area; per the plan, rootwad and toewood will be added along

the Floodplain Bench to assist with erosion and grade control, with a double stacked limestone rock wall to bring the eastern edge to the grass grade; per the local application, the project was designed to minimize tree removal and maintain stable slopes and banks so that soils are not eroded after construction;

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 Sediment and Erosion Control Plan dated June 2022 details how sediment erosion and control will be handled during the execution of the project; as shown in the Restoration Plan, during project execution, Willow Creek will be diverted upstream and pumped around the work area and discharged into the Creek below the project site; measures will be taken to collect sediment if the water pumped back into the creek appears turbid; and

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

WHEREAS, per the Environmental Assessment Form dated June 2, 2022, approximately 0.07 acres of land will be physically disturbed by the proposed project, and the entire footprint of the project site is approximately 0.25 acres; per the local application, excavation and dredging within Willow Creek will be minimal; and

WHEREAS, referral materials include an application for NYS Section 401 Water Quality Certification, an application for the NYS Department of Environmental Conservation Protection of Waters Permits, and reference that the applicant submitted an application for a Section 404 Clean Water Act permit with the United States Army Corps of Engineers (USACE); and

WHEREAS, the site is within 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; the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated June 14, 2021, included with the referral materials, indicates that the office had several comments regarding the project pertaining to the restoration design, maintenance of the diverted stream during construction, maintenance of the stream after restoration, and lack of revegetation planting plan details; and

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

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

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

1. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which may be subject to a work permit. To further meet Department requirements, the applicant must submit a copy of the Sediment and Erosion Control Plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of,

municipal approval.

2. The municipality must ensure all comments from the City of Syracuse Water Department are addressed and reflected in the appropriate site plan prior to, or as a condition of, approving the proposed application.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-174

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Clifton Land Company, LLC for the property located at 7940 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and Caughdenoy Road (Route 49), a county highway; and
- WHEREAS, the applicant is proposing building renovations and site improvements of an existing car wash facility (Classy Chassy) on a 0.75-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2010 the Board offered no position on an area variance referral (Z-10-235) to construct a building with a side yard setback of 13' where 15' is required; and
- WHEREAS, the site is located along Brewerton Road, a state highway, in a highly developed area of commercial development; Chipotle Mexican Grill border the property to the north, Wegmans to the east, The Home Depot to the south and Goodwill to the west; and
- WHEREAS, per the Existing Conditions and Demo Plan dated June 22, 2022, the site contains an existing car wash facility, Classy Chassy, which contains one building in the front of the property (a 1,200 sf portion to be removed) and one 1,800 sf building in the rear of the property (to be removed) surrounded by asphalt drive lanes (to be removed and repaved); a cross access easement agreement with Widewaters exists along northern border of the site crossing through the middle of the site (to be abandoned); the site contains light poles, car shampoo and vacuum machines and trash containers along the northern border (all to be removed); and
- WHEREAS, the site is served by a full access driveway on Brewerton Road with a small island containing a monument sign separating the ingress lane from the dual exit egress lane; the site also has a full access rear driveway that leads to the parking areas for neighboring businesses;
ADVISORY NOTE: Per the NYS Department of Transportation, dual exit lanes are not permitted at unsignalized driveways and all existing or proposed driveways on Brewerton Road must meet Department requirements; and
- WHEREAS, per the Site and Utility Plan dated June 22, 2022, the applicant proposes a lengthwise expansion totaling 1,010 sf of the remaining existing building; the facility will be a single-entrance tunnel carwash that is to be entered from the rear of the site; site circulation improvements include directing one-way traffic to move east along the southern border and west along the northern border; nine parking spaces are proposed on the south side of the building, to be used as a vacuum parking stalls; per the Preliminary Engineer's Report dated June

2022, building renovations will include new interior tunnel equipment and full renovation of the building façade; and

WHEREAS, the Landscape Plan dated June 22, 2022, shows two new planting islands in the front and rear of the building; the existing planting island with the monument sign will have landscaping added, as well as all four corners of the site; and

WHEREAS, the submitted Lighting Plan dated June 22, 2022 shows light spillage into the State right-of-way;

ADVISORY NOTE: Per the NYS Department of Transportation, light spillage into the State right-of-way is prohibited; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; the Preliminary Engineer's Report states the applicant anticipates that the existing water supply will be more than adequate for continued operations, however the size, material, pressure, and location of the existing service is pending obtaining record mapping; the report states that average daily demand for the carwash is 7,000 GPD with a peak hour demand of 70 gpm; it is unclear if this is an increase from current use;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the Preliminary Engineer's Report states that sanitary sewer flows will be directed toward an existing 8" municipal sanitary sewer main after flowing through an oil separator and other filters; sewer flows are estimated to be 7,000 GPD; it is unclear if this is an increase from current use;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated June 22, 2022, 0.63 acres of the site will be disturbed by the proposed project; per the EAF, existing catch basins will direct runoff to existing storm sewers west of the property; the Preliminary Engineer's Report states that impervious surfaces will be reduced by 25% or more on the site;

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

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

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-175

- 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 Manlius Planning Board at the request of CNY Land Trust for the property located at 7213 Woodchuck 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 the municipal boundary between the Town of Manlius and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to establish an animal sanctuary on a 39.74-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-22-176) as part of the proposed project; and
- WHEREAS, the site is located at the Woodchuck Hill Field and Forest Preserve, 95 acres of protected land owned by the CNY Land Trust; the Preserve has parking on site with access to a ½ mile trail open to the public; the primary land use to the west, north and east of the site is residential dwellings; per the local application, the property is currently used as a land preserve and contains a house (former residence), a cottage, and a barn; the northern half of the property is cleared land and the southern portion is wooded; the site has a driveway on Woodchuck Hill Road, a local road; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated June 10, 2022, the applicant proposes to house animals from Briarwood Farm Sanctuary in the existing barn structure and use the pasture as needed; the animals would initially consist of 4 cows, 1 pony, 6 goats, 2 alpacas, 2 turkeys, 2 hens, 12 roosters (to stay in barn), 1 duck, and 16 rabbits, and all male animals would be neutered; the local application states that no changes to the existing infrastructure are proposed and the use is similar to the previous use when horses were kept on the property; and
- WHEREAS, the local application states that a maximum of six people are anticipated to access the property, the Sanctuary Director and up to 5 volunteers; the hours of operation will be 24 hours a day; the new use will use the existing parking are at the preserve; and
- WHEREAS, per the referral notice, the site is served by public drinking water and an individual septic system and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the EAF, 6 acres of the site will be disturbed by the proposed project for paddock space; no site plans were provided to show where the paddock space is proposed to occur, and if the disturbance is limited to fence installation or additional construction;

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, GIS mapping shows approximately 7 acres in the rear of the site may contain state and federal wetlands, including DEC Wetland SYE-28, and does not currently include any existing infrastructure;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the site abuts an unnamed protected stream, 899-225, which is a class B stream and is a tributary to Limestone Creek, which is listed as a water-quality impaired waterbody (per EAF mapper); no development is proposed on or near the stream; and

WHEREAS, the site contains the following natural communities: Northern White Cedar Swamp and Marl Fen (per EAF Mapper); and

WHEREAS, the site may contain the Indiana Bat and Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; the site may contain Marsh Arrow Grass and Thread-leaved Pondweed which has been listed by the state or federal government as a threatened or endangered plant 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 and may consequently be acted on solely by the referring board.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-176

- 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 Manlius Planning Board at the request of CNY Land Trust for the property located at 7213 Woodchuck 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 the municipal boundary between the Town of Manlius and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a special permit to establish an animal sanctuary on a 39.74-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-175) as part of the proposed project; and
- WHEREAS, the site is located at the Woodchuck Hill Field and Forest Preserve, 95 acres of protected land owned by the CNY Land Trust; the Preserve has parking on site with access to a ½ mile trail open to the public; the primary land use to the west, north and east of the site is residential dwellings; per the local application, the property is currently used as a land preserve and contains a house (former residence), a cottage, and a barn; the northern half of the property is cleared land and the southern portion is wooded; the site has a driveway on Woodchuck Hill Road, a local road; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated June 10, 2022, the applicant proposes to house animals from Briarwood Farm Sanctuary in the existing barn structure and use the pasture as needed; the animals would initially consist of 4 cows, 1 pony, 6 goats, 2 alpacas, 2 turkeys, 2 hens, 12 roosters (to stay in barn), 1 duck, and 16 rabbits, and all male animals would be neutered; the local application states that no changes to the existing infrastructure are proposed and the use is similar to the previous use when horses were kept on the property; and
- WHEREAS, the local application states that a maximum of six people are anticipated to access the property, the Sanctuary Director and up to 5 volunteers; the hours of operation will be 24 hours a day; the new use will use the existing parking are at the preserve; and
- WHEREAS, per the referral notice, the site is served by public drinking water and an individual septic system and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the EAF, 6 acres of the site will be disturbed by the proposed project for paddock space; no site plans were provided to show where the paddock space is proposed to occur, and if the disturbance is limited to fence installation or additional construction;

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, GIS mapping shows approximately 7 acres in the rear of the site may contain state and federal wetlands, including DEC Wetland SYE-28, and does not currently include any existing infrastructure;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the site abuts an unnamed protected stream, 899-225, which is a class B stream and is a tributary to Limestone Creek, which is listed as a water-quality impaired waterbody (per EAF mapper); no development is proposed on or near the stream; and

WHEREAS, the site contains the following natural communities: Northern White Cedar Swamp and Marl Fen (per EAF Mapper); and

WHEREAS, the site contains the following natural communities: Northern White Cedar Swamp and Marl Fen (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 and may consequently be acted on solely by the referring board.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-177

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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Brewster & DeAnn Sears for the property located at 2825 West Lake 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 West Lake Road (Route 41A), 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 4.7mW ground-mounted solar array on a 28-acre portion of an 87-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and

WHEREAS, the site is located on the west side of Skaneateles Lake and the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the site is south of the Skaneateles Aerodome, and land uses to the east are primarily lakeside residential dwellings; and

WHEREAS, per the Existing Conditions Plan dated May 31, 2022, and aerial imagery dated May 2021, the site contains several building structures toward the front of the property including a two-story house, an in-ground pool, and a barn and other farming structures; per the plan, two ponds and several waterholes are located on the site and approximately 30 acres in the rear of the site are wooded; the site is served by a gravel driveway on West Lake Road, a state highway; and

WHEREAS, per the Environmental Assessment Form (EAF) dated May 31, 2022, the 4.7 MW solar facility will be a standalone ground-mounted system, mounted on a single-axis tracking steel structure with approximately 8,918 solar PV modules and 21 inverters which will be connected to two separate transformers; per the Site Layout Plan dated May 31, 2022, the solar panels will be located in the middle of the parcel, behind the house and farm structures; a 7' tall chain-link fence is proposed to surround the solar facility; per the EAF, 1.43 acres of the wooded area in the rear will be removed to facilitate the project; and

WHEREAS, per the Site Layout Plan, a 20' wide permeable pavement access road is proposed with a driveway on West Lake Road to serve the solar facility; the Interconnection and Driveway Detail dated May 31, 2022 show a proposed NYSDOT minor commercial driveway; seven utility poles are proposed along the access road, along with an underground line and overhead line, to connect the panels to the grid;

ADVISORY NOTE: The proposed driveway onto West Lake 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 Landscape Plan dated May 31, 2022, additional trees will be added in a strip along the northern border and a strip along the eastern border of the

solar project; per the plan, existing tree line and understory vegetation that already surrounds the project area will be used as a buffer; the plan also notes that disturbed areas shall be planted with “low grade fescue” seed mix, a low-growing pollinator seed mix; and

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

WHEREAS, per the EAF, 72.5 acres of the 87-acre property consist of prime farmland or farmland of statewide importance; due to the siting of the project, of the 43 acres currently used for farming, 27 acres will be removed; the applicant notes the project will be sited on the existing farm field to minimize the need for tree clearing and Skaneateles Solar will be reaching out to local farmers and beekeepers to explore options to employ beehives and agrivoltaics on site; the applicant also notes that the project will only use the land for approximately 30 years, the useful life of the project, which is essentially a long fallow period, after which the land can be returned to farm use if not renewed as a solar field; and

WHEREAS, per the EAF 28.3 acres of the site will be disturbed by the proposed project; the applicant has submitted a Stormwater Pollution Prevention Plan as part of the referral materials and acknowledged the need to obtain a SPDES permit; the site slopes down toward the road from the rear over 50’, and the majority of the site has a slope of 0-10%, as such may be visible from the road and lake environments; no visual impact analysis was submitted with the proposed project; the EAF notes the eastern drainage of the site discharges to a series of swales and recreational ponds near the northern and eastern property lines; ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, GIS mapping shows the site may contain federal wetlands; per the Wetland and Waterbodies Delineation Report dated November 30, 2021, two wetland areas and two ponds were identified on site, and the applicant was recommended to submit the report to the United States Army Corps of Engineers (USACE) to confirm the boundaries, determine USACE jurisdiction, and determine if any impacts will occur to the wetlands if they are determined to be of federal jurisdiction; and

WHEREAS, the project occurs within 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; the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated June 6, 2022, included with the referral materials, includes comments from the office suggesting construction phasing to limit the potential for erosion from inactive sessions; and

WHEREAS, the site is located near Brook Farm which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places (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 the EAF, the project was submitted for review to the State Historic Preservation Office (SHPO) through the Cultural Resource Information System (CRIS) and the response is pending; the applicant stated they will comply with any requirements to avoid impacts to any historic or archaeological resources;

and

WHEREAS, submitted with the referral materials were a determination of no hazard to air navigation finding from the Federal Aviation Administration, and a letter from the United States Fish and Wildlife Service stating that the monarch butterfly may occur within the project site boundary; a Decommissioning Plan was also submitted; 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 is required to coordinate West Lake Road access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board 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, installing ground mounted solar systems that do not require footings, and allowing for small animal movement through fencing.
2. Given the unknown viewshed of the project, the Town should consider requiring a Viewshed Analysis to assess visual impacts on neighboring land uses.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-178

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 905-925 Irving 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 SUNY-ESF, a state-owned parcel on which a public institution is situated; and
- WHEREAS, the applicant is proposing installation of five new donor signs for the JMA Wireless Dome located on a 9.64-acre parcel in a Planned Institutional (PID) zoning district; and
- WHEREAS, in 2018, the Board offered no position on an other authorization referral (Z-18-306) to install a new roof structure on the Carrier Dome; and
- WHEREAS, the site contains the Syracuse University sports stadium, the Carrier Dome, now known as the JMA Dome, and is one the parcels contributing to the college's main campus; the site is located in the University Hill neighborhood between I-81 to the west and Thorden Park, a city park to the east, and is adjacent to the SUNY-ESF campus; and
- WHEREAS, aerial imagery shows the site has frontage on Irving Avenue, a city street, and Forestry Drive, a private road primarily serving the SUNY-ESF campus; and
- WHEREAS, attachment A-2 from the local application indicates the project consists of five new exterior signs containing the new donor's name at the JMA Dome; one roof sign facing west totaling 2,220 sf to be located on the crown truss at the west façade of the JMA Dome; three wall signs at the southwest, northeast, and southeast corners of the JMA Dome each totaling 810 sf; and a new monument ground sign facing west along Irving Avenue totaling 100 sf; and
- WHEREAS, the attachment notes the signs will be blue, although the final shade of blue has not been finalized; no signs will be internally lit; and
- WHEREAS, waivers needed to install and operate the project include waivers for the location, area, and height of the roof sign, the area, height, and number of signs for the wall sign, and a waiver for the area and number of signs for the ground sign; and the referral notice indicates the proposed action has been classified as Type II under SEQR, however a short Environmental Assessment Form was prepared; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no changes the existing infrastructure are proposed; and

WHEREAS, the Syracuse University campus contains several nationally-registered historic buildings and districts, including Crouse College, the Hall of Languages, and the Syracuse University-Comstock Tract Buildings the site is also located near the Pi Chapter House of Psi Upsilon Fraternity, Oakwood Cemetery, Berkeley Park Subdivision Historic District, Thorden Park, Walnut Park Historic District, and Estabrook House, all of which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the project is within 2,000 feet of a site (ID: E734086) 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); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Zensea, LLC - Lan Cairns for the property located at 504 Vine Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 370, a state highway, the state-owned portion of Oswego Street (Route 91 / Old Route 57), and Vine Street (Route 51), a county road; and
- WHEREAS, the applicant is proposing to install a ground sign at a commercial property in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-22-180) to reduce the front yard setback from 4' to 0' for the sign as part of the proposed project; and
- WHEREAS, in 2018, the Board offered no position with comment on a site plan referral (Z-18-92) for interior and exterior renovations to convert an existing office building into a catering kitchen and apartment; and
- WHEREAS, the site is located along Vine Street, a county road, just north of Oswego Street and the Village's dense core of commercial, mixed-use buildings, and public parks; and
- WHEREAS, per the undated submitted plan, the site contains an existing two-story frame building and a rear tarvia parking area with 8 parking spaces enclosed by a wood wall and wood guardrail; there is an existing tarvia driveway onto Vine Street, which appears to connect at the front of the site with a driveway on the adjacent residential lot; the plan shows a sidewalk that leads from the house to the main sidewalk in front of the lot in the county's right-of-way; and
- WHEREAS, the plan shows a hand-drawn, dimensionless unlabeled rectangle on the front boundary line that is presumably to show the location of the proposed sign; per the drawing, the sign is located entirely within the parcel boundary and has a 0' front yard setback;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, signage is not permitted in the state right-of-way; and
- WHEREAS, per the local application, the proposed double-sided sign will have the company name printed on it (Purple Flowering Vines Spa) with a list of services and a phone number; no lighting for the sign is proposed; the sign is proposed to be 47" X 47" X ½" and 5' 4" tall; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the local application, no changes to the existing infrastructure are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030, V00501); and

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

WHEREAS, the EAF Mapper indicates that 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; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-180

- 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 AREA VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of Zensea, LLC - Lan Cairns for the property located at 504 Vine Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 370, a state highway, the state-owned portion of Oswego Street (Route 91 / Old Route 57), and Vine Street (Route 51), a county road; and
- WHEREAS, the applicant is requesting an area variance to install a ground sign at a commercial property with a reduced setback from 4 feet to 0 feet in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-180) as part of the proposed project; and
- WHEREAS, in 2018, the Board offered no position with comment on a site plan referral (Z-18-92) for interior and exterior renovations to convert an existing office building into a catering kitchen and apartment; and
- WHEREAS, the site is located along Vine Street, a county road, just north of Oswego Street and the Village's dense core of commercial, mixed-use buildings, and public parks; and
- WHEREAS, per the undated submitted plan, the site contains an existing two-story frame building and a rear tarvia parking area with 8 parking spaces enclosed by a wood wall and wood guardrail; there is an existing tarvia driveway onto Vine Street, which appears to connect at the front of the site with a driveway on the adjacent residential lot; the plan shows a sidewalk that leads from the house to the main sidewalk in front of the lot in the county's right-of-way; and
- WHEREAS, the plan shows a hand-drawn, dimensionless unlabeled rectangle on the front boundary line that is presumably to show the location of the proposed sign; per the drawing, the sign is located entirely within the parcel boundary and has a 0' front yard setback;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, signage is not permitted in the state right-of-way; and
- WHEREAS, per the local application, the proposed double-sided sign will have the company name printed on it (Purple Flowering Vines Spa) with a list of services and a phone number; no lighting for the sign is proposed; the sign is proposed to be 47" X 47" X ½" and 5' 4" tall; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the local application, no changes to the existing

infrastructure are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030, V00501); and

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

WHEREAS, the EAF Mapper indicates that 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; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-181

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of VP Road Solar for the property located at 4912 VerPlank 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 VerPlank Road (Route 141), a county highway; and
- WHEREAS, the applicant is requesting several area variances related to the construction of a 4.00 MW AC solar farm on 26 acres of a 45.217-acre parcel in an Industrial (I-2) zoning district; and
- WHEREAS, in 2021 the Board recommended modification of a site plan referral (Z-21-246) and special permit (Z-21-191) to construct a 4 MW solar farm citing the need to coordinate with Onondaga County Department of Transportation regarding access and the U.S. Army Corps of Engineers and/ or NYS Department of Environmental Conservation regarding wetland delineation and jurisdiction; and
- WHEREAS, the site is located along Verplank Road, a county highway, near the Clay Substation and the planned location for the future White Pines Commerce Park; the survey map submitted with the previous site plan dated February 26, 2021 shows two vacant, undeveloped parcels with frontage on Verplank Road; there is an existing creek, which appears to be under federal jurisdiction, crossing the front of the parcels; the site is also crossed by a power transmission line easement (300' right-of-way) with towers and overhead utility lines and an electric easement (160' right-of-way) with transmission poles and overhead utility lines; the site is covered by dense vegetation and several wetland areas are delineated in the survey; there is no indication if the wetland areas have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers; the site appears to contain a gravel road network with access to Verplank Road through an adjacent parcel to the east that contains a utility substation for Niagara Mohawk Power Corp; and
- WHEREAS, the submitted Lot Line Adjustment Plan dated March 14, 2022 shows a lot line adjustment is planned that will reconfigure the lot line between the two parcels but does not specify the sizes of the new parcels; a plan submitted with the previous site plan dated April 30, 2021 shows TM #047.-01-07.0 will increase from 22.931 acres to 45.217 acres and TM #047.-01-09.1 will decrease from 73.406 acres to 50.930 acres; the solar farm under review with this referral (Z-22-181), "Clay North" is intended for TM #047.-01-07.0; the Board is concurrently reviewing an area variance referral (Z-22-182) for a 4.975 MW AC groundmounted photovoltaic solar farm on the other parcel; and
- WHEREAS, the submitted site plans show the solar arrays will be constructed in two

general locations, one occurring on the north side of the 300' easement and one to the south; the arrays will be served by a 20' wide service access road connecting to Verplank Road to the north; the access road will straddle the proposed lot line and also serve the new solar farm to the south (Z-22-182); the access road will have three easement crossings;

ADVISORY NOTE: the proposed driveway onto Verplank Road requires highway access

and work permits from the Onondaga County Department of Transportation and will be

subject to the availability of sight distance; and

WHEREAS, per the Project Narrative dated April 30, 2021 that was submitted with the original site plan referral, solar panels will be installed on a single axis tracker to follow the sun's path; the maximum height of the array will not exceed 9' and all equipment will be enclosed by a 7' tall chain link fence; the proposed solar panels are designed to have high absorption of the sun's energy and will continuously track the sun's position, minimizing the reflection of light off the solar panels, or "glare"; panels are also coated in anti-reflective material; a glare analysis was not included with the referral materials; per the Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; the Town has since created a Solar Law to regulate Solar Energy Systems; and

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

WHEREAS, the site plans submitted with the original site plan referral show a proposed inter-connection at Verplank Road where there are existing utility lines and poles; customer-side utility equipment will be padmounted, with electrical circuits installed underground; per the Supporting Narrative dated June 15, 2022, the project has received utility approval; and

WHEREAS, per the Supporting Narrative dated June 15, 2022, the project had received municipal approval and was in compliance with all applicable setbacks prior to the recent adoption of the Town's Solar Law (2022), which changed setback and lot coverage for solar projects; the applicant states the project has not changed from when it was previously approved and is now requesting area variances to comply with the new law; per the local application, the area variances requested are a reduction in the side yard setback from 100' to 80', the front yard setback from 100' to 49', the rear yard setback from 100' to 44' and an increase in the allowable lot coverage from 50% to 61% to allow for the solar energy system; and

WHEREAS, the special permit referral (Z-21-191) materials included a Decommissioning Estimate dated May 26, 2021, which was created at the request of the Town, and estimates the cost of decommissioning the North project at approximately \$354,000 and 5-6 weeks to complete; the report notes that a Decommissioning Plan is being submitted to the Town which will outline mitigation measures and restoration of land and water and the management of excess materials

and waste as part of the decommissioning phase of the project; and

WHEREAS, the site does not have drinking water or wastewater services and no new services are proposed as part of the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area in an area that does not have existing public sewerage; per the Environmental Assessment Form (EAF) submitted with the original site plan dated May 26, 2021, the proposed project will consist of three wetland crossings for the porous access road; the crossings will result in 2,600 sf of wetland fill; per the EAF, stormwater will be managed on-site before being released overland to on-site federal wetlands; the referral materials include a copy of the Stormwater Management Report;

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

WHEREAS, the Project Narrative submitted with the site plan referral indicates the project was submitted to the NYS Historic Preservation Office through the Cultural Resources Information System on April 22, 2021; a letter dated April 23, 2021 was received from the office indicating that the project will have no effect on any properties including archaeological and/or historic resources; the site may contain an animal species (Indiana bat or sedge wren), or their associated habitats, listed by the state or federal government as threatened or endangered (per EAF Mapper); the site plans indicate 24.3 acres of mature forest will be cleared to accommodate construction;

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

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:

No position is offered on the request for the area variance for the solar farm, however SOCPA reiterates the Board's comments pertaining to the project:

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding access to Verplank Road, which must meet commercial driveway standards and will require paving the portion of the driveway in the right-of-way. To further meet Department requirements, the applicant must also submit a copy of the Stormwater Management Report for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

obtained prior to, or as a condition of, municipal approval.

3. The Town is advised to ensure any necessary approvals are obtained for work within, or access roads crossing, the transmission line and electric easements.

4. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of VP Road Solar for the property located at 4914 VerPlank 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 VerPlank Road (Route 141), a county highway; and
- WHEREAS, the applicant is requesting an area variance related to the construction of a 4.975 MW AC ground-mounted photovoltaic solar farm on a 73.406-acre parcel in an Industrial (I-2) zoning district; and
- WHEREAS, in 2021 the Board recommended modification of a site plan referral (Z-21-247) and special permit (Z-21-190) to construct a 4.975 MW solar farm citing the need to coordinate with Onondaga County Department of Transportation regarding access and the U.S. Army Corps of Engineers and/ or NYS Department of Environmental Conservation regarding wetland delineation and jurisdiction; and
- WHEREAS, the site is located along Verplank Road, a county highway, near the Clay Substation and the planned location for the future White Pines Commerce Park; the survey map submitted with the previous site plan dated February 26, 2021 shows two vacant, undeveloped parcels with frontage on Verplank Road; there is an existing creek, which appears to be under federal jurisdiction, crossing the front of the parcels; the site is also crossed by a power transmission line easement (300' right-of-way) with towers and overhead utility lines and an electric easement (160' right-of-way) with transmission poles and overhead utility lines; the site is covered by dense vegetation and several wetland areas are delineated in the survey; there is no indication if the wetland areas have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers; the site appears to contain a gravel road network with access to Verplank Road through an adjacent parcel to the east that contains a utility substation for Niagara Mohawk Power Corp; and
- WHEREAS, the submitted Lot Line Adjustment Plan dated March 14, 2022 shows a lot line adjustment is planned that will reconfigure the lot line between the two parcels but does not specify the sizes of the new parcels; a plan submitted with the previous site plan dated April 30, 2021 shows TM #047.-01-07.0 will increase from 22.931 acres to 45.217 acres and TM #047.-01-09.1 will decrease from 73.406 acres to 50.930 acres; the solar farm under review with this referral (Z-22-182), "Clay South" is intended for TM #047.-01-09.1; the Board is concurrently reviewing an area variance referral (Z-22-181) for a 4 MW AC groundmounted photovoltaic solar farm on the other parcel; and
- WHEREAS, the submitted site plans show the solar arrays will be constructed in two

general locations, one occurring on the north side of the 300' easement and one to the south; the arrays will be served by a 20' wide service access road connecting to Verplank Road to the north; the access road will straddle the proposed lot line and also serve the new solar farm to the north (Z-22-181); the access road will have three easement crossings;

ADVISORY NOTE: the proposed driveway onto Verplank Road requires highway access

and work permits from the Onondaga County Department of Transportation and will be

subject to the availability of sight distance; and

WHEREAS, per the Project Narrative dated April 30, 2021 that was submitted with the original site plan referral, solar panels will be installed on a single axis tracker to follow the sun's path; the maximum height of the array will not exceed 9' and all equipment will be enclosed by a 7' tall chain link fence; the proposed solar panels are designed to have high absorption of the sun's energy and will continuously track the sun's position, minimizing the reflection of light off the solar panels, or "glare"; panels are also coated in anti-reflective material; a glare analysis was not included with the referral materials; per the Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; the Town has since created a Solar Law to regulate Solar Energy Systems; and

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

WHEREAS, the site plans submitted with the original site plan referral show a proposed inter-connection at Verplank Road where there are existing utility lines and poles; customer-side utility equipment will be padmounted, with electrical circuits installed underground; per the Supporting Narrative dated June 15, 2022, the project has received utility approval; and

WHEREAS, per the Supporting Narrative dated June 15, 2022, the project had received municipal approval and was in compliance with all applicable setbacks prior to the recent adoption of the Town's Solar Law (2022), which changed setback and lot coverage for solar projects; the applicant states the project has not changed from when it was previously approved and is now requesting area variances to comply with the new law; per the local application, the area variance requested is for a reduction in the side yard setback from 100' to 75' on each side of the parcel to allow for the solar energy system; and

WHEREAS, the special permit referral (Z-21-190) materials included a Decommissioning Estimate dated May 26, 2021, which was created at the request of the Town, and estimates the cost of decommissioning the North project at approximately \$354,000 and 5-6 weeks to complete; the report notes that a Decommissioning Plan is being submitted to the Town which will outline mitigation measures and restoration of land and water and the management of excess materials and waste as part of the decommissioning phase of the project; and

WHEREAS, the site does not have drinking water or wastewater services and no new

services are proposed as part of the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area in an area that does not have existing public sewerage; per the Environmental Assessment Form (EAF) submitted with the original site plan dated May 26, 2021, the proposed project will consist of three wetland crossings for the porous access road; the crossings will result in 2,600 sf of wetland fill; per the EAF, stormwater will be managed on-site before being released overland to on-site federal wetlands; the referral materials include a copy of the Stormwater Management Report;

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

WHEREAS, the Project Narrative submitted with the site plan referral indicates the project was submitted to the NYS Historic Preservation Office through the Cultural Resources Information System on April 22, 2021; a letter dated April 23, 2021 was received from the office indicating that the project will have no effect on any properties including archaeological and/or historic resources; the site may contain an animal species (Indiana bat or sedge wren), or their associated habitats, listed by the state or federal government as threatened or endangered (per EAF Mapper); the site plans indicate 24.3 acres of mature forest will be cleared to accommodate construction;

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

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:

No position is offered on the request for the area variance for the solar farm, however SOCPA reiterates the Board's comments pertaining to the project:

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding access to Verplank Road, which must meet commercial driveway standards and will require paving the portion of the driveway in the right-of-way. To further meet Department requirements, the applicant must also submit a copy of the Stormwater Management Report for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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

3. The Town is advised to ensure any necessary approvals are obtained for work within, or access roads crossing, the transmission line and electric easements.
4. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.
5. The Town should consider requiring glare and visual analyses to ensure there will be sufficient screening and no impacts on the neighboring properties and county highway.

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Zoning Administration

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/17/2022

RE: Administrative Review – Preliminary Subdivision Maffei and Cain

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-34

DATE RECEIVED: 6/17/2022

30-DAY DEADLINE: 7/17/2022

REFERRING BOARD: CSyrZA

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Sara Maffei and John & Lisa Cain

LOCATION: 106 and 108 DeWitt Road

WITHIN 500' OF: Meadowbrook, a county-owned drainage channel

TAX ID(s): 040.-01-08.0, 040.-01-09.0

RELATED CASES:

Project Summary:

The applicant is proposing a lot line adjustment to convey a 4-foot strip along the boundary from TM# 040.-01-09.0 to TM# 040.-01-08.0 to create new lots 69A (10,920.48 sf) and 70A (11,382.98 sf) in a Residential, Class A-1 zoning district.

The site is located in the City's Eastside neighborhood in a residential area. Per the survey dated February 2, 2022, proposed Lot 70A, the lot proposed to convey the 4-foot strip, contains a two-story frame house with a tarvia driveway on Dewitt Road, a local road. Proposed Lot 69A, the lot proposed to receive the 4-foot strip, contains a one and a half-story house with a two car garage, a stone wall, and a driveway on Dewitt Road. The conveyance provides more space between the garage, stone wall, and driveway and the parcel boundary for proposed Lot 69A. Per the referral notice, the site is served by public water and public sewers and is within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed. The site is located in an Onondaga County Drainage District for Meadowbrook, which is maintained by the Department of Water Environment Protection in this area.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Elbridge Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/13/2022

RE: Administrative Review – Hourigan Farms, LLC Preliminary Subdivision, State Route 5

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

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

CASE NUMBER: S-22-36

DATE RECEIVED: 6/9/2022

30-DAY DEADLINE: 7/9/2022

REFERRING BOARD: TEIbPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Hourigan Farms, LLC

LOCATION: 441 State Route 5

WITHIN 500' OF: State Route 5 and a farm operation located in a NYS Agricultural District

TAX ID(s): 040.-02-01.0, 039.-02-14.0

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide two parcels into two new lots, Lot 1 (215.916 acres) which will be remaining farmland, and Lot 2 (5.537 acres) for the Baliwick Market and Café, in Agricultural, Rural Residential (RR) and Business (B-1) zoning districts.

In 2015, the Board offered no position with comment on a site plan referral (Z-15-128) to construct a restaurant and specialty foods store (Field of Creams) on the southeast corner of the lot. It appears as though the project was constructed and is now known as Baliwick Market and Café.

The site is located along Route 5, a state highway, in the Town, across the street from Tessy Plastics and Millstone Golf Course. The site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland. Per the Final Plan Hourigan-Baliwick Subdivision dated June 1, 2022, proposed Lot 1 will combine two parcels (039.-02-14.0 and 040.-02-01.0), the northern part of which will remain Agricultural zoning and the southern part will remain Rural Residential zoning. Proposed Lot 1 has an existing gravel driveway on Route 5, west of proposed Lot 2. Proposed Lot 2 contains the Baliwick Market and Café, open space behind the business, associated paved parking area, and a paved driveway on Route 5. Per the referral notice, the site is served by public drinking water and an individual septic system and no changes to the existing infrastructure are proposed.

Advisory Note(s):

Per the NYS Department of Transportation, all existing or proposed driveways on Route 5 must meet Department requirements.

Recommendation: NO POSITION WITH COMMENT

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 subdivision.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Elbridge Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/13/2022

RE: Administrative Review – Hourigan Farms, LLC Preliminary Subdivision, Hamilton Road

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-37

DATE RECEIVED: 6/9/2022

30-DAY DEADLINE: 7/9/2022

REFERRING BOARD: TEIbPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Hourigan Farms, LLC

LOCATION: 5407 Hamilton Road

WITHIN 500' OF: County Route 271, State Route 5, and a farm operation located in a NYS Agricultural District

TAX ID(s): 039.-02-12.1

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 151.72-acre parcel into two new lots, Lot 1 (138.988 acres) and Lot 2 (12.736 acres), in Rural Residential (RR) and Business (B1) zoning districts.

The site is located along Route 5, a state highway, in the Town, across the street from Tessy Plastics with surrounding lands enrolled in NYS Agricultural District 3 which appear to contain active farmland. Per the Final Plan Hourigan-Hamilton Road Subdivision dated June 1, 2022, proposed Lot 1 contains existing active agricultural land, with the northern portion zoned Rural Residential and the southern portion near Route 5 zoned as Business. Proposed Lot 1 is served by one gravel driveway on Route 5 and one gravel driveway on Hamilton Road, a county road, and has a 20' wide NYS Electric and Gas Easement along Route 5, which appears to continue into proposed Lot 2. According to the subdivision plan, proposed Lot 2 contains a two-story house, three barns, and an asphalt driveway on Hamilton Road. The majority of proposed Lot 2 is zoned Rural Residential, with a small portion on the western boundary zoned as Business. Per the referral notice, the site is served by public drinking water and an individual septic system and no changes are proposed for the existing infrastructure.

Advisory Note(s):

Per the NYS Department of Transportation, all existing or proposed driveways on Route 5 must meet Department requirements.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/22/2022

RE: Administrative Review – City of Syracuse 701 South Warren Street Subdivision

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

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

CASE NUMBER: S-22-38

DATE RECEIVED: 6/15/2022

30-DAY DEADLINE: 7/15/2022

REFERRING BOARD: CSyrPC

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: City of Syracuse

LOCATION: 701 South Warren Street

WITHIN 500' OF: A state-owned health facility, and the Oncenter and Oncenter Parking Garage, both county-owned facilities

TAX ID(s): 095.-09-09.1

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 5.75-acre parcel (the Institute of Technology at Central) into two new parcels, New Lot 9A (1.54 acres) and New Lot 9B (4.21 acres) in Central Business - Office and Service (CBD-OS) and Residential, Class B (RB) zoning districts in order to facilitate the new County STEAM school.

In 2018, the Board approved an other authorization referral (Z-18-50) to designate Central Tech High School and Lincoln Auditorium as Protected Sites.

The site, owned by the Syracuse City School District, is located near Downtown Syracuse with surrounding land uses include several parks (Billings Park and Roesler Park), the County convention center (the Oncenter), apartments, and various parking facilities. Per the survey dated May 20, 2022, proposed New Lot 9A encompasses the original school building, a three-story stone and brick Greystone building that is listed on the National Register of Historic Places. Per the local application, this vacant building will be transferred to Onondaga County ownership to be later converted to the City/County STEAM school. The proposed lot has frontage on South Warren Street, East Adams Street, and Linden Street, all local roads, and it appears that parking and access to the site will be

located on adjacent parcels. Proposed New Lot 9B, which the City is to retain, encompasses the current Central Technical Vocational high school building and parking area, with driveways on Adams Street, State Street, and Linden Street. Per the referral notice, the site is served by public drinking water and sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No change is proposed to the existing infrastructure.

Recommendation: NO POSITION WITH COMMENT

The applicant and City are encouraged to include access agreements for any shared parking and access on the block.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Van Buren Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/22/2022

RE: Administrative Review – Hawthorne Final Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-39

DATE RECEIVED: 6/21/2022

30-DAY DEADLINE: 7/21/2022

REFERRING BOARD: TVanZBA

TYPE OF ACTION: FINAL SUBDIVISION

APPLICANT: Jason Hawthorne

LOCATION: 7231 Van Buren Road

WITHIN 500' OF: County Route 194 and a farm operation located in an NYS Agricultural District

TAX ID(s): 051.-02-08.1, 051.-02-10.0

RELATED CASES:

Project Summary:

The applicant is proposing a lot line adjustment between two parcels to create two new lots, Lot A (5.13 acres) and Lot B (1.42 acres), in a Residential (R-40) zoning district.

The site is located in a low-density, rural residential area with surrounding sites enrolled in NYS Agricultural District 3 which appear to contain active farmland. Per the Final Plan dated May 10, 2022, proposed Lot A contains a one-story house with an existing driveway on Van Buren Road, a county highway. Proposed Lot B will have 0.44 acres added to the original parcel and will contain a two-story house with an existing driveway on Van Buren Road. Per the referral notice, the lot line adjustment is for the applicant to add the pond on the adjacent property to the parcel. Per the referral notice, both parcels are served by an individual well and septic systems and no changes to the existing infrastructure are proposed.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Pompey Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/27/2022

RE: Administrative Review – Hootnick Preliminary Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-41

DATE RECEIVED: 6/23/2022

30-DAY DEADLINE: 7/23/2022

REFERRING BOARD: TPomPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Sally Hootnick

LOCATION: Brickyard Falls Road

WITHIN 500' OF: County Route 9, the municipal boundary between the Town of Pompey and the Town of DeWitt, and a farm operation located in a NYS Agricultural District

TAX ID(s): 004.-01-03.1

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 26-acre parcel into two new lots, Lot 1B (5.0 acres) and Lot 2B (20.71 acres), in a Farm zoning district.

The site is located near the northern border of the Town of Pompey near low-density residential homes and agriculture, and per the local application is part of the previously authorized Broadbrick Subdivision. The site and surrounding lands are enrolled in NYS Agricultural District 4 and surrounding lands do not appear to contain active farmland, though the site does. Per aerial mapping dated May 2021, the site has frontage on Brickyard Falls Road, a local road, abuts West Branch Limestone Creek, a class C(T) protected stream, and contains some wooded area.

GIS mapping indicates the subject parcel is 29 acres, and does not yet reflect the lot line adjustment that conveyed approximately 3 acres of land to an adjacent property to the west, according to the local application. Per the The Hootnick Subdivision- Final Plan revised February 2022, proposed Lot 1B and 2B will have frontage on Brickyard Falls Road and will provide for space for a future Town Road (Hootnick Way) off Brickyard Falls Road. Proposed Lot 1B will remain in ownership of the applicant who intends to build a residential home studio that has the capability of being converted into a one-family residential dwelling in the future. The applicant intends to sell proposed Lot 2B to an individual buyer who intends to use the property as a personal residence and potentially the residences of other family members in the future. Per the Environmental Assessment Form dated April 4, 2022, the residences to be constructed on the site will be served by individual well and individual septic systems.

Advisory Notes:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision.
2. 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.
3. 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.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/24/2022

RE: Administrative Review – St. Joseph’s Center Properties, Inc. Preliminary Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-42

DATE RECEIVED: 6/23/2022

30-DAY DEADLINE: 7/23/2022

REFERRING BOARD: CSyrPC

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: St. Joseph's Center Properties, Inc.

LOCATION: 609-621 North Townsend Street and 103 Prospect Avenue

WITHIN 500' OF: State Route 81 and State Route 690

TAX ID(s): 017.-11-06.3, 017.-11-01.4

RELATED CASES:

Project Summary:

The applicant is proposing to combine two parcels to create New Lot 7M (9.794 acres) to incorporate the new Women’s Services Building into St. Joseph’s Hospital Health Center Properties, Inc., in a Planned Institutional (PID) zoning district.

In 2021 the Board offered no position with comment on a subdivision referral (S-21-67) to combine two parcels into one new lot, and two other authorization referrals (Z-21-287 and Z-21-288) for Project Plan Review and to modify the PID of the new Women’s Health Services building. Per the local application, these referrals were approved by the City. The Board has reviewed several other referrals regarding St. Joseph’s Hospital Planned Institutional District (PID) (Z-17-397, Z-13-160, Z-13-161, Z-13-197, and Z-14-17).

The site is located along North State Street, a city-owned portion of NYS Route 11, in the Northside neighborhood of the City of Syracuse and contains the St. Joseph’s Hospital facility. Per the

Resubdivision Plat dated May 16, 2022, proposed New Lot 7M incorporates the new Women's Services Building and has frontage on North Townsend Street, Union Avenue, Prospect Avenue, Hickory Street, North State Street, and East Laurel Street, all city streets. The site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are proposed. Per the local application, combining the lots is required to allow service utilities between buildings within the hospital campus.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Manlius Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/28/2022

RE: Administrative Review – Dennis Preliminary Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-43

DATE RECEIVED: 6-27-2022

30-DAY DEADLINE: 7-27-2022

REFERRING BOARD: TManPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: James Dennis

LOCATION: Palmer Road

WITHIN 500' OF: County Route 169 and the municipal boundary between the Town of Manlius and the Town of Pompey

TAX ID(s): 117.-03-12.1

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 45.61-acre parcel in a Restricted Agricultural (RA) zoning district.

The site is located in a rural area of the Town surrounded primarily by agriculture land use. Per aerial imagery dated May 2021, the site is partially farmed and partially forested, with a large pond in the rear of the property, and has existing farm structures with a gravel driveway on Palmer Road, a county road. Per the submitted survey dated March 18, 2022, a permanent right-of-way easement for the Syracuse Lighting Company Inc for electric line purposes cuts diagonally through the property. The survey shows that the current land owners (Dwelly) will maintain 7.11 acres of the original property, which appears to have the current farm structures and driveway on Palmer Road. The new parcel will also have frontage on Palmer Road and contain the remaining 38.5 acres. The undated Environmental Assessment Form states that no change of use is planned. There is no existing drinking water or wastewater service to the site, and none is proposed.

Advisory Notes:

315-435-2611 • www.ongov.net/planning • @_SOCPA
John H. Mulroy Civic Center, 421 Montgomery St., 11th Floor, Syracuse, NY 13202

1. GIS mapping shows a portion of the site may contain federal wetlands. Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers.
2. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Palmer Road must meet Department requirements.
3. 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.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/16/2022

RE: Administrative Review – Barletta Area Variance

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

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

CASE NUMBER: Z-22-159

DATE RECEIVED: 6/13/2022

30-DAY DEADLINE: 7/13/2022

REFERRING BOARD: TClazBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Vito & Teresa Barletta

LOCATION: 7421 Buckley Road

WITHIN 500' OF: County Route 161

TAX ID(s): 107.-05-01.1

RELATED CASES:

Project Summary:

The applicant is requesting an area variance to construct a three-story senior housing complex with an increased height of 49 feet, 7 inches where 35 feet is allowed, on a 9.72-acre parcel in a Senior Residence (R-SR) zoning district.

In 2012, the Board offered no position with comment on a zone change referral (Z-12-195) to change the zoning on the parcel from residential (R-10) to senior housing (R-SR). In 2013, the Board disapproved an area variance referral (Z-13-269) for the same project as currently proposed, based on Onondaga County's Department of Water Environmental Protection (WEP) temporary moratorium of new connections within the Oak Orchard Wastewater Treatment Plant service area due to BOD capacity constraints. Since the initial disapproval of the project, the moratorium on new connections within the service area has expired.

The site is located along Buckley Road, a county road, surrounded by residential neighborhoods. Per aerial imagery dated May 2021, the site contains a single-family house with a driveway on Buckley Road, two buildings with a separate driveway on Buckley Road (all to remain, in what appears to be a separate parcel), and cleared, vacant land occupying the rest of the site with some woods in the rear. The Landscape Plan dated June 12, 2013 shows four proposed three-story apartment buildings (one would also be an administrative building), a one-story

lounge and courtyard in the middle of the four apartment buildings, a support restaurant, a support/maintenance building, garage buildings and parking areas, walking trails at the rear of the site, and community gardens. The plan shows a driveway on Buckley Road for the proposed senior housing complex, and it is unclear if additional access/parking will be proposed for the support restaurant. Per the referral notice, the site is served by public water and public sewers and is within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow.

Per the Central New York Regional Transportation Authority (CENTRO), this site has no regular public transit service, Per the Central New York Regional Transportation Authority (CENTRO), this site has no regular public transit service, however, the Call-A-Bus program and Onondaga Senior Call-A-Ride (OSCAR) program are able to service the site.

Advisory Note(s):

1. 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.
2. Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>
3. The proposed driveway onto Buckley Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance. All existing or proposed driveways on Buckley Road must meet Department requirements. Per the Department, additional stormwater runoff into the county's drainage system is prohibited.
4. 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.

Recommendation: NO POSITION WITH COMMENT

SOCPA offers no position on the request for an area variance for the three-story senior housing complex, however offers the following in relation to the overall project:

1. The applicant is required to coordinate Buckley Road access plans with the Onondaga County Department of Transportation. The Department will allow only a single access on Buckley Road for the entire site. To further meet Department requirements, the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) 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. SOCPA and the Central New York Regional Transportation Authority (CENTRO) encourage the municipality and applicant to reach out to CENTRO to discuss transit options for this site. Consider the siting and design of senior living and support facilities in relationship to residents' potentially limited mobility and related transit needs, employee access, as well as the cost of subsidizing travel for residents and users of these facilities.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Clay Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/16/2022

RE: Administrative Review – Mazur Area Variance

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

CASE NUMBER: Z-22-160

DATE RECEIVED: 6/13/2022

30-DAY DEADLINE: 7/13/2022

REFERRING BOARD: TClazBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Jennifer Mazur & Sigmund Mazur

LOCATION: 7855 & 7859 Morgan Road

WITHIN 500' OF: County Route 46 and County Route 252

TAX ID(s): 081.-29-17.1

RELATED CASES:

Project Summary:

The applicant is requesting twelve area variances related to the proposed subdivision of a 1.04-acre parcel into two new lots, New Lot 1 (0.538 acres) and New Lot 2 (0.512 acres), in a Residential Agricultural (RA-100) zoning district.

Previously in 2022, using the administrative review process, the Syracuse-Onondaga County Planning Agency recommended modification of a subdivision referral (S-22-27) for the aforementioned subdivision to ensure the subdivision does not impact the existing sewage disposal systems on the site.

The site is located in a residential area within the Town, east of Morgan Road Elementary School and Liverpool High School. The Environmental Assessment Form dated June 1, 2022, states that the reason for the previously proposed subdivision is to allow for the two dwellings on the parcel to have their own lots. Per the hand-altered Mazur Subdivision Preliminary Plan dated March 16, 2021, the following area variances are requested: a reduction in the lot area from 175,000 sf to 23,440 sf for Lot 1 and 22,281 sf for Lot 2, a reduction in the lot width from 250' to 124.69' for Lot 1 and 111.85' for Lot 2, a reduction in the front yard setback from 75' to 32' for Lot 1 and 38.1' for Lot 2, a reduction in the side yard setback from 25' to 23.4' and 5' for the existing house and garage on Lot, and 12' and 23.9' for the existing house and garage on Lot 2, and a reduction in the Highway Overlay setback from

140' to 76' for Lot 1 and 82.85' for Lot 2. The subdivision plan shows the approximate locations of the septic field for each house which do not appear to be impacted by the subdivision.

Advisory Note:

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.

Recommendation: NO POSITION WITH COMMENT

SOCPA offers no position on the requested variances, however reiterates the following in relation to the overall project:

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Lysander Zoning Board of Appeals

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/23/2022

RE: Administrative Review – Bartkowiak Area Variance

RECOMMENDATION: NO POSITION WITH COMMENT

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

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CASE NUMBER:	Z-22-166
DATE RECEIVED:	6/22/2022
30-DAY DEADLINE:	7/22/2022
REFERRING BOARD:	TLysZBA
TYPE OF ACTION:	AREA VARIANCE
APPLICANT:	Doug Barkowiak
LOCATION:	7560 Plainville Road
WITHIN 500' OF:	County Route 32, the municipal boundary between the Town of Lysander and the Town of Van Buren, and a farm operation located in a NYS Agricultural District
TAX ID(s):	043.-02-02.2
RELATED CASES:	

Project Summary:

The applicant is requesting an area variance for a reduction in the minimum lot area from 80,000 sf to 40,005 sf and a reduction in the 200' minimum lot width to 110' in order to proceed with a subdivision in an Agricultural zoning district.

The site is located along the west bank of the Seneca River near low-density rural residential homes with surrounding lands enrolled in NYS Agricultural District 3 that appear to contain active farmland. The site appears to be vacant land with a dock structure on the river and a driveway on Plainville Road, a county highway. There is no existing water or wastewater service to the site. Current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately half of the 0.95-acre site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation.

Per the local application, the applicant purchased the lot in 2010 without the benefit of a subdivision, under the impression that it was already a residential building lot. The area variance is needed in order to proceed with the one lot subdivision. No Environmental Assessment Form was provided as part of the area variance referral,

however, the Town states that it will require an EAF of the applicant if the project is referred in the future as a subdivision

Advisory Note(s):

1. 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;
2. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road must meet Department requirements.

Recommendation: NO POSITION WITH COMMENT

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision.
2. The Town should require that the applicant demonstrate adequate space for construction of a house on the proposed parcel that:
 - Meets required setback requirements
 - Avoids floodplains or other sensitive environmental features
 - Meets the requirements for drinking water and wastewater provisions on site



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/27/2022

RE: Administrative Review – Fallon Site Plan

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

CASE NUMBER: Z-22-171

DATE RECEIVED: 6/24/2022

30-DAY DEADLINE: 7/24/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Ann Marie Fallon

LOCATION: 2583 East Lake Road

WITHIN 500' OF: State Route 41 and a farm operation located within a NYS Agricultural District

TAX ID(s): 037.-01-25.1

RELATED CASES: Z-22-172

Project Summary:

The applicant is proposing to replace and expand shoreline structures on a residential property in a Rural and Farming District (RF) within the Lake Watershed Overlay District (LWOD).

SOCPA is concurrently reviewing a special permit referral (Z-22-172) to maintain 10.9% impermeable surface coverage (ISC) on the lot when the maximum allowed is 10%, as part of the proposed project.

The site is located on the eastern shore of Skaneateles Lake near other residential lakefront properties and lands enrolled in NYS Agricultural District 2. Per the Narrative, dated June 1, 2022, the site contains a single-family dwelling, detached garage, patio, pool, hot tub, sidewalks, and shoreline structures including stairs down to the lake. The survey, dated February 26, 2020 shows the house has access to a driveway on East Lake Road, a state highway, that appears to be on a neighboring property.

The Site Plan dated June 10, 2022 shows a proposed 240 sf deck with new steps leading down to a proposed 240 sf dock on the waterfront, and the ISC will remain 10.9%. The Narrative states that the applicant is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund to compensate for the ISC

above 10%. The site is served by an individual well and an individual septic system and no changes to the existing infrastructure are proposed.

Advisory Note(s):

Any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the NYS Department of Environmental Conservation's Protection of Waters Program. The municipality is advised to ensure all necessary permits and approvals are obtained from the DEC for projects located on, in or above navigable waters prior to municipal approval.

Recommendation: NO POSITION WITH COMMENT

Given that 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, 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.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/27/2022

RE: Administrative Review – Fallon Special Permit

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

CASE NUMBER: Z-22-172

DATE RECEIVED: 6/24/2022

30-DAY DEADLINE: 7/24/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Ann Marie Fallon

LOCATION: 2583 East Lake Road

WITHIN 500' OF: State Route 41 and a farm operation located within a NYS Agricultural District

TAX ID(s): 037.-01-25.1

RELATED CASES: Z-22-171

Project Summary:

The applicant is requesting a special permit to maintain 10.9% impermeable surface coverage (ISC) on the lot when the maximum allowed is 10% as part of a project to replace and expand shoreline structures on a residential property in a Rural and Farming District (RF) within the Lake Watershed Overlay District (LWOD).

SOCPA is concurrently reviewing a site plan referral (Z-22-171) as part of the proposed project.

The site is located on the eastern shore of Skaneateles Lake near other residential lakefront properties and lands enrolled in NYS Agricultural District 2. Per the Narrative, dated June 1, 2022, the site contains a single-family dwelling, detached garage, patio, pool, hot tub, sidewalks, and shoreline structures including stairs down to the lake. The survey, dated February 26, 2020 shows the house has access to a driveway on East Lake Road, a state highway, that appears to be on a neighboring property.

The Site Plan dated June 10, 2022 shows a proposed 240 sf deck with new steps leading down to a proposed 240 sf dock on the waterfront, and the ISC will remain 10.9%. The Narrative states that the applicant is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund to compensate for the ISC

above 10%. The site is served by an individual well and an individual septic system and no changes to the existing infrastructure are proposed.

Advisory Note(s):

Any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the NYS Department of Environmental Conservation's Protection of Waters Program. The municipality is advised to ensure all necessary permits and approvals are obtained from the DEC for projects located on, in or above navigable waters prior to municipal approval.

Recommendation: NO POSITION WITH COMMENT

Given that 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, 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.