



Onondaga County Planning Board

July 10, 2024

Onondaga County Department of Planning
Carnegie Building
335 Montgomery Street, 1st Floor
Syracuse, New York 13202

J.Ryan McMahon, II
COUNTY EXECUTIVE

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Rachel Woods
Ellison McMahon
Robin Coon

GUESTS PRESENT

Doug Sutherland
Jayon Dykes

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 10, 2024.

III. MINUTES & OTHER BUSINESS

Minutes from June 18, 2024 were submitted for approval. David Skeval made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-24-25	TClapB	<i>Informal Review</i>	S-24-26	TCicPB	<i>No Position With Comment</i>
Z-24-173	TDewPB	<i>Modification</i>	Z-24-174	TDewPB	<i>No Position</i>
Z-24-175	TDewPB	<i>No Position With Comment</i>	Z-24-176	TDewPB	<i>Modification</i>
Z-24-177	VMarPB	<i>No Position With Comment</i>	Z-24-178	VMarPB	<i>No Position With Comment</i>
Z-24-180	TFabTB	<i>Modification</i>	Z-24-181	TFabTB	<i>Modification</i>
Z-24-182	VMarPB	<i>No Position With Comment</i>	Z-24-183	CSyrZA	<i>Modification</i>
Z-24-187	VCamVB	<i>Modification</i>	Z-24-188	VCamVB	<i>Modification</i>
Z-24-189	TClapB	<i>Informal Review</i>	Z-24-190	TCicPB	<i>Modification</i>
Z-24-191	TCamPB	<i>Modification</i>	Z-24-192	VNsyPB	<i>Modification</i>
Z-24-193	VNsyZBA	<i>No Position With Comment</i>	Z-24-194	VSKaVB	<i>No Position</i>
Z-24-195	TClapB	<i>Modification</i>	Z-24-196	TClapB	<i>Modification</i>

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # S-24-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of North Syracuse Lodging Group, LLC for the property located at 8505 Pepperidge Way; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to subdivide a 16.22-acre parcel into two new lots, Lot 5A (10.96 acres) and Lot 5B (5.26 acres), in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently, informally reviewing a site plan referral (Z-24-189) to construct a four-story, 162-room Marriott hotel on proposed lot 5B; and
- WHEREAS, the site is located in a highly commercialized section of NYS Route 31 near Interstate 481; the site is a large parcel off Pepperidge Way, located behind multiple commercial businesses including a Barnes and Noble, Chili's Grill and Bar, Outback Steakhouse, a Hampton Inn, and Aldi; the Willowfield Elementary School campus is located to the west; a single-family residential neighborhood extends south of the site; and
- WHEREAS, the site is a 16.22 acre parcel located at the terminus of Pepperidge Way; the site contains an existing Towneplace Suites Marriott hotel in the western portion of the site, and per aerial imagery, a vacant shrubby wooded area in the eastern portion, and a stormwater basin in the rear (southwestern) corner of the site; and
- WHEREAS, per the Hamlin Farm Subdivision map dated 6/6/24, the applicant is proposing to subdivide the parcel into two lots; proposed Lot 5A will be 10.96 acres and will contain the existing Towneplace Suites, the stormwater basin, and a possible connection to Sutcliffe Drive, a local road; proposed Lot 5B which will be 5.26 acres and is the location of the proposed Marriott hotel; and
- WHEREAS, the applicant is proposing construction of a four-story, 162 room Marriott hotel on the vacant eastern half of the site; per the Overall Site Layout Plan dated 4/12/24, the proposed hotel will have a direct connection to Pepperidge Way in addition to a driveway connection to the Towneplace Suites' driveway and cross-access at the rear between hotel parking lots; the proposed hotel will be surrounded by parking lots on all sides, a dumpster enclosure in the southeast corner of the parking lots, and a sidewalk circling around the building; and
- WHEREAS, per the Subdivision map, Sutcliffe Drive, a local road serving the adjacent residential neighborhood terminates at the southern boundary of the site with a turnaround on the subject parcel; the Subdivision map shows the terminus

existing on a “Turn-A-Round Easement to terminate upon future extension of street”; the Overall Site Layout Plan did not include connection to Sutcliffe Drive in the current proposal; the Subdivision Map shows the stormwater basin is located on a drainage easement and stormwater infrastructure connection from the adjacent neighborhood; a 30’wide drainage easement is located adjacent to the shared boundary with the parcel containing an Aldi grocery store; a Niagara Mohawk Power Corporation and Verizon easement containing utility boxes is shown adjacent to Pepperidge Way; the Subdivision map also shows multiple easements adjacent to, but not located on the site: a 15’-wide OCWA easement located along Pepperidge Way, across from the site and a Tree and Brush right-of-way, sanitary sewer easement, and OCWA easement are located on the adjacent parcel to the east, along the shared parcel boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 4.1 acres of the site will be disturbed by the proposed project; the Site Layout Plan dated 4/12/24 depicts two proposed bioretention areas between the parking lot and Pepperidge Way and one proposed bioretention area along the rear lot boundary; per the EAD, stormwater will be “directed to on site stormwater management facilities;

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, per the referral notice, a new connection to public drinking water is proposed to serve the hotel; per the EAF the hotel is anticipated to utilize 18,000 gallons of water per day;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the hotel; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Gaskin Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, the hotel is anticipated to produce 18,000 gallons of wastewater per day;

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 31 has public transit service and bus stops are located within 700 feet the site; and

WHEREAS, the site may contain the Indiana bat and the Northern long-eared bat, or their

associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site will be removed;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

The Board offers the following comment regarding the proposed development:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, sidewalks to and along Pepperidge Way, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.
2. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on neighboring properties.
3. The Town and applicant may wish to consider an easement for pedestrian facilities/pathway to be installed connecting to Pepperidge Way from the adjacent residential neighborhood to improve connection between NYS Route 31 and nearby neighborhoods.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # S-24-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of CarMax Auto Superstores, Inc. / CenterPoint for the property located at 7687-7785 Frontage Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South Bay Road (Route 298), a county highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to subdivide an existing 13.409-acre commercial lot into two commercial lots of 3.468 acres and 9.941 acres in a General Commercial zoning district; and
- WHEREAS, the Board previously offered No Position on a site plan referral (Z-22-314) to construct an automotive sales store (CarMax); and
- WHEREAS, the site is in a highly commercialized area north of South Bay Road and the intersection of NYS Routes 81 and 481, characterized by big box retails and large parking lots; nearby are Driver's Village auto dealership, Marketplace Place containing a Lowe's, Price Chopper, and other retail, and Burdick Hyundai; a mix of commercial and residential are located south of the site between South Bay Road and Interstate 81; and
- WHEREAS, the site is within Frontage Plaza, containing a large, multi-tenant building, extensive parking lot, and a small vacant commercial building located in the northwest corner of the site; the site is surrounded by Circle Drive East, Frontage Road, and South Bay Road, a county route, with two driveways to Frontage Road;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to South Bay Road will be permitted; and
- WHEREAS, the applicant is proposing the divide the site into two new lots to allow construction of a CarMax Auto Superstore; per the Subdivision Map of CarMax Auto Superstores Inc dated 5/5/23, the applicant is proposing to divide the western portion of the site, identified as the CarMax parcel, from the remaining lands; the CarMax parcel will be 3.468 acres and will contain the small, existing commercial building located at the intersection of Frontage Road and East Circle Drive, a driveway into the existing plaza, and a lawn area along Frontage Road; the remaining lands, "Circle Road Plaza, LLC Area" will be 13.409 acres and will contain the main Frontage Plaza building and parking lot; a site plan for the proposed CarMax Auto superstore was not included in the referral materials; and
- WHEREAS, per the Subdivision Map, the proposed CarMax lot will contain a proposed 30'-wide sewer easement crossing the northeast corner of the lot, a proposed 27'-wide sewer easement along the northern parcel boundary, an existing 40'-wide

Town of Cicero Water District easement and right-of-way extending from East Circle Drive, a proposed 20'-wide water easement adjacent to the western parcel boundary, an existing 30'-wide Town of Cicero Water District easement extending from Frontage Road, an existing 10'-wide Town of Cicero Water District easement and right-of-way along the Frontage Road frontage, and a proposed cross access easement extending from Frontage Road; the proposed Circle Road Plaza lot contains an existing, "variable width" Niagara Mohawk Power Corporation and New York Telephone Company easement, an existing easement owned by New York Telephone Company along the eastern lot boundary, and an existing 8'-wide Town of Cicero and OCWA easement and right-of-way along the southern half of the eastern parcel boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/10/24, 3.47 acres of the site will be disturbed by the proposed project; the EAF does not address stormwater mitigation;

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, per the referral notice, the site has access to public drinking water and the proposed development is expected to result in an increase in demand; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site has access to public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; per the referral, the proposed development is expected to result in an increase in wastewater flow from the site; it is unclear whether car washing or other high-flow uses would be proposed; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, GIS mapping shows a portion of the southeast side of the site along Frontage Road may contain federal wetlands; ADVISORY NOTE: 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; and

WHEREAS, the site may contain Least Bittern, which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); however, the project is occurring on previously developed land; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent

municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Board has No Position regarding the proposed subdivision, but offers the following requirements regarding the development of the site:

1. The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Prior to, or as a condition of, municipal approval of the site plan, the applicant must provide an adequate wastewater disposal plan and the appropriate sewer or septic approvals must be obtained from the Onondaga County Department of Water Environment Protection or the Onondaga County Health Department, respectively.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-173

- 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 DeWitt Planning Board at the request of Restoration Pro for the property located at 6647 Kirkville 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 Kirkville Road (Route 53), a county highway; and
- WHEREAS, the applicant is proposing to remove a shed garage for a commercial use and build a new 27' X 38' garage and install a new sign on a 0.27-acre parcel in a High Tech zoning district; and
- WHEREAS, the site is located in a commercial area of Kirkville Road between Interstate 481 and Franklin Park Drive; neighboring businesses include gas stations and retail; adjacent properties are Bishop Grimes private school to the east and TTM Technologies to the west; and
- WHEREAS, the site is a former medical office, presumed to be unoccupied by the applicant, Restoration Pro, in a standalone building with parking lots located on the eastern and northern sides of the building; an approximately 2,500 sf building (per GIS mapping) has a shed garage located at the rear of the building; the site has a driveway to Kirkville Road, a county route;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Kirkville Road must meet Department requirements; and
- WHEREAS, the applicant is proposing to remove the existing 12'x45'x90" shed and to construct a 27'x38'x12' attached garage and replace signage; per the referral materials, asphalt and parking spaces at the rear of the building will be removed; it is not clear from the referral how much asphalt or how many parking spaces will be removed; no other exterior changes are described; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/9/24, 0.013 acres of the site will be disturbed by the proposed project, but the proposal will not create additional stormwater runoff; and
- WHEREAS, per the referral notice, the site is served by public drinking water and public sewers and no changes are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station Service areas, 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) may be required due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer;

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E-mail Address: countyplanning@ongov.net

the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

WHEREAS, GIS mapping shows parcels west of the site may contain state wetlands and/or the 100-foot state wetland buffer; the 100' buffer is not indicated on the referral materials, but may occur on the site; per the EAF, the proposed action does not encroach into any existing wetland; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Kirkville Road has public transit service and bus stops are located within 600' of the site; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

Per the Onondaga County Department of Transportation, the existing sign located in the County right-of-way must be removed prior to, or as a condition of, municipal approval of the site plan.

The Board offers the following comments:

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure (including well locations and septic tank/field locations).

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-174

- 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 DeWitt Planning Board at the request of Jamesville-DeWitt Little League for the property located at Quinlan Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway, and North Street (Route 6) and South Street (Route 2), both county highways; and
- WHEREAS, the applicant is proposing a 178 sf addition to an existing concession stand at the Jamesville DeWitt Little League field on a 2.3-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located on Quinlan Avenue in the Hamlet of Jamesville; the Jamesville Elementary school campus is to the west and north of the subject area, a commercial plaza is to the east, and residential uses are between the site and nearby East Seneca Turnpike, a state route; and
- WHEREAS, the subject area contains a baseball diamond and associated dugout structures and a batting cage, garage, and concessions stand building, all fronted by a gravel parking lot with unrestricted access to Quinlan Avenue, a local road; and
- WHEREAS, the applicant is proposing a 178 sf addition to the existing 143 sf concession stand to allow construction of two restrooms and a janitor room; the applicant is also proposing construction of a 5' sidewalk apron around the building and extension of sewer infrastructure to the building; and
- WHEREAS, a Land Survey dated 8/24/06 shows the "approximate location" of a water main right-of way traversing the parcel near the parcel's northern boundary, outside of the construction area; the Survey also depicts an Ingress and Egress right-of-way at the northwest corner of the parcel for the adjacent parcel's driveway; the Site Plan dated 5/29/24 depicts a sewer district right-of-way along the southern parcel boundary and shows a proposed sewer connection between the existing concessions building and the sewer main; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 05/30/24, 0.05 acres of the site will be disturbed by the proposed project; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the building; and
- WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the building and the submitted project is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control

Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734006) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, per EAF Mapper, the site may contain the following natural communities: Limestone Woodland (41 acres); aerial imagery from May 2024 shows a wooded area at the rear of the site; no work is proposed in the wooded area; 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 Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-175

- 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 DeWitt Planning Board at the request of RLS Structure - AAA for the property located at 6517 Towpath 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 Erie Boulevard (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct a steel building on an existing concrete pad on a 2.81-acre parcel in a Business zoning district; and
- WHEREAS, the site is located on Towpath Road in a node of commercial and industrial buildings between the customer-orientated commercial activity of Bridge Street, Erie Boulevard East, and Erie Canal Centre plaza; and
- WHEREAS, the site contains a two-story approximately 11,600 sf (GIS mapping) building with parking lots along the front and side and a gravel storage area at the rear; the site has unrestricted road access from Towpath Road and two driveways to Whirlybird Lane, a local road, located along the eastern parcel boundary; and
- WHEREAS, per the Site Plan and Elevations dated 5/12/24, the applicant is proposing construction of a 25'x33' steel building on an existing concrete slab at the rear of the site; the shed will have a door and overhead door; the concrete slab is visible in aerial imagery and is located just north of the southern driveway to Whirlybird Lane; no other site work is proposed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/6/24, <1 acre of the site will be disturbed by the proposed project; and
- WHEREAS, per the referral notice, the site is served by public drinking water and public sewers and no changes to existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plan and Ley Creek Pump Station 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) may be due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, GIS mapping shows a federal wetland is located across Towpath Road from the site; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The municipality is encouraged to require the applicant to narrow the driveway access to Towpath Road and add planting islands along the road frontage to reduce stormwater, improve stormwater quality draining to the adjacent federal wetland, and improve front yard aesthetics along the Empire State Trail route.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-176

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Solvay Bank for the property located at 4256 James Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of James Street (Route 53), a state highway west of West Manlius Street and a county highway east of West Manlius Street, Thompson Road (Route 635) and West Manlius Street (Route 290), both state highways, and the municipal boundaries between the Town of DeWitt, the City of Syracuse and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to construct a Solvay Bank branch on a vacant portion of a 9.8-acre parcel in a Business zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a site plan referral (Z-12-293) to install a traffic signal and make site improvements at a Wegmans grocery store location, encouraging the applicant to reduce stormwater runoff and improve stormwater quality; and
- WHEREAS, the site is in a commercial section of James Street before transitioning to a mix of residential and commercial uses in the Village of East Syracuse; and
- WHEREAS, the site is a large, triangular parcel, containing a Wegmans grocery store at the rear, fronted by a large parking lot with a signalized entrance/exit from James Street; the subject area is the vacant northeast corner of the parcel to be subdivided into its own lot; the proposed lot currently contains lawn and trees; and
- WHEREAS, per the Lease Line Plan dated 6/5/24, the applicant is proposing construction of a 2,061.3 sf Solvay Bank building on a proposed new lot to be subdivided from the site; in the future, the applicant will split the 10.09-acre parcel into two new lots; the lot to contain the proposed Solvay bank building will be 0.78 acres, leaving the 9.31-acre Wegmans parcel containing the grocery store, parking lot, and driveway access to James Street; the proposed subdivision will be referred and reviewed at a later date; the Site Plan dated 6/5/24 depicts the building will have frontage on James Street and West Manlius Street with all access from interior of the site, via Wegmans; the eastern access is ingress/egress allowing patrons access to a 7-space parking lot and a drive-thru entrance which circulates around the building, along the James Street frontage, and exits from the western egress; sidewalks are proposed to connect the bank building to the existing sidewalks along James Street and West Manlius Street; and
- WHEREAS, the Landscape Plan dated 6/5/24 shows the existing line of trees along the James Street frontage will remain and conifer and shrubs will be planted along the proposed drive-thru, around the building and parking lot, and along

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E-mail Address: countyplanning@ongov.net

the proposed boundary between the proposed bank lot and the proposed Wegmans lot; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/11/24, 0.39 acres of the site will be disturbed by the proposed project; per the EAF, “stormwater will run into existing storm drains on or adjacent to the site”; the Lease Line Plan depicts proposed stormwater infrastructure from the proposed bank-lot connecting to existing stormwater infrastructure under the proposed Wegmans-lot; and

WHEREAS, the Lease Line Plan depicts a 12'-wide Onondaga County Sanitary Sewer Easement traversing the proposed lot from James Street; a 20'x50' Town of DeWitt easement occurs on the Wegmans parcel and encroaches minimally on the northwestern corner of the proposed bank-lot; per the Lease Line Plan, no proposed work occurs in the Town of DeWitt easement and portions of the drive-thru and parking lot occur in the County sewer easement; a 40'-wide Ingress Egress Easement containing the road access to James Street occurs on the Wegmans parcel, but is not shown connecting to the proposed bank lot; a 60'-wide Niagara Mohawk easement traverses the northwest corner of the remaining Wegmans lot; and

WHEREAS, per the referral notice, new connections to public drinking water and sanitary sewers are proposed to serve the proposed bank; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek which is maintained by the Department of Water Environment Protection in this area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, GIS mapping shows an unnamed federally protected stream (895-15 per EAF Mapper) traverses the southeastern corner of the Wegmans lot, outside of any proposed work; the federally protected stream coincides with current FEMA Flood Insurance Rate Maps (FIRM) mapping of the floodway and the 100-year floodplain; and

WHEREAS, a Site Photometrics Plan dated 6/5/24 for the proposed bank was included in the referral materials; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734064, C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

1. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Per the New York State Department of Transportation, 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. Additional stormwater runoff into the state's right-of-way is prohibited, and no direct connection into the state stormwater system is permitted. 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 comment:

The applicant is encouraged to extend the concrete sidewalk along James and West Manlius Streets around the full perimeter of the site or minimally, the full extent of the lease area.

The Board offers the following requirement regarding the future subdivision:

The applicant must ensure legal access to James Street. An access easement across the Wegmans parcel is required to be filed with the deed and reflected on the subdivision map.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-177

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Stewarts Convenience Store & Gas for the property located at 27 East Main Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Main Street (Route 41), a county highway; and

WHEREAS, the applicant is proposing to demolish a vacant grocery store and construct a convenience store and fueling facility on three parcels totaling 1.46 acres in a Village Center zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-178) to operate a gas station and an area variance referral (Z-24-182) to allow an 8' fence screening the property from adjacent residential where 6' is the maximum allowed and to allow a sign to a 7'2" tall sign where 6' is the maximum height allowed and allow the sign area to be 35 sf where 6 sf is the maximum allowed; and

WHEREAS, the site is the former location of Nojaims grocery store and parking lots, located at the corner of East Main Street and Orange Street in the Village of Marcellus; the site is located among the mix of commercial and residential uses along Main Street, backed by residential neighborhoods; and

WHEREAS, the site contains an approximately 14,188 sf single-story building in the southeast corner of the site, constructed to the parcel boundaries, and its parking lots; a lawn comprises the southwest corner of the site and a small wooded/shrubbed area is located at the rear of the parking lot, between the lot and an adjacent residence; and

WHEREAS, the applicant is proposing to demolish the existing building and parking lot to construct a 4,500 sf convenience store and gas station; per the Proposed Site Plan dated 6/5/24, the proposal includes constructing the store on the western side of the site's frontage on East Main Street with gas pumps and 1,800 sf canopy to be constructed between the store and the Orange Street frontage, parking will be along the building and in a parking lot at the rear of the store, the existing driveway from East Main Street will be narrowed to 30'-wide, and a new driveway to Orange Street is proposed;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Main Street must meet Department requirements; and

WHEREAS, per the Landscape Plan dated 6/5/24, planting islands will be constructed along road frontages and conifers planted along shared parcel boundaries; existing sidewalks occur along both road frontages, to be evaluated and replaced as needed, and striped crossewalks are noted across driveways; and

WHEREAS, the applicant is proposing an area variance for fence height and sign height and area; the applicant is requesting an 8' fence between the site and the adjacent residential property where 6' is the maximum height allowed by Village Code; the applicant is proposing three signs: two will be building signs and are allowed by right, the third will be located near the corner of East Main Street and Orange Street and the proposed sign is 7'2" in height where 6' is the maximum allowed and 35 sf in area where 6sf is the maximum area allowed; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/8/24, "Stewart's stormwater infrastructure that will direct water to the north for temporary storage" and "overflow discharge to Main or Orange Street upon further investigation"; the number of acres to be disturbed by the proposal was not detailed on the EAF, but the Site Plan details an increase in greenspace from 35% to 43%; the Grading Plan dated 6/3/24 shows a proposed infiltration basin to be constructed at the rear of the site, stormwater infrastructure to be constructed under the parking lot and along the store building, and a 6" overflow connection to an existing catch basin next to the Orange Street driveway;

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, per the referral notice, a new connection to public drinking water is proposed to serve the new store;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the site which is located in the Village of Marcellus Wastewater Treatment Plant service area; and

WHEREAS, a Photometric Plan dated 6/3/24 was included in the referral materials; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Main Street has public transit service and bus stops are located within 670' of the site; per aerial imagery from May 2024, sidewalks are present throughout the immediate area; and

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

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

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

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

The proposed gas station and convenience store is to be located within a dense village main street environment, with historic buildings and residences largely surrounding the site. The applicant and Village are encouraged to take efforts to more closely integrate the proposed use into the village fabric to the extent possible. Most importantly, the Board encourages the placement of the building in the corner location of the site as the most prominent feature of the parcel, rather than the gas pump islands. This would also provide additional distance of the gas pumps from residences on Orange Street, and provide better opportunity for screening pumps from street view. Building setbacks should mimic the prominent and desired setbacks established on the street, which appear to be less than is proposed. Maintenance of street trees and vertical landscaping along both road frontages is also encouraged.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-178

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Marcellus Planning Board at the request of Stewarts Convenience Store & Gas for the property located at 27 East Main 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 East Main Street (Route 41), a county highway; and
- WHEREAS, the applicant is requesting a special permit in order to demolish a vacant grocery store and construct a convenience store and fueling facility on three parcels totaling 1.46 acres in a Village Center zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-177) for this proposed gas station and store and an area variance referral (Z-24-182) to allow an 8' fence screening the property from adjacent residential where 6' is the maximum allowed and to allow a sign to a 7'2" tall sign where 6' is the maximum height allowed and allow the sign area to be 35 sf where 6 sf is the maximum allowed; and
- WHEREAS, the site is the former location of Nojaims grocery store and parking lots, located at the corner of East Main Street and Orange Street in the Village of Marcellus; the site is located among the mix of commercial and residential uses along Main Street, backed by residential neighborhoods; and
- WHEREAS, the site contains an approximately 14,188 sf single-story building in the southeast corner of the site, constructed to the parcel boundaries, and its parking lots; a lawn comprises the southwest corner of the site and a small wooded/shrubbed area is located at the rear of the parking lot, between the lot and an adjacent residence; and
- WHEREAS, the applicant is proposing to demolish the existing building and parking lot to construct a 4,500 sf convenience store and gas station; per the Proposed Site Plan dated 6/5/24, the proposal includes constructing the store on the western side of the site's frontage on East Main Street with gas pumps and 1,800 sf canopy to be constructed between the store and the Orange Street frontage; parking will be along the building and in a parking lot at the rear of the store; the existing driveway from East Main Street will be narrowed to 30'-wide, and a new driveway to Orange Street is proposed;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Main Street must meet Department requirements; and
- WHEREAS, per the Landscape Plan dated 6/5/24, planting islands will be constructed along road frontages and conifers planted along shared parcel boundaries; existing sidewalks occur along both road frontages, to be evaluated and replaced as needed, and striped crossewalks are noted across driveways; and

WHEREAS, the applicant is proposing an area variance for fence height and sign height and area; the applicant is requesting an 8' fence between the site and the adjacent residential property where 6' is the maximum height allowed by Village Code; the applicant is proposing three signs: two will be building signs and are allowed by right, the third will be located near the corner of East Main Street and Orange Street and the proposed sign is 7'2" in height where 6' is the maximum allowed and 35 sf in area where 6 sf is the maximum area allowed; and

WHEREAS, the Environmental Assessment Form (EAF) dated 1/8/24, notes "Stewart's stormwater infrastructure that will direct water to the north for temporary storage" and "overflow discharge to Main or Orange Street upon further investigation"; the number of acres to be disturbed by the proposal was not detailed on the EAF, but the Site Plan details an increase in greenspace from 35% to 43%; the Grading Plan dated 6/3/24 shows a proposed infiltration basin to be constructed at the rear of the site, stormwater infrastructure to be constructed under the parking lot and along the store building, and a 6" overflow connection to and existing catch basin next to the Orange Street driveway;

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, per the referral notice, a new connection to public drinking water is proposed to serve the new store;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the site which is located in the Village of Marcellus Wastewater Treatment Plant service area; and

WHEREAS, a Photometric Plan dated 6/3/24 was included in the referral materials; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Main Street has public transit service and bus stops are located within 670' of the site; per aerial imagery from May 2024, sidewalks are present throughout the immediate area; and

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

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

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

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

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E-mail Address: countyplanning@ongov.net

The proposed gas station and convenience store is to be located within a dense village main street environment, with historic buildings and residences largely surrounding the site. The applicant and Village are encouraged to take efforts to more closely integrate the proposed use into the village fabric to the extent possible. Most importantly, the Board encourages the placement of the building in the corner location of the site as the most prominent feature of the parcel, rather than the gas pump islands. This would also provide additional distance of the gas pumps from residences on Orange Street, and provide better opportunity for screening pumps from street view. Building setbacks should mimic the prominent and desired setbacks established on the street, which appear to be less than is proposed. Maintenance of street trees and vertical landscaping along both road frontages is also encouraged.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Fabius Town Board at the request of Fabius CSG, LLC for the property located at 1120 Berry 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 Berry Road (Route 186), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a 5 MW solar system on a 19.299-acre portion of a 73.05-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-181) to install this proposed solar array; and
- WHEREAS, the Board previously recommended Modification of a zone change referral (Z-24-25) to apply the Tier 3 Solar Energy Overlay zoning district to the site, advising the applicant to coordinate Berry Road access plans with the Onondaga County Department of Transportation (OCDOT) and provide a copy of SWPPP; the Board also provided comments encouraging the applicant is minimize any potential negative impacts of a solar field on active farmland and encouraging consultation with the NYS Department of Agriculture and Markets; and
- WHEREAS, the site is in a rural area, surrounded by agricultural and wooded parcels; the site appears to contain active agriculture with barns and farm-buildings located in the southeast corner at the intersection of Berry Road, a county route, and Daley Road; parcels to the east and northeast are under the same ownership as the site; and
- WHEREAS, the applicant is proposing installation of a 5 MW Tier 3 solar energy system on an approximately 19-acre portion of the lot located in the northern half of the parcel; per the referral materials, the total leased acreage is 24.9 acres for a proposed ground mounted, fixed-tilt, 5 MW AC solar facility; per the Overall Site Plan dated 4/2024, a gravel access road will be constructed near the northeast corner of the parcel's frontage on Berry Road, projecting west and then turning south to bisect the proposed solar array; utility poles will be installed on the north side of the gravel road's access to Berry Road; electrical equipment pads will be installed at the middle of the array adjacent to the access road; 7'-high fencing will surround the leased area; per the Landscape Plan dated 4/2024, evergreens will be "planted in double row against fence with single row of deciduous trees" along the eastern and southern sides of the leased area;
- ADVISORY NOTE: The proposed driveway onto Berry 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, changes to the Site Plan from the previously reviewed version (dated 1/2024) include removing the stormwater management area from the southwestern corner to have multiple vegetated swales throughout the array, reconfiguring the termination/turnaround of the access road at the southern end of the lease area, and minor rearranging of the arrays; the footprint and location of the subject area remain the same; and

WHEREAS, per Onondaga County Ag Mapper, the area proposed for the solar arrays is located in area with the highest quality Ag soils on site; per the Environmental Assessment Form (EAF) dated 2/5/24, 22.8 acres of the site contains Prime Farmland and 29.1 acres contain Farmland of Statewide Importance; per the referral materials, the proposed array will result in the loss of 3.2 acres of Prime Farmland and 10.1 acres of Farmland of Statewide Importance and per the EAF, the proposed array will result in the loss of 25.20 acres of agricultural land; and

WHEREAS, the Onondaga County Ag Mapper has identified areas of priority farmland protection, an aggregate map of soil types, Ag proximity, natural resources, and land development that identifies clusters or areas of important agricultural lands, the site is identified as having a relatively high value for agricultural protection; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/5/24, 19.2 acres of the site will be disturbed by the proposed project; “stormwater will be directed to on-surface water and drainage ways”; per the Swale Grading Plan dated 4/2024, numerous vegetated swales will be constructed between arrays and two swales will be constructed along the western side of the leased area; 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 and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; an Agricultural Data Statement was included with the referral materials the applicant is currently awaiting feedback from NYS Department of Agriculture and Markets; and

WHEREAS, a Glare Analysis completed by ForgeSolar (undated) for the proposed array was included in the referral materials; a letter from JASolar dated 4/21/23 states all JA Solar Modules have an Anti-Reflection Coating (ARC); and

WHEREAS, the referral materials included a Decommissioning Plan dated 4/2024 detailing the removal of the proposed array and to return the site to “conditions similar to pre-installation”; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper);
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); in a letter from PLS Engineering, P.C. to the Fabius Town Board dated 5/19/24, the applicant notes the creation of a 25.1-acre conservation area immediately south of the solar array has been submitted to the NYS Department of Conservation (NYSDEC) and the applicant does “anticipate any additional feedback from the NYSDEC”; 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 Berry Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. Best practices to consider include siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
2. The applicant is advised to continue to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.
3. The conservation area in addition to the leased area for the solar array result in a significant reduction in active agriculture on site. The Board encourages the applicant to include New York State Department of Agriculture and Markets with discussions with the New York State Department of Environmental Conservation so any changes to the site resulting in a loss of active agriculture may be done holistically.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-181

- 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 SPECIAL PERMIT from the Town of Fabius Town Board at the request of Fabius CSG, LLC for the property located at 1120 Berry 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 Berry Road (Route 186), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to install a 5 MW solar system on a 19.299-acre portion of a 73.05-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-180) to install this proposed solar array; and
- WHEREAS, the Board previously recommended Modification of a zone change referral (Z-24-25) to apply the Tier 3 Solar Energy Overlay zoning district to the site, advising the applicant to coordinate Berry Road access plans with the Onondaga County Department of Transportation (OCDOT) and provide a copy of SWPPP; the Board also provided comments encouraging the applicant is minimize any potential negative impacts of a solar field on active farmland and encouraging consultation with the NYS Department of Agriculture and Markets; and
- WHEREAS, the site is in a rural area, surrounded by agricultural and wooded parcels; the site appears to contain active agriculture with barns and farm-buildings located in the southeast corner at the intersection of Berry Road, a county route, and Daley Road; parcels to the east and northeast are under the same ownership as the site; and
- WHEREAS, the applicant is proposing installation of a 5 MW Tier 3 solar energy system on an approximately 19-acre portion of the lot located in the northern half of the parcel; per the referral materials, the total leased acreage is 24.9 acres for a proposed ground mounted, fixed-tilt, 5 MW AC solar facility; per the Overall Site Plan dated 4/2024, a gravel access road will be constructed near the northeast corner of the parcel's frontage on Berry Road, projecting west and then turning south to bisect the proposed solar array; utility poles will be installed on the north side of the gravel road's access to Berry Road; electrical equipment pads will be installed at the middle of the array adjacent to the access road; 7'-high fencing will surround the leased area; per the Landscape Plan dated 4/2024, evergreens will be "planted in double row against fence with single row of deciduous trees" along the eastern and southern sides of the leased area;
- ADVISORY NOTE: The proposed driveway onto Berry 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, changes to the Site Plan from the previously reviewed version (dated 1/2024) include removing the stormwater management area from the southwestern corner to have multiple vegetated swales throughout the array, reconfiguring the termination/turnaround of the access road at the southern end of the lease area, and minor rearranging of the arrays; the footprint and location of the subject area remain the same; and

WHEREAS, per Onondaga County Ag Mapper, the area proposed for the solar arrays is located in area with the highest quality Ag soils on site; per the Environmental Assessment Form (EAF) dated 2/5/24, 22.8 acres of the site contains Prime Farmland and 29.1 acres contain Farmland of Statewide Importance; per the referral materials, the proposed array will result in the loss of 3.2 acres of Prime Farmland and 10.1 acres of Farmland of Statewide Importance and per the EAF, the proposed array will result in the loss of 25.20 acres of agricultural land; and

WHEREAS, the Onondaga County Ag Mapper has identified areas of priority farmland protection, an aggregate map of soil types, Ag proximity, natural resources, and land development that identifies clusters or areas of important agricultural lands, the site is identified as having a relatively high value for agricultural protection; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/5/24, 19.2 acres of the site will be disturbed by the proposed project; “stormwater will be directed to on-surface water and drainage ways”; per the Swale Grading Plan dated 4/2024, numerous vegetated swales will be constructed between arrays and two swales will be constructed along the western side of the leased area; 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 and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; an Agricultural Data Statement was included with the referral materials the applicant is currently awaiting feedback from NYS Department of Agriculture and Markets; and

WHEREAS, a Glare Analysis completed by ForgeSolar (undated) for the proposed array was included in the referral materials; a letter from JASolar dated 4/21/23 states all JA Solar Modules have an Anti-Reflection Coating (ARC); and

WHEREAS, the referral materials included a Decommissioning Plan dated 4/2024 detailing the removal of the proposed array and to return the site to “conditions similar to pre-installation”; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper);
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); in a letter from PLS Engineering, P.C. to the Fabius Town Board dated 5/19/24, the applicant notes the creation of a 25.1-acre conservation area immediately south of the solar array has been submitted to the NYS Department of Conservation (NYSDEC) and the applicant does “anticipate any additional feedback from the NYSDEC”; 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 Berry Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) 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 comment:

1. The installation of solar energy systems on active or prime farmland should be minimized where possible, and alternately designed to minimize disruption to existing and future agricultural operations. Best practices to consider include siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
2. The applicant is advised to continue to consult the New York State Department of Agriculture and Markets' guidelines for solar energy projects on agricultural lands to minimize impacts due to construction activities and ensure post-construction restoration and/or decommissioning plans allow for continued or future use of agricultural areas that may have experienced ground disturbance during construction.
3. The conservation area in addition to the leased area for the solar array result in a significant reduction in active agriculture on site. The Board encourages the applicant to include New York State Department of Agriculture and Markets with discussions with the New York State Department of Environmental Conservation so any changes to the site resulting in a loss of active agriculture may be done holistically.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-182

- 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 Village of Marcellus Zoning Board of Appeals at the request of Stewarts Convenience Store & Gas for the property located at 27 East Main 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 East Main Street (Route 41), a county highway; and
- WHEREAS, the applicant is requesting area variances for fence height and signage related to the construction of a convenience store and fueling facility on three parcels totaling 1.46 acres in a Village Center zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-177) for this proposed gas station and store and a special permit referral (Z-24-178) to operate a gas station; and
- WHEREAS, the site is the former location of Nojaims grocery store and parking lots, located at the corner of East Main Street and Orange Street in the Village of Marcellus; the site is located among the mix of commercial and residential uses along Main Street, backed by residential neighborhoods; and
- WHEREAS, the site contains an approximately 14,188 sf single-story building in the southeast corner of the site, constructed to the parcel boundaries, and its parking lots; a lawn comprises the southwest corner of the site and a small wooded/shrubbed area is located at the rear of the parking lot, between the lot and an adjacent residence; and
- WHEREAS, the applicant is proposing an area variance for fence height and sign height and area; the applicant is requesting an 8' fence between the site and the adjacent residential property where 6' is the maximum height allowed by Village Code; the applicant is proposing three signs: two will be building signs and are allowed by right, the third will be located near the corner of East Main Street and Orange Street and the proposed sign is 7'2" in height where 6' is the maximum allowed and 35 sf in area where 6sf is the maximum area allowed; and
- WHEREAS, the applicant is proposing to demolish the existing building and parking lot to construct a 4,500 sf convenience store and gas station; per the Proposed Site Plan dated 6/5/24, the proposal includes constructing the store on the western side of the site's frontage on East Main Street with gas pumps and 1,800 sf canopy to be constructed between the store and the Orange Street frontage, parking will be along the building and in a parking lot at the rear of the store, the existing driveway from East Main Street will be narrowed to 30'-wide, and a new driveway to Orange Street is proposed;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Main Street must meet Department

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E-mail Address: countyplanning@ongov.net

requirements; and

WHEREAS, per the Landscape Plan dated 6/5/24, planting islands will be constructed along road frontages and conifers planted along shared parcel boundaries; existing sidewalks occur along both road frontages, to be evaluated and replaced as needed, and striped crossewalks are noted across driveways; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/8/24, “Stewart’s stormwater infrastructure that will direct water to the north for temporary storage” and “overflow discharge to Main or Orange Street upon further investigation”; the number of acres to be disturbed by the proposal was not detailed on the EAF, but the Site Plan details an increase in greenspace from 35% to 43%; the Grading Plan dated 6/3/24 shows a proposed infiltration basin to be constructed at the rear of the site, stormwater infrastructure to be constructed under the parking lot and along the store building, and a 6” overflow connection to and existing catch basin next to the Orange Street driveway;

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, per the referral notice, a new connection to public drinking water is proposed to serve the new store;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the site which is located in the Village of Marcellus Wastewater Treatment Plant service area; and

WHEREAS, a Photometric Plan dated 6/3/24 was included in the referral materials; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Main Street has public transit service and bus stops are located within 670’ of the site; per aerial imagery from May 2024, sidewalks are present throughout the immediate area; and

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

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

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

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

While the Board offers no position on the requested variances, it offers the following comment on the overall project for the Zoning Board's consideration:

The proposed gas station and convenience store is to be located within a dense village main street environment, with historic buildings and residences largely surrounding the site. The applicant and Village are encouraged to take efforts to more closely integrate the proposed use into the village fabric to the extent possible. Most importantly, the Board encourages the placement of the building in the corner location of the site as the most prominent feature of the parcel, rather than the gas pump islands. This would also provide additional distance of the gas pumps from residences on Orange Street, and provide better opportunity for screening pumps from street view. Building setbacks should mimic the prominent and desired setbacks established on the street, which appear to be less than is proposed. Maintenance of street trees and vertical landscaping along both road frontages is also encouraged.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Woodlawn Cemetery for the property located at 502 Grant Boulevard; 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 Teall Avenue (Route 228), a county road in the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to construct a 7,800 sf mausoleum with landscaping on a 9.05-acre parcel in an Open Space (OS) zoning district; and
- WHEREAS, the Board most recently had No Position on a site plan referral (Z-23-140) to construct a 6,800 sf mausoleum expansion on the south side of an existing mausoleum; the Board previously offered No Position with Comment on a project site review and use variance referrals (Z-17-457, Z-17-458) to demolish and reconstruct a 4,027 sf building; and
- WHEREAS, the site is situated on the municipal boundary of the City of Syracuse and Town of Salina, surrounded by residential neighborhoods from both municipalities; the site is adjacent to Shop City Plaza; and
- WHEREAS, the 103-acre parcel is a large cemetery with crematorium and mausoleum; the cemetery has frontage along Grant Boulevard, a local road in the City, and Teall Avenue, a local road in the City and a county road in the Town of Salina; and
- WHEREAS, the existing mausoleum and the proposed construction area are all located on the City of Syracuse and Town of Salina municipal boundary; per the Town of Salina Planning Department, this proposal on Town parcel 069.-01-22.0 has not been submitted to the Town; this Onondaga County Planning Board review is intended for both municipalities; and
- WHEREAS, the applicant is proposing construction of a new 7,800 sf mausoleum to be located adjacent to the existing mausoleum located in the southeast corner of the cemetery; the existing mausoleum is accessed via a private access road that circulates along the north side of the building; per the Layout Plan dated 5/13/24, the proposed building will be located north of that access road in an area that is currently lawn; the proposal includes removing some existing asphalt from the access road (currently parking spaces), adding a new asphalt drive to be located north of the proposed building, and construct a sidewalk around the building and to both access roads; the Layout plan shows trees, landscaping, and two rain gardens will be installed along with retaining an existing large tree; and
- WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the mausoleum; the Layout Plan shows the public water connection is

to be located at the south side of the proposed mausoleum; and

WHEREAS, per the referral notice, the cemetery site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, no changes to existing infrastructure are proposed, but the Layout Plan shows a proposed septic system to be located near the southwest corner of the proposed building; and

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

WHEREAS, per the Environmental Assessment Form, dated 5/17/24, 0.5 acres of the site will be disturbed by the proposed project the plan; per the EAF, stormwater runoff will be managed with “onsite storage of stormwater with downstream connection to the existing storm sewer system within the City of Syracuse’s right of way”; and

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

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-187

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Camillus Village Board at the request of Camillus Mills Development Co. for the property located at 52 Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Newport Road (Route 36), a county highway; and
- WHEREAS, the applicant is proposing construction of a 26,000 sf, 3-story, 27-unit residential apartment building on a 1.97-acre parcel in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-188) to allow construction of this residential apartment building; and
- WHEREAS, the Board has reviewed numerous referrals for the Camillus Mills redevelopment project, most recently recommended Modification of site plan and special permit referrals (Z-22-189 and Z-22-190) to construct Phases II and III of the Camillus Mills redevelopment project, advising the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) and a traffic study to the Onondaga County Department of Transportation and encouraging amenities such as bicycle parking, seating area, or dining area and ensuring the proposed development does not negatively impact drainage patterns in or near the floodplain; other referrals include a site plan referral (Z-21-74) to construct Phase II and Phase III and concurrent zone change, special permit, and subdivision referrals (Z-15-450, Z-15-451, S-15-96) to add the site to the Village's Planned Development District (PDD) zoning and allow for adaptive reuse of the Camillus Cutlery Company headquarters building (Phase I of the Camillus Mills redevelopment project); and
- WHEREAS, the site is located in the highly walkable, historic mixed-use village center adjacent to a residential neighborhood along North Street, a village street, with rear yards overlooking the site; there are two frontages on North Street, a narrow band that contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and a 75' frontage between the multiple-family residence and a single-family residence which has a landscape buffer; the site has additional frontage on Genesee Street, a village street, and Newport Road and contains the former Camillus Cutlery building, a two-story building that has been redeveloped to contain 29 apartments and 8,800 sf of commercial space; there are two existing driveways, one each on Genesee Street and Newport Road, and the site has a rear parking lot; Nine Mile Creek runs along the eastern edge of the property; and
- WHEREAS, the Project Narrative dated 6/17/24 details the project as a whole: Phase I was the redevelopment of the Camillus Cutlery building; Phase II was first

proposed as a larger 60,500, mixed-use building containing 58 units, but was reduced to a 44,600 sf building to house 46 units due to impacts on the market by the global pandemic; the Phase II building was constructed in the southeastern corner of the site, along the Genesee Street frontage and along the shared boundary with Nine Mile Creek with parking on the lower level of the elevated building; and

WHEREAS, the applicant is now proposing to construct an amended Phase III of this redevelopment; previously approved was a 2-story, 7,200 sf commercial building; the current Phase III proposal is for a 3-story, 27-dwelling unit residential building comprised of 19 one-bedroom units and 8 two-bedroom units; per the Narrative, the building will have an elevated first floor to be elevated above the 100-year floodplain; the redevelopment will result in 178 total on-site parking spaces, the Narrative notes all parking spaces are available to tenants of all three buildings except the 36 secure, covered spaces located on the Phase II building's lower level; per the Narrative 153 parking spaces are required by the Village; and

WHEREAS, the Layout Plan dated 6/10/24 shows the proposed 27,000 sf residential building will be located at the rear of the site, bordered by the existing parking lot and driveway to Newport Road to the west and a proposed "lower parking lot" to be constructed between the building and Newport Road; the building will have entrances from each parking lot; the Layout Plan and multiple undated site renderings show a variety of trees, shrubs, and plantings to be installed around the proposed building and parking lots; and

WHEREAS, the Layout Plan shows a 10'-sewer right-of-way "to be abandoned" occurring in the existing parking lot, along the western boundary of the site; a proposed drainage easement is depicted along the shared boundary with Nine Mile Creek; a proposed 10'-wide dry water line easement is shown traversing the site, through the proposed building and parking lot; a 8'-wide area at the southern end of the subject area, abutting the parking lot, is labeled "Future Creekwalk Connection w/ Village of Camillus"; no outdoor amenity spaces are shown near the proposed building; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/10/24, 3 acres of the site will be disturbed by the proposed project; per the Grading and Drainage Plan dated 6/10/24 shows stormwater infrastructure to be installed under the proposed building and parking lot; the Narrative notes a Stormwater Pollution Prevention Plan (SWPPP) completed by RZ Engineering, dated 12/21/20 and a Traffic Study were submitted to the Village and approved in 2021; reports were not included in 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;
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the Phase III building;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain

hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the Phase III building; the site is located within the Metropolitan Wastewater Treatment Plant and Camillus Pump Station service areas, 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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the full site contains the Camillus Cutlery Company headquarters building is listed on the State and National Registers of Historic Places; this building is not in the subject area and the plans do not depict any currently proposed changes to that building; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of the site, almost the entirety of the location for Phase II and Phase III, is located within the 100-year floodplain associated with Nine Mile Creek, which may require elevation of structures and other mitigation; per a letter from Village Code Enforcement Officer and Flood Plain Administrator dated 7/1/24, the applicant has "submitted a design that will satisfy all requirement for a Floodplain Development Permit" as described in the Village Code;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and Traffic Study to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Site amenities, such as bicycle parking, seating, or dining areas, are strongly encouraged for mix-use developments such as this to complement and capitalize on proximity to the Empire State Trail system and proposed Creekwalk trail through the Village.

2. The applicant and municipality are encouraged to pay particular attention to screening the parking lot from view from the Creekwalk. The owner is further encouraged to allow public parking by Creekwalk users by either

shared use or designating a number of signed parking spaces.

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Camillus Village Board at the request of Camillus Mills Development Co. for the property located at 52 Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Newport Road (Route 36), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 26,000 sf, 3-story, 27-unit residential apartment building on a 1.97-acre parcel in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-187) to allow construction of this residential apartment building; and
- WHEREAS, the Board has reviewed numerous referrals for the Camillus Mills redevelopment project, most recently recommended Modification of site plan and special permit referrals (Z-22-189 and Z-22-190) to construct Phases II and III of the Camillus Mills redevelopment project, advising the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) and a traffic study to the Onondaga County Department of Transportation and encouraging amenities such as bicycle parking, seating area, or dining area and ensuring the proposed development does not negatively impact drainage patterns in or near the floodplain; other referrals include a site plan referral (Z-21-74) to construct Phase II and Phase III and concurrent zone change, special permit, and subdivision referrals (Z-15-450, Z-15-451, S-15-96) to add the site to the Village's Planned Development District (PDD) zoning and allow for adaptive reuse of the Camillus Cutlery Company headquarters building (Phase I of the Camillus Mills redevelopment project); and
- WHEREAS, the site is located in the highly walkable, historic mixed-use village center adjacent to a residential neighborhood along North Street, a village street, with rear yards overlooking the site; there are two frontages on North Street, a narrow band that contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and a 75' frontage between the multiple-family residence and a single-family residence which has a landscape buffer; the site has additional frontage on Genesee Street, a village street, and Newport Road and contains the former Camillus Cutlery building, a two-story building that has been redeveloped to contain 29 apartments and 8,800 sf of commercial space; there are two existing driveways, one each on Genesee Street and Newport Road, and the site has a rear parking lot; Nine Mile Creek runs along the eastern edge of the property; and
- WHEREAS, the Project Narrative dated 6/17/24 details the project as a whole: Phase I

was the redevelopment of the Camillus Cutlery building; Phase II was first proposed as a larger 60,500, mixed-use building containing 58 units, but was reduced to a 44,600 sf building to house 46 units due to impacts on the market by the global pandemic; the Phase II building was constructed in the southeastern corner of the site, along the Genesee Street frontage and along the shared boundary with Nine Mile Creek with parking on the lower level of the elevated building; and

WHEREAS, the applicant is now proposing to construct an amended Phase III of this redevelopment; previously approved was a 2-story, 7,200 sf commercial building; the current Phase III proposal is for a 3-story, 27-dwelling unit residential building comprised of 19 one-bedroom units and 8 two-bedroom units; per the Narrative, the building will have an elevated first floor to be elevated above the 100-year floodplain; the redevelopment will result in 178 total on-site parking spaces, the Narrative notes all parking spaces are available to tenants of all three buildings except the 36 secure, covered spaces located on the Phase II building's lower level; per the Narrative 153 parking spaces are required by the Village; and

WHEREAS, the Layout Plan dated 6/10/24 shows the proposed 27,000 sf residential building will be located at the rear of the site, bordered by the existing parking lot and driveway to Newport Road to the west and a proposed "lower parking lot" to be constructed between the building and Newport Road; the building will have entrances from each parking lot; the Layout Plan and multiple undated site renderings show a variety of trees, shrubs, and plantings to be installed around the proposed building and parking lots; and

WHEREAS, the Layout Plan shows a 10'-sewer right-of-way "to be abandoned" occurring in the existing parking lot, along the western boundary of the site; a proposed drainage easement is depicted along the shared boundary with Nine Mile Creek; a proposed 10'-wide dry water line easement is shown traversing the site, through the proposed building and parking lot; a 8'-wide area at the southern end of the subject area, abutting the parking lot, is labeled "Future Creekwalk Connection w/ Village of Camillus"; no outdoor amenity spaces are shown near the proposed building; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/10/24, 3 acres of the site will be disturbed by the proposed project; per the Grading and Drainage Plan dated 6/10/24 shows stormwater infrastructure to be installed under the proposed building and parking lot; the Narrative notes a Stormwater Pollution Prevention Plan (SWPPP) completed by RZ Engineering, dated 12/21/20 and a Traffic Study were submitted to the Village and approved in 2021; reports were not included in 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;
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the Phase III building;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA

easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the Phase III building; the site is located within the Metropolitan Wastewater Treatment Plant and Camillus Pump Station service areas, 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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the full site contains the Camillus Cutlery Company headquarters building is listed on the State and National Registers of Historic Places; this building is not in the subject area and the plans do not depict any currently proposed changes to that building; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of the site, almost the entirety of the location for Phase II and Phase III, is located within the 100-year floodplain associated with Nine Mile Creek, which may require elevation of structures and other mitigation; per a letter from Village Code Enforcement Officer and Flood Plain Administrator dated 7/1/24, the applicant has "submitted a design that will satisfy all requirement for a Floodplain Development Permit" as described in the Village Code;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and Traffic Study to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Site amenities, such as bicycle parking, seating, or dining areas, are strongly encouraged for mix-use developments such as this to complement and capitalize on proximity to the Empire State Trail system and proposed Creekwalk trail through the Village.

2. The applicant and municipality are encouraged to pay particular attention to screening the parking lot from view from the Creekwalk. The owner is

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further encouraged to allow public parking by Creekwalk users by either shared use or designating a number of signed parking spaces.

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of North Syracuse Lodging Group, LLC for the property located at 8505 Pepperidge Way; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance and
- WHEREAS, the applicant is proposing construction of a four-story, 162-room Marriott hotel on a 5.2-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently, informally reviewing a subdivision referral (S-24-25) to divide the subject parcel into 2 new lots; and
- WHEREAS, the site is located in a highly commercialized section of NYS Route 31 near Interstate 481; the site is a large parcel off Pepperidge Way, located behind multiple commercial businesses including a Barnes and Noble, Chili's Grill and Bar, Outback Steakhouse, a Hampton Inn, and Aldi; the Willowfield Elementary School campus is located to the west; a single-family residential neighborhood extends south of the site; and
- WHEREAS, the site is a 16.22 acre parcel located at the terminus of Pepperidge Way; the site contains an existing Towneplace Suites Marriott hotel in the western portion of the site, and per aerial imagery, a vacant shrubby wooded area in the eastern portion, and a stormwater basin in the rear (southwestern) corner of the site; and
- WHEREAS, the applicant is proposing construction of a four-story, 162 room Marriott hotel on the vacant eastern half of the site; per the Overall Site Layout Plan dated 4/12/24, the proposed hotel will have a direct connection to Pepperidge Way in addition to a driveway connection to the Towneplace Suites' driveway and cross-access at the rear between hotel parking lots; the proposed hotel will be surrounded by parking lots on all sides, a dumpster enclosure in the southeast corner of the parking lots, and a sidewalk circling around the building; and
- WHEREAS, per the Hamlin Farm Subdivision map dated 6/6/24, the applicant is proposing to subdivide the parcel into two lots; proposed Lot 5A will be 10.96 acres and will contain the existing Towneplace Suites, the stormwater basin, and a possible connection to Sutcliffe Drive, a local road; proposed Lot 5B which will be 5.26 acres and is the location of the proposed Marriott hotel; and
- WHEREAS, per the Subdivision map, Sutcliffe Drive, a local road serving the adjacent residential neighborhood terminates at the southern boundary of the site with a turnaround on the subject parcel; the Subdivision map shows the terminus existing on a "Turn-A-Round Easement to terminate upon future extension of street"; the Overall Site Layout Plan did not include connection to Sutcliffe

Drive in the current proposal; the Subdivision Map shows the stormwater basin is located on a drainage easement and stormwater infrastructure connection from the adjacent neighborhood; a 30' wide drainage easement is located adjacent to the shared boundary with the parcel containing an Aldi grocery store; a Niagara Mohawk Power Corporation and Verizon easement containing utility boxes is shown adjacent to Pepperidge Way; the Subdivision map also shows multiple easements adjacent to, but not located on the site: a 15'-wide OCWA easement located along Pepperidge Way, across from the site and a Tree and Brush right-of-way, sanitary sewer easement, and OCWA easement are located on the adjacent parcel to the east, along the shared parcel boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/18/24, 4.1 acres of the site will be disturbed by the proposed project; the Site Layout Plan dated 4/12/24 depicts two proposed bioretention areas between the parking lot and Pepperidge Way and one proposed bioretention area along the rear lot boundary; per the EAD, stormwater will be "directed to on site stormwater management facilities;

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, per the referral notice, a new connection to public drinking water is proposed to serve the hotel; per the EAF the hotel is anticipated to utilize 18,000 gallons of water per day;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the hotel; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Gaskin Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, the hotel is anticipated to produce 18,000 gallons of wastewater per day;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 31 has public transit service and bus stops are located within 700 feet the site; and

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

species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site will be removed;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, sidewalks to and along Pepperidge Way, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.
2. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on neighboring properties.
3. The Town and applicant may wish to consider an easement for pedestrian facilities/pathway to be installed connecting to Pepperidge Way from the adjacent residential neighborhood to improve connection between NYS Route 31 and nearby neighborhoods.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Bob Kotlarz for the property located at 5701 & 5703 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to establish a church in an existing commercial building on two parcels totaling 0.74 acres in a General Commercial zoning district; and
- WHEREAS, this agency previously administratively reviewed and offered No Position with Comment on a site plan referral (Z-22-212) to establish a doggie daycare business on the site, advising the applicant per the NYS Department of Transportation (NYSDOT), signage must be located outside of the NYS right-of-way; and
- WHEREAS, the site is located west of the State Route 11 and State Route 31 intersection within the Town with surrounding land uses including commercial and residential to the east, west, and south, and forested land to the north; the proposed Micron campus will be located just west of the site; and
- WHEREAS, per the Site Plan – Existing Features dated 5/29/24, the site is comprised of two parcels, the western parcel contains a two-story house and garage and the eastern parcel, contains a 2,185 sf concrete building; an asphalt parking lot is located between the buildings and is accessed via two driveways from NYS Route 31; aerial imagery shows rows of conifers along the western and eastern site boundaries; and
- WHEREAS, per the referral notice, the applicant is seeking redevelopment of the site so it may be used for a community church; per the Site Plan – Proposed Features dated 5/29/24, changes to the site include renovating the existing parking lot to remove a 16'-wide section of asphalt along the eastern site boundary and at the northwestern corner of the parking lot, add additional asphalt to the southwestern corner of the parking lot, remove asphalt and install a planting island in the middle of the lot, and add landscaped areas along the western side and northeastern corner of the parking lot; the Site Plan also notes that brush will be removed from the rear boundary of the site and replaced with lawn; it is presumed the existing driveway serving the house will remain; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/7/24, 0.28 acres of the site will be disturbed by the proposed project; per the EAF, the proposal will not result in additional stormwater discharge from the site; and

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

WHEREAS, per the referral notice, the site is served by public sewers and the current proposal will result in an increase in wastewater flow; the site 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;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road (NYS Route 11) has public transit service and bus stops are located within 0.25 miles of the site; per aerial imagery, there are no sidewalks along NYS Route 31 in the immediate vicinity; and

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

1. The applicant is required to coordinate NYS Route 31 access plans with the New York State Department of Transportation. Additionally, the applicant must remove the existing sign from the NYS right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant and municipality must ensure all appropriate access agreements are in place prior to, or as a condition of, municipal approval of the site plan.

The Board offers the following comments:

1. The applicant is encouraged to add plantings and landscaping to screen front yard parking from view.
2. The Town is advised to ensure the proposed parking is adequate to accommodate the proposed seating/capacity of the church.
3. The applicant is encouraged to explore parking options at the rear of the site to allow a reduction of front yard parking along the NYS Route 31 frontage.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Mirabito Bennetts Corners Redevelopment for the property located at 2052 West Genesee 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 Genesee Turnpike (Route 5), a state highway, Bennetts Corners Road (Route 321), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a convenience store and fueling facility on three parcels totaling 3.7 acres in a Commercial (C-5) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on zone change and subdivision referrals (Z-24-62 and S-24-13) to allow construction of this proposed fueling station and convenience store, advising the applicant is required to coordinate with New York State Department of Transportation (NYSDOT) and Onondaga County Department of Transportation (OCDOT) regarding access plans for NYS Route 5 and Bennetts Corners Road respectively and the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve any existing or proposed septic system prior to, or as a condition of, approval of the site plan; and
- WHEREAS, the site is in a rural area, primarily surrounded by agriculture; the site consists of two recently realigned parcels: an existing gas station lot, the adjacent parcel to the east, and a portion of the adjacent parcel to the south, located at the intersection of Bennetts Corners Road (a county road) and NYS Route 5; and
- WHEREAS, per the Layout Plan dated 6/19/24, the applicant is proposing demolition of the existing fueling station and constructing a 4,800 sf Mirabito store with a drive-thru circulating around the rear and western side of the store, a conventional fueling island in front along the NYS Route 5 frontage, and diesel fueling island on the eastern side of the site; the Layout Plan shows the two existing driveways to NYS Route 5 will be removed and a new 30'-wide driveway to NYS Route 5 will be constructed near the eastern side of the site, an existing 25'-wide driveway to Bennetts Corners Road will remain, and a proposed 20'-wide entrance-only driveway will be constructed to Bennetts Corners Road near the southern boundary of the site; guiderails and riprap slope protection will be constructed along the southern and eastern boundaries of the subject area;
- ADVISORY NOTE: The proposed driveway onto NYS Route 5 requires highway access and work permits from the NYS Department of Transportation;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Bennetts Corners Road must meet Department requirements; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/25/24, 3.7 acres of the site will be disturbed by the proposed project; the Erosion and Sediment Control Plan dated 6/19/24 shows stormwater infrastructure will be installed underneath the parking lot, draining south to a proposed on-site bioretention basin; per the Layout Plan, a grass-lined detention basin to be located on the adjacent parcel to the south is proposed with the note “proposed additional taking for stormwater quantity facilities ±0.48 acres to be coordinated with property owner/applicant team”; a Stormwater Pollution Prevention Plan (SWPPP) prepared by Napierala Consulting dated 6/2024 was included 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, per the referral notice, a new connection to public drinking water is proposed to serve the complex; per the EAF, the site is anticipated to require 960 gallons of drinking water per day;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/25/24, a new individual septic system is proposed to serve the fueling station with an anticipated generation of 960 gallons of liquid waste per day; per the Layout Plan, the proposed stepped trench septic absorption field will be installed southwest of the subject area, near the eastern site boundary; and

WHEREAS, a Traffic Impact Assessment for the proposed gas station development completed by GTS Consulting and dated 2/12/24 was included with the referral materials; and

WHEREAS, a Lighting Plan dated 6/19/24 was included with the referral materials; and

WHEREAS, a Landscaping Plan dated 6/19/24 was included in the referral materials and shows rows of trees will be planted along the road frontage and along the northeastern parcel boundary along with plantings on the landscape island separating the diesel fuel area from the traditional fueling island and store; and

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

1. The applicant must continue to coordinate NYS Route 5 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must continue to coordinate Bennetts Corners Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
4. The applicant must ensure legal access to construct a stormwater basin on a separate parcel. An access easement is required to be filed and reflected on the site plan.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of North Area Meals On Wheels for the property located at 413 Church Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing construction of a 2,400 sf addition to existing commercial building on two parcels totaling 4.203 acres in a Residential (R-9) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-193) to allow construction of a 2,400 sf addition to the existing commercial building; and
- WHEREAS, the Board previously held No Position on site plan and area variance referrals (Z-19-175 and Z-19-176) to legalize and replace an existing sign; and
- WHEREAS, the site is located along Church Street, a local road, and abuts I-81 to the west; surrounding land uses are primarily residential and Sleeth Park, a Town park; and
- WHEREAS, the site consists of two parcels and contains an approximately 5,860 sf building (GIS mapping), parking lots along the front (southern) and eastern sides of the building, and two driveways to Church Street, a local road; the rear portion of the site is vacant; note, the two parcels comprising the site are shown as two lots in the Onondaga County Property Tax database and tax maps, but the Meals on Wheels subdivision map dated 9/12/22 combining the two parcels in New Lot 1 included with the referral materials was filed with the Onondaga County Clerk's Office on 10/14/22, file #13376; and
- WHEREAS, per the Proposed Site Plan dated 6/14/24, the applicant is proposing construction of a 2,400 sf addition to the rear of the proposed building along with a parking lot expansion consisting of an asphalt driveway along the northwest side of the building, leading to 6 parking spaces, a turnaround area, and dumpster enclosure; per a letter from North area Meals on Wheels Inc. to the Village of North Syracuse dated 6/14/24, the addition will contain space for bottle and can collection recycling, office space, cold/dry-goods storage space, and two restroom facilities; and
- WHEREAS, per the referral materials, the proposal requires three area variances; the first is to allow a 27.7' side yard setback (at the northwest corner of the building) where 30' is required by code; the second variance is for lot width: per the Letter included with the referral materials, an area variance was previously granted when the building was constructed to allow an 80' lot-width minimum

where 200' is required; the recent subdivision has expanded the lot width 154.5' which is closer to the required 200', but still requires a variance; the third variance is to allow 52 parking spaces when 74 are required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/14/2024, less than 0.4 acres of the site will be disturbed by the proposed project; per the EAF "existing stormwater runoff in the area of the proposed construction is currently conveyed via sheet flow over turfed area or thru small culverts to a water course located in a wooded area to the east on the adjacent private property; per the Proposed Grading-Utility Plan dated 6/14/24, a 1'-wide swale is proposed for around the proposed rear parking area and along the western side of the complex and an existing swale occurs along the eastern side of the proposed lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and the applicant is proposing construction of two additional restrooms which may result in an increase in use;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, 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 applicant is proposing construction of two additional restrooms which may result in an increase in use; the Meals on Wheels Subdivision Map shows a Onondaga County Sanitary Sewer easement along the southeastern parcel boundary, but on the adjacent parcel and a 20'-wide sanitary sewer easement leading from the southeastern site boundary to the building;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, GIS mapping shows an underground drainage channel crossing the front corner of the site, which may be associated with a federal wetland; GIS mapping shows state wetlands may exist at the rear, northeastern corner of the site and the site may contain the 100-foot state wetland buffer; the Site Plans do not show wetland or 100' buffer boundaries, but the referral materials include an image dated 5/22/24 showing the NYS wetland boundary and indicating a "check zone" but does not explicitly show the 100' buffer or indicate when the wetland and buffer boundaries were mapped/delineated; per the EAF, "a walkover of the NAMOW property, conducted by a C&S Engineers, Inc. Environmental Specialist, determined there are no wetlands within or adjacent to the proposed construction site or

within the NAMOW property boundary”;
ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery, sidewalks exist along Church Street west of the site and terminate at the site’s western driveway to Church Street; and

WHEREAS, the site may contain the Least bittern, 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The municipality is must require the applicant conduct a formal wetland delineation and both the wetland and associated 100’ buffer must be shown on the site plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Given the location of this site adjacent to a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Village and applicant to consider the installation of sidewalks along the Church Street frontage.
2. The applicant is encouraged to add additional landscaping and plantings along the road frontage and around parking lots.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of North Area Meals on Wheels for the property located at 413 Church 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a 2,400 sf addition to existing commercial building on two parcels totaling 4.203 acres in a Residential (R-9) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-192) to construct a 2,400 sf addition to the existing commercial building and parking lot expansion; and
- WHEREAS, the Board previously held No Position on site plan and area variance referrals (Z-19-175 and Z-19-176) to legalize and replace an existing sign; and
- WHEREAS, the site is located along Church Street, a local road, and abuts I-81 to the west; surrounding land uses are primarily residential and Sleeth Park, a Town park; and
- WHEREAS, the site consists of two parcels and contains an approximately 5,860 sf building (GIS mapping), parking lots along the front (southern) and eastern sides of the building, and two driveways to Church Street, a local road; the rear portion of the site is vacant; note, the two parcels comprising the site are shown as two lots in the Onondaga County Property Tax database and tax maps, but the Meals on Wheels subdivision map dated 9/12/22 combining the two parcels in New Lot 1 included with the referral materials was filed with the Onondaga County Clerk's Office on 10/14/22, file #13376; and
- WHEREAS, per the Proposed Site Plan dated 6/14/24, the applicant is proposing construction of a 2,400 sf addition to the rear of the proposed building along with a parking lot expansion consisting of an asphalt driveway along the northwest side of the building, leading to 6 parking spaces, a turnaround area, and dumpster enclosure; per a letter from North area Meals on Wheels Inc. to the Village of North Syracuse dated 6/14/24, the addition will contain space for bottle and can collection recycling, office space, cold/dry-goods storage space, and two restroom facilities; and
- WHEREAS, per the referral materials, the proposal requires three area variances; the first is to allow a 27.7' side yard setback (at the northwest corner of the building) where 30' is required by code; the second variance is for lot width: per the Letter included with the referral materials, an area variance was previously granted when the building was constructed to allow an 80' lot-width minimum

where 200' is required; the recent subdivision has expanded the lot width 154.5' which is closer to the required 200', but still requires a variance; the third variance is to allow 52 parking spaces when 74 are required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/14/2024, less than 0.4 acres of the site will be disturbed by the proposed project; per the EAF "existing stormwater runoff in the area of the proposed construction is currently conveyed via sheet flow over turfed area or thru small culverts to a water course located in a wooded area to the east on the adjacent private property; per the Proposed Grading-Utility Plan dated 6/14/24, a 1'-wide swale is proposed for around the proposed rear parking area and along the western side of the complex and an existing swale occurs along the eastern side of the proposed lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and the applicant is proposing construction of two additional restrooms which may result in an increase in use;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, 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 applicant is proposing construction of two additional restrooms which may result in an increase in use; the Meals on Wheels Subdivision Map shows a Onondaga County Sanitary Sewer easement along the southeastern parcel boundary, but on the adjacent parcel and a 20'-wide sanitary sewer easement leading from the southeastern site boundary to the building;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, GIS mapping shows an underground drainage channel crossing the front corner of the site, which may be associated with a federal wetland; GIS mapping shows state wetlands may exist at the rear, northeastern corner of the site and the site may contain the 100-foot state wetland buffer; the Site Plans do not show wetland or 100' buffer boundaries, but the referral materials include an image dated 5/22/24 showing the NYS wetland boundary and indicating a "check zone" but does not explicitly show the 100' buffer or indicate when the wetland and buffer boundaries were mapped/delineated; per the EAF, "a walkover of the NAMOW property, conducted by a C&S Engineers, Inc. Environmental Specialist, determined there are no wetlands within or adjacent to the proposed construction site or

within the NAMOW property boundary”;
ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years and delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery, sidewalks exist along Church Street west of the site and terminate at the site’s western driveway to Church Street; and

WHEREAS, the site may contain the Least bittern, 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed area variances, but offers the following requirements and comments regarding the project as a whole:

1. The municipality is advised to require the applicant conduct a formal wetland delineation and both the wetland and associated 100’ buffer be shown on the site plans.
2. Given the location of this site adjacent to a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Village and applicant to consider the installation of sidewalks along the Church Street frontage.
3. The applicant is encouraged to add additional landscaping and plantings along the road frontage and around parking lots.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village 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 #5 of 2024 to amend Chapter 225 (Zoning), Article II (Word Usage and Definitions), Section 225-4 (Definitions), Article VI (Overzone Regulations), Section 225-20 (Skaneateles Lakeshore Development Regulations), and the Permitted Use Chart of the Village of Skaneateles; and
- WHEREAS, the Local Law states the Village has found it necessary to modify the existing code; the proposed law includes multiple clarifications to the existing regulations; and
- WHEREAS, the proposed Local Law updates or refines multiple Definitions; previously, a “Boat” had been defined as a “watercraft whose length exceeds 15 feet” and the new definition is expanded to be “any vessel, floating craft, or personal watercraft which utilizes a docking or mooring facility, including but not limited to canoes, rowboats, kayaks, sailboards, aircraft and other small boat or personal watercraft as defined in New York State Navigation Law § 2 Subsection 30”; “Boathouse” has been similarly refined from a “structure to protect boats from the weather” to “an onshore structure that provides direct water or rail access for a boat to and from the water and used solely for the protection of boats from the weather and storage of boat supplies and equipment”; and
- WHEREAS, the definition of term “Dock” has been expanded to be a “floating or fixed” structure projecting into the lake used for berthing boats; uses have been added to state a dock can also be used for “swimming, sitting or other recreational purposes”; a “Permanent Dock” is currently defined by being a fixed structure that remains in the lake for more than 8 months and will be expanded to include being “attached to the shore, lake bottom” or remaining in the lake for more than 8 months, specifically including “floating docks, piers and wharves” and “articulating docks”; and
- WHEREAS, the “Lakeshore Setback Zone” has been changed from a distance of 50’ “onshore from the lake line” to 100’; multiple subsequent changes involve changing this limit to 100’ including the boundary of Lakeshore Regulations to be 100’ and stating a building permit within 100’ of the lake line will require site plan approval; and
- WHEREAS, § 225-20 “Skaneateles Lakeshore Development Regulations” has multiple revisions reflecting proposed updates to definitions; currently “Boathouses and similar lakeshore accessory building” is specified multiple times and is

now being narrowed to simply “Boathouse”; this change is reflected in what may be expanded within the Lakeshore setback zone, height restrictions, and regulations specific to boathouses; the regulation that Boathouses be included in the calculation of “open space percentage” will be removed; and

WHEREAS, § 225-20 E (4), additional regulations specific to Boathouses will state they “shall be designed and constructed solely for the storage of boats and related equipment and shall not include provisions for sleeping lodging, cooking, or sanitary facilities” and will not be used for “lodging or residential purposes”; and

WHEREAS, § 225-20 E (5), concerning docks currently has different provisions for permanent and temporary docks, proposed changes eliminate separate provisions for temporary docks, stating both cannot extend offshore more than 40’ and adding the provisions that no dock shall exceed 8’ in width, have a lateral projection exceeding 40’, and if treated lumber is used, it must be the “sealed, non-leaching type”; and

WHEREAS, the category § 225-20 G Miscellaneous provisions will be added, with regulations stating owners must remove any “pilings, floats, and/or any other related components which are abandoned or fall into disuse”, “no person shall fail to comply with any special conditions attached to the authorization” of a dock or boathouse, and a permit is not required if the repair is above the mean high-water mark if the “repair” doesn’t change the “size, shape, or location”;

WHEREAS, additional regulations in “Miscellaneous provisions” specify the dock or boathouse cannot be used for commercial purposes and will be used exclusively by the owner or occupant except for small, limited amounts of time (10 days) and “no fee, charge or remuneration is paid or received”; and

WHEREAS, additional proposed “Miscellaneous provisions” allows any “lawfully pre-existing, permanent, nonconforming, onshore and offshore structure” stating any modifications made in the future must meet requirements”; permits are not required for moorings or temporary docks as long as “all other requirements of this chapter are met”; 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 Mike LaFlair and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Henry Clay Warehouse for the property located 7189 Henry Clay Boulevard; 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 Henry Clay Boulevard (Route 45) and Vine Street / West Taft Road (Route 51), both county highways; and
- WHEREAS, the applicant is proposing site improvements on a 7.39-acre warehouse parcel in an Industrial-1 zoning district; and
- WHEREAS, the site is a commercial warehouse located on the northwest corner of the intersection of Henry Clay Boulevard, West Taft Road, and Vine Street; the area is characterized by a mix of commercial and residential; near to the site are a Rite Aid distribution warehouse, a firehouse, and self-storage north of the intersection and the Clayton Manor Apartments, Pine Tree Apartments, Kingswood Garden Apartments, and a car dealership located south of the site; and
- WHEREAS, the site is a large warehouse with asphalt parking lots along the northeast, western, and southern sides of the building, two driveways to Henry Clay Boulevard, and one driveway to Vine Street, all county routes; per the referral materials, the building has three tenant spaces totaling 82,000 sf; per aerial imagery, a small wooded area covers the southeast corner;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Henry Clay Boulevard and Vine Street must meet Department requirements; and
- WHEREAS, the applicant is proposing repaving the existing asphalt on the eastern side of the building, restriping all parking areas to have 54 spaces, and updating the existing stormwater system to improve onsite drainage; the applicant is also proposing to reface the eastern and southern sides of the building and painting the northern and western sides of the building; the Project Narrative from Keplinger Freeman Associates dated 6/17/24 notes the tenant spaces will be used for non-alcoholic beverage storage and distribution, light production and distribution, and light manufacturing and FedEx shipping; the narrative notes the site will operate from 7am to 5pm Monday through Saturday; and
- WHEREAS, per the Site Preparation Plan dated 6/17/24, numerous easements occur on the property including a 50'-wide New York Transit Company easement with the note "reputed to decrease to 35'-wide after installation", a 50'-wide Niagara Mohawk Power Corp easement, and two easements notes as 25'-wide Trimming Rights all parallel to each other and traversing the site across the northeast corner; an easement extending from the western parcel boundary to

the rear of the building is a 20' easement belonging to Niagara Mohawk Power Corp. for an underground line; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/5/24, 0.30 acres of the site will be disturbed by the proposed project; per the Project Narrative dated 6/17/24, the applicant is proposing to add storm inlets and a catch basin to the existing stormwater system in addition to replacing existing storm pipes; and

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; per the referral, the applicant is anticipating an increase in wastewater flow;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>;
ADVISORY NOTE: Any project creating industrial wastewater flow related to production and manufacturing will require a Permit from the Onondaga County Department of Water Environment Protection (WEP) prior to municipal approval; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The applicant is required to coordinate Henry Clay Boulevard and Vine Street access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Clay Marketplace for the property located at Northeast Corner of Route 31 and Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 31, a state highway, and Henry Clay Boulevard (Route 265/Route 121), a county highway; and
- WHEREAS, the applicant is proposing to amend Phases 2 and 4 of construction of a larger mixed-use lifestyle center on a 14.95-acre parcel in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board has reviewed multiple referrals regarding Clay Marketplace; most recently the Board recommended Modification of special permit referrals (Z-24-23 and Z-24-24) to allow drive-thrus at a bank and a coffee shop (Phase 2 and 4), advising the applicant must coordinate Route 31 access plans and submit an updated Traffic Impact Study (TIS) to NYS Department of Transportation and continue to coordinate with the Town and the Onondaga County Department of Water Environment Protection (OCDWEP) regarding the required 1 gallon to 1 gallon sanitary flow offset plan; the Board also offered comments requesting the applicant submit updated TIS and lighting plans to the Onondaga County Department of Transportation (OCDOT) and encouraging the Town and applicant to consider complementary on-site accommodations for future public transit service along this portion of NYS Route 31, as an increased density and mix of uses are anticipated; previously, the Board reviewed a site plan referral (Z-22-284) and encouraged the applicant and Town to construct a more “Town Center” style development with increased density, multi-story mixed use development, walkability, transit access and interconnected networks of streets and pathways and local parks, open space and recreation amenities; and
- WHEREAS, the previously vacant parcel is located at the intersection of NYS Route 31 and Henry Clay Boulevard, a county road; surrounding land uses are a mix of low-density commercial, civic, residential, and agricultural land uses; other nearby land uses include the Pine Plains Cemetery to the north, Santaro Park, and Clay Park North, a town park; the Micron semiconductor facility will be in close proximity to the site; aerial imagery from spring 2024 shows Phase 1 construction is underway with the eastern 3-story apartment building, four 8-bay garages, and the easternmost commercial building already constructed; and
- WHEREAS, the Site Plan referral is for the Clay Marketplace Planned Development District (PDD) which proposed two 48-unit, 3-story apartment buildings located along

the northern lot boundary with three 1- and 2-story commercial buildings along the NYS Route 31 frontage; the site will have road access from both Henry Clay Boulevard, a county highway, and NYS Route 31; the current referral is for the amended Site Plan, reflecting changes to Phases 2 and 4; the changes between the previously submitted Site Plan dated 8/21/23 and this submittal, Site Plan dated 6/11/24, are negligible, with minor changes including which landscaped areas will have mulch; and

WHEREAS, retained from previous iterations are sidewalks connecting the apartment buildings to their parking lots with some connections to the eastern commercial buildings, but not to the “Proposed Office/Bank/Small Retail” building; no sidewalks are shown connecting to, or along NYS Route 31; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 31 has public transit service with the nearest existing bus stop located over a mile away at Great Northern Mall; the SMTC is also currently facilitating a study of the NYS Route 31 corridor for potential enhanced transit service options; and

WHEREAS, the Landscaping Plan dated 6/11/24 shows trees will be installed along road frontages, along the berm to be installed along the rear parcel boundary, and along internal roads; shrubs and landscaping will be installed around buildings, around dumpster enclosures, and around signage; and

WHEREAS, per the submitted EAF dated 6/24/24, 13.9 acres of the site will be disturbed by the proposal; per the Site Plan dated 6/11/24, five proposed stormwater management areas along the eastern lot line; per the EAF, stormwater will eventually be directed to culverts along NYS Route 31;

ADVISORY NOTE: per the NYS and Onondaga County Departments of Transportation, additional stormwater runoff into the state’s or county’s drainage system is prohibited; and

WHEREAS, the site is located in an area with access to public drinking water and per the referral notice, a new connection to public drinking water is proposed to serve the project; per the EAF, anticipated water usage/demand is estimated at 30,000 gallons per day, an increase from a previously projected 22,000 gallons per day;

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

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

WHEREAS, the site is located in an area with access to public sewers; GIS mapping shows there are existing Town sewer lines located on the site, which ultimately flow to the Oak Orchard Wastewater Treatment Plant and Henry Clay and Newbury Woods Pump Station Service Areas; per the referral notice, a new municipal connection to the public sewer infrastructure is proposed; per the EAF, anticipated liquid waste generation is estimated at 30,000 gallons per day, an increase from a previously projected 22,000 gallons per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County’s Plumbing Control Division in order to connect into the public sewer system; additionally, the

applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the site may contain the Pied-billed grebe or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);

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

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

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

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

1. The applicant must continue to coordinate NYS Route 31 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must coordinate with the Town and the Onondaga County Department of Water Environment Protection (OCDWEP) regarding the required 1 gallon to 1 gallon sanitary flow offset plan.

The Board offers the following comments:

1. The Town and applicant are encouraged to construct an internal sidewalk network including sidewalk connections between the apartment buildings and commercial buildings and sidewalks extending to NYS Route 31.
2. The Town and applicant are encouraged to consider complementary on-site accommodations for future public transit service along this portion of NYS Route 31, as an increased density and mix of uses are anticipated.
3. The Town and applicant are encouraged to utilize shared parking and if shared, a reduction in the overall parking on site.
4. The Town is encouraged to require landscape screening of parking lots located along road frontages.

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

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, Town of Lysander Planning Board
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 7/3/2024
RE: Administrative Review – Abbott – North Hayes Road Subdivision
RECOMMENDATION: Modification

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

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

CASE NUMBER: S-24-27
REFERRING BOARD: Town of Lysander Planning Board
DATE RECEIVED: 6/28/24
TYPE OF ACTION: Final Subdivision
APPLICANT: Windsor Abbott
LOCATION: 7484 North Hayes Road
WITHIN 500' OF: North Hayes Road (a county route) and a farm operation located in a NYS Agricultural District
TAX ID(s): 064.-03-29.1

Project Summary:

The applicant is proposing to subdivide three residential building lots from their 73-acre agricultural parcel located on North Hayes Road in Lysander. The site is an irregularly-shaped parcel containing active agriculture in NYS Agricultural District 3. The proposed subdivision will divide contiguous lots from the northernmost frontage creating Lot 1 (1.837 acres), Lot 2 (1.837 acres), and Lot 3 (2.695) acres from the main parcel (Lot 4, 66.570 acres remaining). Proposed Lot 3 will contain a 100'-wide sanitary sewer easement along its southern boundary for a proposed pump station and extension of sewer infrastructure in this area. All four lots have frontage on North Hayes Road.

Per GIS mapping, a riverine federal wetland traverses the site and is shown on the subdivision map to be in the same approximate location as the southern boundary of proposed Lot 3 and the sanitary sewer Easement.

Recommendation: Modification

Modifications:

1. The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, wells and septic or sewer systems including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
2. The applicant must coordinate North Hayes Road access plans with the Onondaga County Department of Transportation prior to municipal approval of the subdivision to ensure the proposed lots meet minimum sight distance requirements.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, Town of Lysander Planning Board
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 7/3/2024
RE: Administrative Review – Abbott – Hicks Road 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 Onondaga County Department of Planning.

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

CASE NUMBER: S-24-28
REFERRING BOARD: Town of Lysander Planning Board
DATE RECEIVED: 6/28/24
TYPE OF ACTION: Final Subdivision
APPLICANT: Windsor Abbott
LOCATION: 7780 Hicks Road
WITHIN 500' OF: Hicks Road (county Route 157), Cold Springs Road (NYS Route 370), and a farm operation located in a NYS Agricultural District
TAX ID(s): 071.-02-53.0

Project Summary:

The applicant is proposing to subdivide one lot to allow construction of a church from their 30-acre agricultural parcel located on Hicks Road in Lysander. The site contains active agriculture and is in NYS Agricultural District 3. A 30'-wide access and utility easement and 10'-wide Niagara Mohawk Power Corporation easement located along the northern site boundary provide access to a cell tower located in the northeast corner of the lot. The proposed subdivision will split New Lot 1A (4.040 acres) from the remaining lands (25.450 acres). Both lots will have frontage on Hicks Road. The Subdivision Map shows a "Future 60' Road R.O.W." located on the remaining lands, near the southern boundary of proposed Lot 1A. The Subdivision Map also shows a 30'-wide trail easement along the site's frontage on Hicks Road and along part of the southern boundary, noting the easement was never activated.

Per GIS Mapping, federal and NYS wetlands are present on the parcel, but appear to be outside of proposed Lot 1A.

Recommendation: Modification

Modifications:

1. The filed Subdivision Plan must include applicable information to verify the viability of the proposed parcels as buildable lots, including building setbacks, driveway access, wells and septic systems including required separation thereof, as well as any waterbodies, delineated wetlands/buffers or other natural features of significance on the site.
2. The applicant must coordinate North Hayes Road access plans with the Onondaga County Department of Transportation prior to municipal approval of the subdivision to ensure the proposed lots meet minimum sight distance requirements.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision.

ONONDAGA COUNTY DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, Town of DeWitt Planning Board
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 6/3/2024
RE: Administrative Review – Bull and Bear Roadhouse
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 Onondaga County Department of Planning.

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

CASE NUMBER: Z-24-172
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: 6/18/2024
TYPE OF ACTION: Site Plan
APPLICANT: Bull & Bear Restaurant
LOCATION: 6402 Collamer Road
WITHIN 500' OF: Collamer Road (NYS Route 298) and Kinne Street (County Route 71)
TAX ID(s): 026.-02-02.1

Project Summary:

The applicant, Bull and Bear Roadhouse restaurant, is proposing changes to their existing outdoor patio and dumpster enclosure to allow expansion of the outdoor patio and customer area. The restaurant is on a triangular parcel located at the intersection of Collamer Road and Kinne Street with the restaurant located along the Collamer Road frontage and driveways located on either side. Parking is located along the sides of the building, along parcel boundaries, and in a lot at the rear of the parcel.

Currently, the restaurant has a covered outdoor area along the southern side of the building with an uncovered, concrete, fenced-in patio area at the southeastern corner and a fenced dumpster enclosure along the rear of the restaurant building. The applicant is proposing reconfiguring the dumpster enclosure to utilize a smaller area along the northeast corner of the building so a larger walled-in patio, two fire pits, and outdoor games area can be constructed over the existing patio and along a portion of the rear of the building. The renderings on the Site Plan and Patio Layout dated 6/4/24 depict landscaped beds to be installed along the outside of the patio area. No changes are proposed to the restaurant building, parking

lots, or driveways. Per the Site Plan, the patio expansion will include removal of approximately 1,500 sf of asphalt to be replaced with “permeable artificial turf and/or plant beds”.

Recommendation: No Position


ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, City of Syracuse Office of the Zoning Administrator
FROM: Don Jordan Jr, Acting Director 
Onondaga County Department of Planning (OCDOP)
DATE: 7/3/2024
RE: Administrative Review – 400 Leavenworth Avenue Change of Use
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 Onondaga County Department of Planning.

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>.

CASE NUMBER: Z-24-184
REFERRING BOARD: City of Syracuse Office of the Zoning Administrator
DATE RECEIVED: 6/25/24
TYPE OF ACTION: Site Plan
APPLICANT: John Kleniatis
LOCATION: 400 Leavenworth Avenue
WITHIN 500' OF: Interstate 690
TAX ID(s): 118.-01-07.0

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

Project Summary:

The site is a large building on Leavenworth Avenue in the Franklin Square District of the City of Syracuse, located between Interstate 690 and Inner Harbor. Neighboring businesses include Burn Bros Contractors, ProLiteracy, The Preserve restaurant, and New Justice Conflict Resolution Services. The site is accessed from Maltbie and Evans Streets and has parking on three sides of the building.

The applicant is seeking a change of use to utilize a rented 12'x14.5' empty room for an office for background checks with gun buyers who bought the guns from third-party sellers. The referral notes the office will not be used for "any physical firearms purpose". The building houses multiple businesses and its current use is listed as offices, industrial, and storage. No changes will be made to the site.

Advisory Note:

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

Recommendation: No Position


ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, City of Syracuse Office of the Zoning Administrator
FROM: Don Jordan Jr, Acting Director 
Onondaga County Department of Planning (OCDOP)
DATE: 7/3/2024
RE: Administrative Review – 102 Lock Alley Site Plan
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 Onondaga County Department of Planning.

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CASE NUMBER: Z-24-185
REFERRING BOARD: City of Syracuse Office of the Zoning Administrator
DATE RECEIVED: 6/25/24
TYPE OF ACTION: Site Plan
APPLICANT: Jamie Stevens
LOCATION: 102 Lock Alley
WITHIN 500' OF: Interstate 81
TAX ID(s): 008.-07-14.0

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

Project Summary:

The site is a two story brick former carriage house located on Lock Alley, near East Division Street and North Salina Street in the City of Syracuse. The building is surrounded by vacant lots to the northwest, a parking lot to the southeast, and two historic buildings fronting on North Salina Street to the rear. The parcel is surrounded by parcels in the North Salina Street Historic District, but is not in the district itself.

The applicant is proposing to rehabilitate the building into a single residential dwelling. The applicant is also seeking a change in use from a distribution facility to a residential dwelling. The proposal includes renovating the interior, stabilizing the building, repairing, replacing and repointing brickwork, new doors, transoms, and windows, and adding a wood slat fence to the top of existing retaining wall around a 12'x10' brick paver patio at the rear of the building.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Don M. Jordan, Jr.
Acting Director

TO: Members, Syracuse City Planning Commission
FROM: Don Jordan Jr, Acting Director *DJ*
Onondaga County Department of Planning (OCDOP)
DATE: 7/3/2024
RE: Administrative Review – 250 Harrison Street Site Plan
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 Onondaga County Department of Planning.

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:

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

CASE NUMBER: Z-24-186
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 6/25/24
TYPE OF ACTION: Site Plan
APPLICANT: Andrew Dashiell Davidson
LOCATION: 600 Montgomery Street
WITHIN 500' OF: Adams Street (NYS owned) and county-owned facilities: the OnCenter, War Memorial, and Civic Center
TAX ID(s): 095.-02-02.0

Project Summary:

The site is the 6-story, 250 Harrison building located at the corner of Harrison and Montgomery Streets in downtown Syracuse. The building was constructed in 1928 as a Hilton Hotel and occupies the whole of its tax parcel. The building currently contains office space with mostly vacant first floor commercial space. The applicant is proposing to convert floors 2 through 6 from office space to 35 dwelling units (5 studios, 25 one-bedrooms, and 5 two-bedroom units). 10% of the apartments will be affordable dwelling units. Renovations include a rooftop deck, converting the basement to amenity space and storage for tenants, and preparing the ground floor for future retail use (excluding the Ale N' Angus restaurant space). No exterior or site changes were included in this referral.

Per the project narrative, the building owners have successfully extended the Montgomery Street-Columbus Circle Historic District to include this building to allow the applicant access to federal and New York State historic tax credit programs.

Advisory Notes:

1. Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html> .
2. Projects using state or federal funding or utilizing state historic preservation tax credits are subject to review from the NYS Historic Preservation Office

Recommendation: No Position