



Onondaga County Planning Board

July 14, 2021

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Mike LaFlair
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Allison Bodine
Robin Coon

GUESTS PRESENT

Catherine Johnson

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 14, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from June 23, 2021 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

| | | | | | |
|----------|---------|---------------------------------|----------|---------|---------------------------------|
| S-21-43 | TLysPB | <i>No Position With Comment</i> | S-21-44 | TManPB | <i>No Position</i> |
| S-21-45 | TManPB | <i>No Position With Comment</i> | S-21-46 | TManPB | <i>No Position With Comment</i> |
| Z-21-212 | VFayVB | <i>No Position</i> | Z-21-213 | TClaZBA | <i>No Position</i> |
| Z-21-214 | TClaPB | <i>Modification</i> | Z-21-215 | TClaPB | <i>Modification</i> |
| Z-21-216 | CSyrPB | <i>No Position With Comment</i> | Z-21-217 | TClaPB | <i>Modification</i> |
| Z-21-218 | TCamTB | <i>Disapproval</i> | Z-21-219 | TDewPB | <i>No Position</i> |
| Z-21-220 | TDewPB | <i>Modification</i> | Z-21-221 | TSkaPB | <i>Modification</i> |
| Z-21-222 | TSkaZBA | <i>No Position With Comment</i> | Z-21-223 | CSyrPB | <i>No Position</i> |
| Z-21-224 | TCicPB | <i>No Position</i> | Z-21-225 | TManPB | <i>Modification</i> |
| Z-21-226 | TCicPB | <i>No Position</i> | Z-21-227 | TClaPB | <i>No Position</i> |
| Z-21-228 | TClaZBA | <i>No Position</i> | Z-21-229 | TVanZBA | <i>No Position With Comment</i> |



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # S-21-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Richard Fenzl for the property located at 1201 Church Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Church Road (Route 192) and Fenner Road (Route 193), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 62.409-acre parcel into two new lots, Lot 1 (55.896 acres) and Lot 2 (6.513 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agricultural land uses; the site abuts lands to the north that are enrolled in NYS Agricultural District 3 and appear to contain active farmland; additional lands south and west of the site contain active farm operations and are also enrolled in the district; and
- WHEREAS, the submitted subdivision plan dated June 6, 2021 shows the site has two frontages on Church Road that occur on either side of a residential lot; the site has additional frontage on Prine Road, a local road, to the west and Fenner Road to the east; the Fenner Road frontage is approximately 30' wide; and
- WHEREAS, aerial imagery dated May 2021 shows a plowed farm field on the western half of the property; the eastern half of the property contains an existing house and barn and an existing driveway onto Church Road, as well as wooded lands surrounding Mud Lake Inlet, a classification C stream; and
- WHEREAS, per the subdivision plan, proposed Lot 2 (6.513 acres) will contain the existing house, barn, and driveway; the remaining lands will be proposed Lot 1 (55.896 acres); and
- WHEREAS, per the submitted Agricultural Data Statement, 28 acres of the site is currently being farmed and proposed Lot 1 will continue to be used for farming; no development plans are indicated;
ADVISORY NOTES: per the Onondaga County Department of Transportation, no access to Fenner Road will be permitted; any future or proposed driveways onto Church Road will require highway access and work permits from the Department and will be subject to the availability of sight distance; and
- WHEREAS, the house is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been

listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

WHEREAS, the subdivision plan shows potential state and federal wetland areas and the 100-year floodplain on-site; these sensitive environmental areas appear to occur around the stream and within the wooded lands; and

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

1. To ensure access to Church Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # S-21-44

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Sigmund and Michelle Keller for the property located at 7268 East Richmond Road; 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 0.89-acre parcel into two new lots, Lot 1 (10,010 sf) and Lot 2 (29,040), in a Residential (R3) zoning district; and
- WHEREAS, the corner lot is located at the intersection of Kendall Drive and Richmond Road, both local roads with surrounding single-family residential land uses; the submitted Final Plan dated May 6, 2021 shows the site contains an existing one-and-a-half-story house set towards the intersection; there is an existing driveway with two access points, one each on Kendall Drive and Richmond Road; and
- WHEREAS, the Final Plan shows proposed Lot 1 (0.230 acres) will contain the existing house; Lot 2 (0.667 acres) will be the remaining lands, including the entire driveway, and is intended for a single-family house; tax mapping shows neighboring properties are comparable size to the proposed lots; ADVISORY NOTE: the Town is advised to require appropriate access agreements for the shared driveway; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new municipal connections to drinking water and wastewater services will be required for the proposed house; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer;

and

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # S-21-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Nedzad Salkic for the property located at 6220 North Manlius Road; 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 58.85-acre parcel into two new lots, Lot 21 (2.50 acres) and Lot 22 (47.18 acres), in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the site is located in a rural area just outside of the Village of Minoa; surrounding land uses are low density residential and large tracts of undeveloped, wooded lands; Limestone Creek crosses lands just west of the site; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the 100-year floodplain associated with Limestone Creek, which may require elevation of structures and other mitigation; the front half of the site appears to also be in the more restrictive floodway, which has a higher likelihood of flooding events and higher water flow during storm events; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the submitted Concept Plan dated April 14, 2021 shows approximate wetland locations on a significant part of the site, as per NYS freshwater wetland mapping; a 100' buffer is also shown in the plan; GIS mapping shows the site may also be encumbered by federal wetlands, which are not shown on the submitted plans; and
- WHEREAS, aerial imagery dated May 2021 and the Concept Plan show the site has frontage on North Manlius Road, a local road, and contains 5 barn/shed structures surrounded by roughly 6 acres of cleared land at the front of the site; the remainder of the site appears to be covered by forest and overgrown vegetation; and
- WHEREAS, per the Concept Plan, proposed Lot 21 (2.5 acres) will have 225' of frontage on North Manlius Road; the referral notice indicates the proposed subdivision is intended for construction of a two-family house on Lot 21, which is shown in the Concept Plan; the entirety of Lot 21 is in the floodplain and floodway; the wetland areas appear to be outside the new building lot, except for a small portion along the northern boundary that is in the state buffer; and

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E-mail Address: countyplanning@ongov.net

WHEREAS, per the Concept Plan, proposed Lot 22 (47.18 acres) will contain the remainder of the site, including the existing structures; and

WHEREAS, the site is served by an individual well and septic system; a new well and septic system are proposed for the new house, though neither the existing nor proposed facilities are shown in the plan;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

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

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

The Town is advised to ensure the proposed subdivision will create a developable, real property tax parcel that demonstrates the following conditions:

1. The Town must condition approval of the subdivision on Onondaga County Health Department's Bureau of Public Health Engineering approval of sewage disposal plans for Lot 2.
2. The proposed lot and two-family house development must 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.
3. The applicant must contact the NYS Department of Environmental Conservation and US Army Corps of Engineers to confirm the presence of state and/or federal wetlands and the 100-foot state wetland buffer on the site. The Town is advised to ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval of the subdivision.
4. The Town must require a revised subdivision plan that shows floodplain and floodway areas, confirmed wetlands and buffers, existing and proposed buildings and access, the location of existing and proposed sewage disposal systems and wells, and the distances between each.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # S-21-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of David Hamm Jr. for the property located at 2235 Warners 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 Warners Road (Route 64), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 21-acre parcel into two new lots, Lot 1 (1.44 acres) and Remaining Lands (19.7 acres), in a Residential (R3) zoning district; and
- WHEREAS, the site is located along Warners Road; surrounding land uses are low-density residential and agricultural; the site abuts lands to the east that are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, aerial imagery dated May 2021 and the submitted Preliminary Plan dated December 28, 2020 show the site is mostly covered by forest and overgrown vegetation; there is a remnant driveway shown in aerial imagery and some construction debris where a previous house appears to have been demolished; per the plan, the top of a creek bank marks a portion of the western lot line; the creek flows to Mill Pond on an adjacent parcel; and
- WHEREAS, per the Preliminary Plan, proposed Lot 1 (1.44 acres) will occur at the front of the site and have 168.59' of frontage on Warners Road; per the local application, Lot 1 is intended for a new single-family house; the Remaining Lands (19.7 acres) will be undeveloped; and
- WHEREAS, the site has access to public drinking water and is located outside of the Onondaga County Sanitary District boundary; new drinking water and wastewater services will be required for the proposed house; per the plan, the Remaining Lands "is not an approved building lot according to Onondaga County Health Department regulations and therefore is not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit";
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1 prior to Department endorsement of the subdivision; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, GIS mapping shows potential state and federal wetlands along the western lot line and creek; Lot 1 does not appear to have any potential wetland areas; 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:

To ensure access to Warners Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-212

- 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 Fayetteville Village Board at the request of Village of Fayetteville for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Article XI Accessory Buildings and Structures, § 187-77, entitled Storage Sheds, of Chapter 187 (Zoning) of the Village of Fayetteville Code; and
- WHEREAS, the Village Zoning Code currently dictates the size (12' tall, 144 SF), use (storage, hobbies or workshop by the owner or tenant of the principal structure), and number (one per property) of storage sheds permitted; the Code allows storage sheds on any property within any zoning district and restricts the location of storage sheds to the side or rear yard with a minimum 5' setback from the property line; and
- WHEREAS, the proposed text amendment will add a new subsection, §187-77. G., relating to the outdoor storage of certain materials, including garbage, personal on demand storage (PODS or similar portable outdoor storage containers commonly used for moving and storage of personal property), and building materials; the existing regulations for storage sheds will remain as is; and
- WHEREAS, per the Local Law Filing, regulations for outdoor storage of garbage will read as follows: "The storage of garbage containing waste materials, rubbish and all types of refuse containers shall be separate from all adjoining lots or rights-of-way by a screening device not less than four feet in height or otherwise contained within an enclosed structure, except during such times as are designated for the removal of contents. No unpleasant or noxious odors are permitted beyond lot lines. Outdoor storage shall not be located within a required yard or transition area"; and
- WHEREAS, per the Local Law Filing, PODS will be defined in the new text as "a portable shed, trailer, cargo container or similar storage facility that is capable of being loaded with materials and placed on a residential property for the purpose of storing materials"; and
- WHEREAS, per the Local Law Filing, residents may have PODS for 14 days; after 14 days a permit must be obtained, which will allow for use of PODS for up to 30 days; PODS will also be allowed in conjunction with an active building permit, subject to issuance of a separate permit, and only for the length of the building permit; PODS will be allowed without a permit for 30 days in the event of a catastrophe; residential properties will be limited to one PODS at a time, except where a catastrophe or building permit justifies the need; and
- WHEREAS, per the Local Law Filing, PODS will be subject to side or rear yard setback

requirements and must be located in the established driveway outside of the street line if located in the front yard; and

WHEREAS, per the Local Law Filing, regulations for outdoor storage of building materials will read as follows: "Building materials of any kind shall not be collected nor allowed to accumulate on any property except in connection with an active building permit"; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-213

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Zoning Board of Appeals at the request of Ellen Huber for the property located at 4937 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow a home occupation (alteration and tailor business) on a 0.296-acre parcel in a One-Family Residential (R-7.5) zoning district; and
- WHEREAS, the site is located in a residential neighborhood along West Taft Road; surrounding land uses include various office and professional uses, medical offices, and a grocery store (Wegmans); and
- WHEREAS, the submitted survey map dated February 27, 2021 shows the site contains an existing one-story house set back 59.2' from West Taft Road and a shed; there is an existing driveway onto West Taft Road; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated June 5, 2021 indicates interior renovations are proposed to allow for the alteration and tailor business; no site modifications are indicated; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station services areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-214

- 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 Guggenheim Development Services, LLC / Jiffy Lube for the property located at West Taft Road (between 5229 & 5255); 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 Taft Road (Route 48), a county highway; and
- WHEREAS, the applicant is proposing to construct a 3,000 sf Jiffy Lube multi-care/vehicle service facility on a 1.48-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously reviewed an area variance referral (Z-21-122) as part of the proposed project, and preliminary subdivision (S-18-85) and three-mile limit (Z-19-33) referrals to subdivide a parcel into two new lots, creating the subject parcel and an adjacent parcel that contains an existing AutoZone; and
- WHEREAS, the vacant parcel is located along West Taft Road; surrounding land uses consist of commercial uses generally occurring along West Taft Road and residential neighborhoods to the north and east; and
- WHEREAS, the submitted Site Layout Plan dated June 2, 2021 shows the proposed Jiffy Lube building (3,000 sf) will be constructed at the center of the site; there will be drive aisles on all four sides and pavement markings for site circulation, where vehicles to be serviced will enter at the rear of the building and exit from the front; 14 parking spaces are shown at the rear of the building; and
- WHEREAS, a letter to the Town Planning Board from a representative for the applicant, dated June 2, 2021, indicates proposed hours of operation will be 8AM to 6PM with a traffic volume of 15-20 vehicles per day after opening with a long-term goal of 35 vehicles per day; and
- WHEREAS, access to the parcel will come from a cross-connection to the adjacent AutoZone parcel, which has a 30' ingress and egress easement across the front of the parcel; a crosswalk and sidewalk connection are shown from the front of the building to the existing sidewalk along West Taft Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted; all access to the site must come from the existing driveways on West Taft Road and Allen Road as is currently shown; and
- WHEREAS, the submitted Landscape Plan shows 13 proposed trees along a portion of the side lot line, and adjacent to a neighboring house; proposed signage is shown to include a monument sign in the front yard and wall-mounted signage on all four faces of the building; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 2, 2021,

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E-mail Address: countyplanning@ongov.net

0.9 acres will be disturbed by the proposed project; a proposed stormwater management area is shown in the Site Layout Plan along the perimeter of the developed area, occurring the full length of the rear and east sides and part of the front; a portion of the stormwater management area will be enclosed by split rail fencing;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to public drinking water and sewers are proposed for the project; per the EAF, anticipated water usage and wastewater generation are each estimated at 800 gallons per day;

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

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

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

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

The applicant must contact the Onondaga County Department of Transportation and submit a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to show the proposed development will not create additional stormwater runoff into the county's drainage system. A work permit will also be required for any work in the county right-of-way, including the proposed sidewalk extension.

The Board also offers the following comment:

The applicant is encouraged to provide substantial landscaping the entire length of the east lot line to help buffer the adjacent residential properties.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-215

- 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 Royal Car Wash / Daniele Family Companies for the property located at 7376 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to construct a 4,096 sf car wash facility on a 1.94-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board recently reviewed a special permit referral (Z-21-176) as part of the proposed project; and
- WHEREAS, the site is located along the Oswego Road commercial corridor and backs up to a residential neighborhood; the submitted Existing Conditions and Demolition plan and aerial imagery dated May 2021 show the site contains an existing restaurant building (Nick & Angelo's Ristorante), to be demolished, with a large side yard parking lot and two existing driveways onto Oswego Road, on either side of the building; and
- WHEREAS, the submitted Site Plan dated June 2021 shows the proposed car wash building (4,096 sf) will be parallel to, and set back 117.2' from, Oswego Road; there will be three queueing lanes at the rear of the building and 21 vacuum stalls at the front; both existing curb cuts will be closed; a new full access driveway is shown with dual exit lanes; a letter to the Town from a representative for the applicant, dated June 21, 2021, indicates the site has been designed for stacking of up to 40 vehicles to prevent backup into Oswego Road;
ADVISORY NOTES: the proposed driveway onto Oswego Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways must meet Department requirements; and
- WHEREAS, the site's internal circulation appears to route vehicles through the pay stalls and car wash building before the vacuum stalls; parking at the rear of the building, presumably for employees, would likewise be routed through the pay stalls, car wash, and vacuum stations before being able to exit the site; there is a proposed bypass that is restricted by traffic cones, which would allow vehicles to bypass the car wash building and vacuum stalls altogether; and
- WHEREAS, the submitted elevation drawings show the building will have brick siding and a shingle roof; proposed signage will include three wall-mounted signs lit by gooseneck light fixtures, with one sign on the front of the building and each side; and

WHEREAS, per the letter, hours of operation will be Monday through Saturday 7AM to 9PM and Sunday 8AM to 8PM; there will be two to six employees on the site at any given time; per the submitted Environmental Assessment Form (EAF) dated April 28, 2021, proposed lighting will include dark-sky compliant building and parking lot fixtures; the closest occupied residential building is about 300 feet away; and

WHEREAS, per the EAF, 1.61 acres will be disturbed by the proposed project; impervious surface coverage on the site will be reduced by 0.55 acres; stormwater runoff will be directed to an on-site stormwater management area (3,250 sf); the Site Plan shows the developed area will be encircled by a swale;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; new municipal connections to the drinking water and sewer infrastructure are proposed; per the EAF, anticipated water usage and liquid waste generation are each estimated at 12,500 gallons per day;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection (WEP) asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; any and all demolition of buildings requires a permit for sewer disconnects, to be obtained from WEP's Plumbing Control office; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service; a bus stop is located at the front 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 the plans it appears that no trees will be removed as part of the proposed project; and

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

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

Per the Onondaga County Department of Transportation, dual exit lanes as proposed will not be permitted. The applicant must contact the Department to coordinate Oswego Road access plans. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

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

E-mail Address: countyplanning@ongov.net

1. The Town is encouraged to work with the applicant on site plan modifications to improve internal site circulation and ensure appropriate access for emergency service providers. As currently drawn, the bypass lane for the car wash building is restricted and for emergency use only. The applicant may wish to provide unimpeded drive aisles to also allow customers and employees to bypass the car wash and vacuum station areas as necessary.
2. To improve walkability and access to public transit in this area, the Town and applicant are encouraged to explore opportunities to install a sidewalk along the Oswego Road frontage and provide transit amenities such as a bench, trash can, and concrete landing pad in coordination with Centro. Any sidewalk installations adjacent to a county road should be coordinated with the Onondaga County Department of Transportation.
3. Landscaping, such as low shrubs or hedges, is strongly encouraged at the front and rear of the site to screen parking and queueing areas.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-216

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Storage Cap Syracuse, LP for the property located at 861 Van Rensselaer 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 Bear Street (NYS Route 298), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a new self-storage facility (Store Space) on a 4.63-acre parcel in a Lakefront (T-5) zoning district; and
- WHEREAS, in 2020, the Board offered no position with comment for concurrent other authorization (Z-20-3) and special permit (Z-20-4) referrals to combine two lots into one and construct a self-storage facility (SyraStore); Tax Maps prepared January 1, 2021 show the two lots have since been combined, creating the subject parcel; and
- WHEREAS, the vacant site is located along Van Rensselaer Street, a city street, south of Hiawatha Boulevard West in the Lakefront neighborhood of the City of Syracuse; the site is south of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, per the local application, the site will be developed in two phases; Phase 1 will include construction of a two-story, climate-controlled building (57,950 sf footprint) for the self-storage facility; Phase 2 will include two retail pads (5,500 sf each) for future retail tenants; hours of operation will be 9:30AM to 6:00PM, 7 days a week with key code only access available from 7AM to 7PM; the maximum number of employees on premises at one time will be 3; and
- WHEREAS, the Architectural Site Plan dated June 15, 2021 shows the storage building will be constructed at the rear of the site with a stormwater management area behind it; the two commercial buildings will be set at the front lot line; on-site parking (59 spaces total) will be distributed among 4 smaller parking areas; a new driveway onto Van Rensselaer Street is proposed; and
- WHEREAS, the submitted sign plans show proposed signage will include four wall-mounted, non-illuminated building signs; one sign (26'-11.25" x 92.4") will be on the front face of the building; a sign (77.25" x 15") indicating the office area will be located over one of the front entrances; and two signs (103.4" x 18" each) indicating loading areas will be located above overhead doors on the west side of the building; additional signage will include vinyl door signs and address numbers; and
- WHEREAS, pavement markings were recently added to this portion of Van Rensselaer

Street to establish additional bike lanes in the vicinity of the nearby Empire State Trail and Onondaga Creekwalk trail; the referral materials include comments/recommendations for the project from various City departments, which contain specific recommendations for the streetscape and tree planting along Van Rensselaer Street; and

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Office (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; self-storage facilities, or “mini-storage”, do not appear to be a permitted use in the MX-3 zoning district; and

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of multiple sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734083, V00002, 734059, 734083, V00222, 734048, C734133, C734132, 734020, C734130, C734134, C734135, C734136, C734137, C734104, C734131, 734020); the EAF notes that a “clean Phase I and Phase II environmental testing report” will be provided if requested, to show the property is free and clear of any/all environmental issues; and

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

In light of the recent and proposed development projects and continued growth within the Lakefront area, the City is encouraged to consider construction or acquisition of any easements needed for planned right-of-way treatments with the goal of providing a complete street network that caters to and provides for multiple modes of transportation and links the mix of commercial, residential, tourism, and recreational uses that are being established in the surrounding area.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-217

- 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 CM Management / Peter Smith for the property located at 7192 Buckley 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 Buckley Road (Route 48), a county highway; and
- WHEREAS, the applicant is proposing alterations to an existing car wash building, 4 Seasons Car Wash, on a 2.373-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2011, the Board recommended modification of a special permit referral (Z-11-188) to establish an auto sales business on the subject parcel, citing driveway permit requirements; and
- WHEREAS, the site is located along Buckley Road, south of the intersection with West Taft Road, a county road; surrounding land uses consist of medical offices, including the North Medical Center, a town park, commercial uses, and single-family houses; and
- WHEREAS, the site has additional frontage on Dolshire Drive, a local road, and appears to have recently contained three uses, an auto and boat detailing shop, a car wash, and a pilates studio; it is not clear if all of the uses still exist or will remain following the proposed project; aerial imagery dated May 2021 and the submitted survey map dated May 28, 2002 show the site contains three existing buildings and 5 vacuum stations, all surrounded by asphalt; there are two existing driveways onto Buckley Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and
- WHEREAS, the submitted Architectural Plan shows one of the existing buildings has 5 self-serve car wash bays; as part of the proposed project, the width of the building will be increased by 10' and the roof will be raised 32" to convert two of the wash bays to automatic wash bays; the three remaining bays will continue to be self-serve, with new equipment to be installed; 16 new vacuum stations will be added, replacing three of the existing stations; and
- WHEREAS, the Architectural Plan shows one of the other buildings contains two existing automatic wash bays, to remain and be renovated at a later date; the exterior elevation drawings show a proposed wall-mounted, back-lit LED sign over the entrance to the new automatic wash bays; the plans show an existing pylon sign along the Buckley Road frontage, to remain with new graphics proposed; and
- WHEREAS, new pavement markings are shown for on-site circulation through the car

wash bays; the pavement markings appear to route all vehicles exiting a car wash bay to the southerly drive; the northerly drive appears to remain without any changes;

ADVISORY NOTE: per the Onondaga County Department of Transportation, the northerly driveway appears to be 55' wide, which exceeds the county's commercial driveway standards; and

WHEREAS, aerial imagery dated May 2021 shows there are currently striped, dedicated parking spaces at the front and rear of the site; no dedicated parking spaces are indicated in the plans and some appear to be replaced by the new vacuum stations; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; additional municipal connections to the drinking water and wastewater services may be required;

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

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

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

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the northerly driveway on Buckley Road, in order to satisfy commercial driveway standards, which will require reducing the width of the driveway. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town is advised to work with the applicant on site plan modifications to more clearly define internal site circulation, on-site parking, and any additional uses on the site.
2. Given the residential nature of the parcels on three sides of the site, landscaping along the south and east lot lines is strongly encouraged to provide screening for neighboring uses. Additional landscape screening should be provided along the frontage of the site.
3. The Town and applicant may wish to consider a subdivision and transfer of

land to the Town, in conjunction with the current site plan review, to correct the Hopkins Road Park driveway encroachment.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-218

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Hinsdale Road Group, LLC for the property located at Hinsdale Road & Warners Road (aka 184 Bennett Road); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Bennett Road (Route 190), Warners Road (Route 63), and Hinsdale Road (Route 209), all county highways; and
- WHEREAS, the applicant is proposing a zone change from Residential (R-3) to Planned Unit Development (PUD) on a 2.79-acre parcel to allow for future construction of a self-storage facility as part of the Township 5 center; and
- WHEREAS, the Board has reviewed a number of referrals relating to the development of Township 5, a retail, entertainment, and commercial center in the Town of Camillus; past referrals include the original zone change to PUD (Z-07-307), corresponding site plan (Z-08-203), a subdivision (S-10-44), and subsequent site plan modifications (Z-12-369, Z-12-379, Z-16-382) for revisions to the commercial component of and to add a hotel to the development; most recently, the Board reviewed a subdivision (S-17-43) referral to subdivide one of the Township 5 parcels into 7 new lots; and
- WHEREAS, aerial imagery dated May 2021 shows Township 5 is bound by Township Boulevard, a local road to the south that runs parallel to NYS Route 5, Hinsdale Road to the east, and Bennett Road to the north and west; Township 5 has limited frontage on Bennett Road, which is primarily lined on either side by single-family residential properties zoned R-3; additional single-family residential lots occur along Hinsdale Road across from Township 5; in 2017, the Board reviewed a zone change referral (Z-17-194) that resulted in a zone change from R-3 to Limited Business Office (LBO) for these Hinsdale Road parcels, which included roughly 22 lots and more than 8 acres; and
- WHEREAS, the subject parcel has frontage on Bennett Road that occurs between two single-family residential lots; there is an existing one-story house, to be demolished, and driveway near the front of the site; more than two-thirds of the property is forested and situated behind the adjacent residential lots; there is a u-shaped, forested parcel (4.504 acres) at the rear of the site, which was created in the 2017 subdivision (S-17-43), that has frontage on Warners Road and is already included in the Township 5 PUD; the subject parcel and adjacent, undeveloped parcel are intended for the proposed self-storage facility; these parcels are separated from the remainder of Township 5 by a parcel owned by Niagara Mohawk Power Corporation and containing overhead utility lines; and
- WHEREAS, the submitted Site Plan shows the proposed self-storage facility, Hightower

Self Storage, will be comprised of 13 new buildings, including an office building and one large building that appears to be two stories with interior storage spaces; all other buildings appear to have storage units that are accessible from the exterior of the building; parking (22 spaces total) is shown to occur in two areas, one adjacent to the proposed office building and one at the front of the large building; the Site Plan shows landscaping along the boundary lines that are shared with neighboring residential lots; the plan also notes “additional landscape buffer plantings shall be provided, as directed by Town of Camillus”; and

WHEREAS, per the Site Plan, the buildings are served by asphalt drive aisles with a commercial driveway onto Bennett Road; no vehicle or pedestrian connections to the Township 5 center are shown;

ADVISORY NOTES: the proposed driveway onto Bennett Road will require highway access and work permits from the Onondaga County Department of Transportation (OCDOT) and will be subject to the availability of sight distance; to further meet Department requirements, the applicant will be required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review; OCDOT also advises that further development in this area will necessitate a traffic study to show potential traffic impacts, particularly at nearby intersections including Bennett Road and Warners Road; any mitigations, such as a traffic signal, will be the responsibility of the developer; and

WHEREAS, per the Town Zoning Code, the purpose of the PUD district is “to provide flexible land use and design regulations so that sites or portions thereof may be developed within the Town incorporating a variety of residential types and nonresidential uses and which contains both individual building sites and common property which are planned and developed as a unit. Where planned unit development is deemed appropriate through the rezoning of land to a Planned Unit Development District by the Town Board, the uses and the dimensional specifications elsewhere in this chapter are herein replaced by an approval process in which an approved plan becomes the basis for continuing land uses controls”; the revised site plan for the Township 5 PUD (Z-12-379), which was approved by the Town Board in 2012, included retail, theatre, restaurant, bank, office, and apartment uses and was later revised (Z-16-382) to add a hotel use; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 2, 2021, 7.29 acres will be disturbed by the proposed self-storage facility; stormwater discharges will be directed to on-site detention, to comply with MS4 requirements, that is shown in the plan to occur at the front and rear of the site;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office

early in the planning process to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department prior to the next phase of development to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, to be obtained from Plumbing Control; and

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

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

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

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the project is within 2,000 feet of the Allied Signal Wastebeds site, which is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID 734076 (per EAF Mapper); and

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

The Board finds the proposed zone change and intended use to be incompatible with the residential character and scale that prevails on Bennett Road. As such, the Board considers the detriment to the neighboring properties to be greater than the benefit to the landowner of granting the zone change.

Application of the Planned Unit Development District (PUD) within the Town is

intended to accommodate projects planned and developed as a single entity that contain diverse uses and various residential building types, and promote creative, efficient, and more livable community designs. The proposed zone change and intended use are inconsistent with the goals of the PUD and intent of the Township 5 center as originally vetted and permitted. Any rezoning that adds to the Township 5 PUD should be part of a larger, cohesive plan for Township 5 and any transitional lands such as these.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-219

- 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 Craig Zinserling for the property located at 202 Twin Oaks Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 90 (NYS Thruway), a state highway, and Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing minor site modifications to allow for continued use of an existing multi-tenant office building on a 2.40-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located in a node of industrial uses and office parks along the NYS Thruway; the site has frontage on Twin Oaks Drive, a town road, and abuts state right-of-way to the north that includes a portion of Ley Creek, which is owned and maintained by the Onondaga County Department of Water Environment Protection in this area; and
- WHEREAS, aerial imagery dated May 2021 and the submitted survey map show the site contains an existing one-story, multi-tenant office building, Ley Creek Landing, surrounded on three sides by asphalt/gravel parking that appears to cover almost the entirety of the site; there are 10' New York Telephone Co. and 25' Niagara Mohawk Power Corp. easements at the rear of the property, which appears to be covered by gravel parking; the site has two existing driveways onto Twin Oaks Drive; and
- WHEREAS, per the local application, the applicant is seeking a Certification of Compliance to allow the building to continue operating as a multi-tenant office building; per a phone conversation with the Town, the offices are occupied by a used car dealership with multiple dealers; the parking lot was recently expanded with the addition of the gravel area at the rear of the property; this site plan application is intended to approve the parking lot expansion; the Preliminary Site Plan also shows new striping for all existing parking areas, to provide 155 total spaces where 162 is required; new street trees will be planted along Twin Oaks Drive; and
- WHEREAS, the submitted elevation drawings show existing DMV signage will be relocated and new mailboxes and a bike rack will be installed at the front of the building; no other building modifications are proposed and there will be no change to existing storm drainage; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

WHEREAS, GIS mapping shows lands north of the site may contain state or federal wetlands; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; lands north of the site, in close proximity, are encumbered by the more restrictive floodway; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734057, 734044, 734070) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-220

- 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 Ultra Dairy (James Gosier) for the property located at 6750 Benedict 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 Interstate 481, a state highway, and Fly Road (Route 77), a county highway; and
- WHEREAS, the applicant is proposing construction of a 6,560 sf wastewater facility and a 42,000 sf processing addition at an existing dairy processing facility on a 20.23-acre parcel in a High Tech zoning district; and
- WHEREAS, the Board has reviewed a number of referrals for previous expansions to the Ultra Dairy facility dating back to 2006, (Z-06-372, Z-08-177, Z-09-109, Z-13-110, Z-15-356, Z-15-359, Z-18-274, Z-19-358, Z-20-119), with recommendations relating to potential access, traffic, and stormwater impacts; and
- WHEREAS, the site is located between Fly Road and I-481 in a node of commercial and industrial land uses; the submitted survey map shows the site has additional frontage on Benedict Road, a local road, and contains a large existing building, including previously reviewed additions, and stainless steel tanks; there are two parking areas along the Benedict Road frontage and an internal road network throughout the site; three existing driveways onto Benedict Road are shown, which outlets to Fly Road to the west; and
- WHEREAS, the submitted Ultra Dairy 2021 Master Plan shows Phase 2A of the expansion project to include the proposed wastewater treatment facility (6,560 SF) and 6 new stainless steel tanks, which will be constructed near the Benedict Road frontage and reduce one of the parking areas by 4 spaces; Phase 2B will include the building addition (42,000 SF) and 8 new stainless steel tanks, to be constructed on the west side of the building; a future Phase 3 building addition is shown with estimated completion in 2023; Phase 3 appears to also include two interconnected, reserved parking areas (184 spaces total) with a subsurface stormwater management system under the lot; a future driveway onto Fly Road is shown to serve the Phase 3 site modifications;
ADVISORY NOTE: any proposed or future driveways onto Fly Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 14, 2021, 1.3 acres will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities;
ADVISORY NOTES: per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county

or state drainage systems is prohibited; any project that will create stormwater discharges associated with industrial activity must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the applicant has an active industrial monitoring permit, which WEP is currently revising to outline the new flow volumes and discharge conditions that will be permitted; the EAF notes that the current wastewater treatment system is approaching its functional capacity and the new, enhanced treatment system is needed to permit future growth; the additional processing space cannot function without completion of the wastewater system; the EAF indicates total anticipated drinking water demand and treated wastewater generation will both be 30,000 gallons per day (gpd) after Phase 2A and 150,000 gpd after Phase 2B; and

WHEREAS, County Planning Board recommendations for previous referrals have also referenced wastewater capacity concerns regarding the Town's conveyance infrastructure and ability to accommodate full buildout of the Ultra Dairy facility as proposed; recent coordination between the applicant, Town, and County to resolve capacity concerns have culminated in the installation of a new County pumping station and force main to accommodate industrial users in this area; the EAF notes that the new County force main, when completed, will adequately handle the increased wastewater; Phase 2B will not be operational until the force main project is completed; and

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

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

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

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

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

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

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

1. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County and New York State Departments of Transportation for review. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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.
3. The applicant and Town must continue to coordinate with the Onondaga County Department of Water Environment Protection (WEP) Source Control division regarding review of the on-site waste treatment facility, pre-treatment capacity and revised Industrial User Permit. WEP advises that any wastewater flow increases resulting from future improvements would be subject to concurrent requisite increases in pretreatment capacity.

The Board also offers the following comment:

The applicant is advised to coordinate future Fly Road access plans with the Onondaga County Department of Transportation early in the planning process.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-221

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Peter White & Mary Socci for the property located at 1737 Russells Landing; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to demolish and replace an existing dwelling, guest house, and garage on a 0.62-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-222) as part of the proposed project; and
- WHEREAS, the site is located on the western side of Skaneateles Lake with surrounding lakefront residential and agricultural land uses; lands south of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, tax maps dated March 1, 2021 show the site consists of two lots that were recently combined into one 0.65-acre parcel; the submitted survey map shows the site has frontage on Fire Lane 50 (Russells Landing), a private road, and 176.5' of lake frontage; the site contains an existing 2-bedroom dwelling with conforming setbacks, a 1-bedroom accessory dwelling with non-conforming setbacks, and a garage/carport with non-conforming setbacks, all to be removed; existing shoreline structures include a walkway and set of stairs with a dock beyond the lake line, to remain; and
- WHEREAS, the submitted Site Plan dated June 22, 2021 shows the proposed project includes a new 2-bedroom dwelling with non-conforming setbacks and a 1-bedroom accessory dwelling and attached garage with conforming setbacks; per the application, the new 2-bedroom dwelling will be non-conforming with a 64.4' lake setback, where 100' is required for any structure built after December 7, 2005; for structures built prior to that date, 60' is required; the existing 2-bedroom dwelling was considered conforming as it was built prior to 2000 and located 63.5' from the lake; total building footprint will also be non-conforming at 6.4% where 6% is permitted, though it will be reduced from the current 8.2%; and
- WHEREAS, per the Site Plan, the site has two existing driveways onto Russells Landing, one of which will be removed to help reduce impermeable surface coverage; and
- WHEREAS, the site is served by an individual septic system; a new septic system is proposed as part of the project and will be constructed at the front of the site; per the referral notice, drinking water is currently drawn directly from the lake, to continue; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 11.3% and will decrease to 8.4% following the proposed project, where 10% is permitted; and

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

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-222

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Peter White & Mary Socci for the property located at 1737 Russells Landing; 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the minimum lake yard setback from 100' to 64.4' to allow for construction of a new dwelling on a 0.62-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-221) as part of the proposed project; and
- WHEREAS, the site is located on the western side of Skaneateles Lake with surrounding lakefront residential and agricultural land uses; lands south of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, tax maps dated March 1, 2021 show the site consists of two lots that were recently combined into one 0.65-acre parcel; the submitted survey map shows the site has frontage on Fire Lane 50 (Russells Landing), a private road, and 176.5' of lake frontage; the site contains an existing 2-bedroom dwelling with conforming setbacks, a 1-bedroom accessory dwelling with non-conforming setbacks, and a garage/carport with non-conforming setbacks, all to be removed; existing shoreline structures include a walkway and set of stairs with a dock beyond the lake line, to remain; and
- WHEREAS, the submitted Site Plan dated June 22, 2021 shows the proposed project includes a new 2-bedroom dwelling with non-conforming setbacks and a 1-bedroom accessory dwelling and attached garage with conforming setbacks; per the application, the new 2-bedroom dwelling will be non-conforming with a 64.4' lake setback, where 100' is required for any structure built after December 7, 2005; for structures built prior to that date, 60' is required; the existing 2-bedroom dwelling was considered conforming as it was built prior to 2000 and located 63.5' from the lake; total building footprint will also be non-conforming at 6.4% where 6% is permitted, though it will be reduced from the current 8.2%; and
- WHEREAS, per the Site Plan, the site has two existing driveways onto Russells Landing, one of which will be removed to help reduce impermeable surface coverage; and
- WHEREAS, the site is served by an individual septic system; a new septic system is proposed as part of the project and will be constructed at the front of the site; per the referral notice, drinking water is currently drawn directly from the

lake, to continue; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 11.3% and will decrease to 8.4% following the proposed project, where 10% is permitted; and

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

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

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

While the Board offers no position with regards to the requested area variance, the following comment is intended for the project as a whole:

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-223

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Jose Avalos for the property located at 402 South Franklin 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 the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is requesting a special permit to expand an existing restaurant in a mixed-use building on a 0.21-acre parcel in a Central Business General Services A (CBD-GSA) zoning district; and
- WHEREAS, in 2016, the Board offered no position for a referral (Z-16-236) to modify an existing special permit to allow electronically amplified music in an existing bar in the subject building; and
- WHEREAS, the site is located in the Armory Square Historic District in Downtown Syracuse; surrounding land uses include mixed-use commercial, retail, office, and residential buildings; the site is located across the street from the Museum of Science & Technology (MOST) and near Onondaga Creek and the creekwalk; and
- WHEREAS, the site has frontage on Walton Street to the north, Franklin Street to the east, and Jefferson Street to the south, all city streets, and contains an existing one- to four-story zero lot line building; there are existing sidewalks on all three frontages; on-street parking is available throughout Armory Square and there is a large public parking lot in close proximity to the site; and
- WHEREAS, per the local application, the building has an 11,000 SF first floor tenant space, two-thirds of which is currently occupied by a restaurant, Margaritas Mexican Cantina; the restaurant would like to expand their footprint to occupy the remainder of the tenant space; the expansion will increase their current operation by 6,778 SF; hours of operation are Monday through Sunday 11AM to 1PM, with the bar closing at 12PM; the maximum number of employees on-site at one time is 25; and
- WHEREAS, the local application indicates only interior renovations are proposed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water

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

E-mail Address: countyplanning@ongov.net

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses”; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-224

- 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 ADESA Syracuse for the property located at 5942 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 Route 31 and Route 81, both state highways; and
- WHEREAS, the applicant is proposing to reconstruct an existing security gate and guard shack on an 89.2-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a site plan referral (Z-17-439) to remove an existing structure and add two additional parking areas to the ADESA site; the Board cited access requirements to be addressed, including the driveway widths and number of driveways serving the site, as well as review of potential impact to environmental sensitive areas on the site; and
- WHEREAS, the site is located along a congested segment of NYS Route 31 in the Town of Cicero, just east of I-81; surrounding land uses include various roadside commercial, Cicero Elementary School, Cicero North Syracuse High School, and residential development; and
- WHEREAS, the submitted Site Survey dated October 18, 2017 shows the site contains four existing buildings, a trailer, a large front asphalt parking area, and a massive rear asphalt and gravel parking area largely enclosed by a chain link fence that all contribute to ADESA, Inc., an auto auction facility; and
- WHEREAS, aerial imagery dated May 2021 shows existing access to the site includes a right-in only driveway and a full access driveway with dual exit lanes that occurs at a signalized intersection across from Lakeshore Spur Road, a local road; there is an existing sidewalk along Route 31 at the front of the site that continues across the right-in driveway; no changes to access are proposed; and
- WHEREAS, aerial imagery shows the existing guard shack is located roughly 160' from the Route 31 roadway; the submitted Security Gate Plan shows the existing guard shack will be demolished as part of the proposed project and a new guard shack (312 SF) will be constructed farther away from the site's full access driveway; there will be a security gate arm on either side of the guard shack for entrance and exit into the fenced parking area; the submitted Car Carrier Turning & Queue Diagram shows the path of a 90-foot car carrier from the signalized driveway to the guard shack, which would allow for stacking of four 18-wheel trucks; and
- WHEREAS, per the Security Gate Plan, an existing tent structure will be relocated behind the guard house and some parking striping will be removed to accommodate the new circulation pattern; the plans show there is an Onondaga County Water Authority 99' permanent right-of-way that follows the eastern lot line

then cuts across the front corner of the site; the proposed improvements will relocate the guard shack outside the OCWA easement; the site contains additional rights-of-way for Onondaga County sanitary sewers, which are located at the rear of the site and will not be disturbed by the proposed project; and

WHEREAS, per the local application, the auto auction is open Sunday through Saturday and has a maximum of 100 employees on-site at one time; and

WHEREAS, the site is encumbered by Mud Creek and significant areas of floodplain, floodway, and wetlands, all part of the Mud Creek drainage basin, which provides a central stormwater function in the Town; portions of the floodway, 100-year floodplain, and 100-foot wetland buffer all occur within the gravel parking area, and floodplain and wetland buffers occur in the asphalt paved area; the submitted Environmental Assessment Form (EAF) dated June 8, 2021 notes that the proposed action will not alter or encroach into any existing wetland areas or waterbodies; the proposed action is confined to an area that has already been disturbed and will not result in any additional stormwater runoff; and

WHEREAS, 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 and impervious surfaces within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; floodways represent a higher risk area than floodplains and development within a floodway must carry proof that it will not increase flood elevations at any location during the 100-year flood; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas, a constrained pump station requiring 1:1 offsets for additional flow; no changes to the existing infrastructure are proposed; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-225

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Route 5 Development Company for the property located at 406 Towne Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct a 7,240 square foot multi-tenant building for two new restaurants on a vacant 1.79-acre outparcel of the Towne Center at Fayetteville shopping plaza in a Regional Shopping (RS) zoning district; and
- WHEREAS, the Board recently reviewed a site plan referral (Z-21-164) for the proposed project; the site plan referral currently under review is a modification to that plan; previously, the Board reviewed preliminary subdivision (S-18-17) and three-mile limit (Z-19-72) referrals to subdivide two lots into three new lots, which created the subject parcel; and
- WHEREAS, the submitted Existing Conditions Plan dated June 30, 2021 shows the site has frontage on East Genesee Street (NYS Route 5) and contains a parking area that is part of the Towne Center at Fayetteville shopping plaza; the site abuts multiple parcels containing a large multi-tenant retail building and associated parking for the plaza, as well as two adjacent outparcels that contain a McDonald's restaurant and a Key Bank; other recent development in the shopping plaza includes the creation of another outparcel on East Genesee Street for a Chase Bank (S-19-50, Z-19-192, Z-19-256), which was recently completed and opened; and
- WHEREAS, the submitted Site Plan dated June 30, 2021 shows the multi-tenant restaurant building (7,240 sf) will be set back 55.4' from East Genesee Street; parking (48 spaces) will be located at the front of the building and mobile order pickup and drive-thru lanes will be on the other three sides; the plan notes that Restaurant A (2,410 sf, 58 seats) will have mobile order pickup service and Restaurant B (4,500 sf, 150 seats) will have a drive-thru, each with their own pickup window occurring on opposite sides of the building; new sidewalks are proposed that will connect to sidewalks on adjacent parcels and include crosswalks through parking areas and drive-thru lanes; and
- WHEREAS, notable changes between the current site plan and previous site plan (Z-21-164) include the following: the building orientation has changed from parallel to East Genesee Street to perpendicular; the number of parking spaces has increased from 48 to 70; the dumpsters have been separated to two locations, including one at the front of the site; and
- WHEREAS, landscaping is proposed along the frontage of the site; a Photometric Plan was included with the referral materials and shows new pole-mounted light

fixtures throughout the parking area and along the mobile order pickup and drive-thru lanes; there appears to be light spillage into the state right-of-way; per the Existing Conditions Plan, there is a water line and 20' right-of-way to the Onondaga County Water Authority crossing the site; a portion of the development's parking lot will occur within the right-of-way;

ADVISORY NOTE: per the NYS Department of Transportation, no glare or spillover onto adjacent properties or the county right-of-way will be permitted; and

WHEREAS, aerial imagery shows access to the entire shopping plaza comes from a signalized, full access driveway onto Route 5, a right-in, right-out driveway onto Route 5, and four full access driveways onto North Burdick Street, a county road to the east; the outparcel development will use the access road and existing driveways that serve the shopping plaza; a Traffic Impact Study (TIS) dated March 2021 was included with the referral materials; the TIS concludes that the project will generate approximately 72 entering and 87 exiting vehicles trips during the PM peak hour and 156 entering and 139 exiting vehicles trips during the SAT peak hour; a portion of the proposed volume is presumed to be pass-by traffic and not new, reducing the expected traffic impacts by roughly half; per the TIS, the projected traffic impacts can be accommodated by the existing transportation network with no highway improvements;

ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 5 will be permitted; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP) and revised Stormwater Management Report were submitted with the referral materials and includes a copy of the SPDES General Permit for Stormwater Discharges from Construction Activity effective January 29, 2020; the reports indicate that the project area drains via sheet flow to a closed conduit storm sewer system;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural

hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from the plans it appears that several trees will be removed as part of the project;

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

WHEREAS, the site is across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; the project is within 2,000 feet of a site (ID: C734106) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant must continue to coordinate with the New York State Department of Transportation regarding review of the Traffic Study. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation requests a copy of any information submitted to the New York State Department of Transportation.
2. 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.
3. As development of the plaza continues, the Town is encouraged to work with the applicant to further improve walkability throughout the entire shopping plaza by installing sidewalks along both road frontages and establishing an internal sidewalk network to facilitate pedestrian circulation between buildings and across parking areas. Additional site plan considerations to improve the pedestrian environment for this project include

landscape screening along East Genesee Street and the neighboring property lines, locating buildings closer to the road frontage, and screening parking and dumpster enclosures with landscaping or by locating them behind buildings.

4. Prior to future development of the shopping plaza, the Town may wish to assess the overall parking needs of the plaza, as well as the internal traffic and circulation of the site given any changes in traffic resulting from the restaurant development.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-226

- 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 Benderson Development Company, LLC for the property located at 7983-8003 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and Caughdenoy Road (Route 49), a county highway; and
- WHEREAS, the applicant is proposing to add 10 parking spaces and a cross access connection to an existing shopping plaza on a 4.754-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2005, the Board recommended disapproval of a site plan referral (Z-05-357) to develop an 18,800 SF retail building on the subject site; the Board noted that there was a lack of information to evaluate the full extent of the proposed development and cited traffic study and wetland permitting requirements; and
- WHEREAS, the site is located along the highly traveled commercial corridor, US Route 11; the submitted survey map shows the site contains an existing one-story, multi-tenant retail building with parking at the front and rear of the building and drive aisles on the north and south sides; the site has an existing full access driveway onto Route 11, an existing sidewalk along the frontage of the site, and a cross-connection to the adjacent parcel to the north, which contains a building materials store; and
- WHEREAS, the submitted Overall Site Plan dated June 17, 2021 shows 5 of the new parking spaces will be added to the south side of the building and the other 5 will be on the north, to include expansions to the asphalt areas on-site; the proposed cross-connection will connect the shopping plaza with the adjacent parcel to the south, which contains a pharmacy; a Reciprocal Easements Agreement was included with the referral materials granting each property use of the roadway for ingress to and egress from the public streets by vehicle, and use of the sidewalk for ingress to and egress from the public streets by pedestrians; and
- WHEREAS, following the proposed project, on-site parking will increase to 75 spaces and the site will also have access to Caughdenoy Road through the pharmacy parcel; and
- WHEREAS, GIS mapping shows the site may be encumbered by state and federal wetland areas; the building and rear parking area appear to encroach in the wetlands; some of the proposed parking spaces are also in the wetland areas;
- ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state

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E-mail Address: countyplanning@ongov.net

wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 22, 2021, 0.20 acres will be disturbed by the proposed project; stormwater discharges will sheet flow to the existing on-site storm sewer; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the project is within 2,000 feet of a site (ID: V00150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the black tern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-227

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 Salt City Sheds / Kyle Rafferty for the property located at 8191 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway; and

WHEREAS, the applicant is proposing to operate an outdoor retail facility for sheds and gazebos on a 0.909-acre parcel in a Highway Commercial (HC-1) zoning district; and

WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-228) as part of the proposed project; and

WHEREAS, the site is located along Oswego Road with mostly commercial land uses along this corridor; residential neighborhoods occur east and west of the Oswego Road frontage parcels; the site abuts Madison Village, a mobile home park, on two sides and a dentist office to the north; and

WHEREAS, the submitted Site Plan Existing dated May 25, 2021 shows the site contains a vacant asphalt and gravel parking lot with an existing driveway onto Oswego Road; the driveway has an access right-of-way and is shared with the adjacent dentist office; the adjacent parcel contains a 25' wide ingress & egress right-of-way that provides the site with additional access to Calder Court, a local road to the north;

ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Oswego Road must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted for this site, nor is any shown in the plans; and

WHEREAS, the submitted Site Plan Proposed shows a proposed 9,500 SF outdoor retail area that will meet all setback requirements; there will be no office or employees on-site; the site will be for display only; potential customers can look at the inventory, then call and place an order; the site will contain 8-10 sheds and 3 gazebos maximum at any given time; the maximum size shed is 10' x 20'; and

WHEREAS, per the local application, the requested area variance will reduce the required number of parking spaces for a retail use from 6 per 1,000 SF to 1 per 1,000 SF; per the plans, 57 parking spaces are required and 10 are proposed; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed for the project; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO),

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Oswego Road has public transit service; bus stops are located at the Calder Road/Oswego Road intersection north of the site; and

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-228

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Salt City Sheds / Kyle Rafferty for the property located at 8191 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces required for an outdoor retail facility for sheds and gazebos on a 0.909-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-227) as part of the proposed project; and
- WHEREAS, the site is located along Oswego Road with mostly commercial land uses along this corridor; residential neighborhoods occur east and west of the Oswego Road frontage parcels; the site abuts Madison Village, a mobile home park, on two sides and a dentist office to the north; and
- WHEREAS, the submitted Site Plan Existing dated May 25, 2021 shows the site contains a vacant asphalt and gravel parking lot with an existing driveway onto Oswego Road; the driveway has an access right-of-way and is shared with the adjacent dentist office; the adjacent parcel contains a 25' wide ingress & egress right-of-way that provides the site with additional access to Calder Court, a local road to the north;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Oswego Road must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted for this site, nor is any shown in the plans; and
- WHEREAS, the submitted Site Plan Proposed shows a proposed 9,500 SF outdoor retail area that will meet all setback requirements; there will be no office or employees on-site; the site will be for display only; potential customers can look at the inventory, then call and place an order; the site will contain 8-10 sheds and 3 gazebos maximum at any given time; the maximum size shed is 10' x 20'; and
- WHEREAS, per the local application, the requested area variance will reduce the required number of parking spaces for a retail use from 6 per 1,000 SF to 1 per 1,000 SF; per the plans, 57 parking spaces are required and 10 are proposed; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed for the project; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service; bus stops are located at the Calder Road/Oswego Road intersection north of the site; and

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 14, 2021

OCPB Case # Z-21-229

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Petro Petrovets for the property located at 6699 Pottery 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 Pottery Road (Route 164), a county highway, and the municipal boundary between the Town of Van Buren and the Town of Camillus; and
- WHEREAS, the applicant is requesting a special permit to add fill to a vacant, 1.11-acre parcel to build a single-family residential dwelling in a Residential (R-40) zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a special permit referral (Z-18-376) to add fill to the subject parcel to allow for construction of a single-family house, which was granted by the Town but has since expired; per the Town, the special permit application currently under review, Z-21-229, is for the same request; and
- WHEREAS, the vacant lot is located in a rural area in the Town of Van Buren with surrounding land uses including low-density residential and forested and agricultural lands; the submitted survey dated November 19, 2018 shows the site has frontage on Pottery Road and contains a small forested area at the rear of the site; and
- WHEREAS, per the survey, the site slopes away from Pottery Road with the flattest land occurring at the front of the site; there is a fairly steep, 20' drop that occurs within 90 feet of the road boundary and then continues more gradually to the rear lot line, which abuts a large forested area; per the Town zoning code, a 50' front yard setback is required for principal residential structures in the R-40 district; and
- WHEREAS, per the Town zoning code, loam, rock, stone, gravel, sand, cinders and soil may be used to fill land to grade upon approval of the Planning Board and issuance of a special use permit by the Zoning Board of Appeals; and
- WHEREAS, the submitted Site Plan dated November 19, 2018 shows the proposed house to be set back 60' from Pottery Road; the proposed fill is shown to regrade the site, allowing for flatter elevations at the front and rear of the house and relocating the most substantial grade change (28' drop in elevation) to the rear of the site;
- ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, a portion of the proposed grading work appears to occur on the adjacent parcel to the north, including the installation of some silt fences; the adjacent parcel appears to be under common ownership; and

- WHEREAS, per the Site Plan, there is a proposed driveway on Pottery Road;
ADVISORY NOTE: the proposed driveway onto Pottery Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 20, 2018 indicates that 0.9 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site has access to public drinking water and is located just outside of the Onondaga County Sanitary District boundary; a new connection to the public drinking water infrastructure is proposed; per the EAF, a septic system is proposed for the new house;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; 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 issuance of a building permit; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are some wooded areas on the site;
ADVISORY NOTE: prior to future development of the site, the project should be reviewed under the State Environmental Quality Review Act (SEQRA); a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 ensure adherence to local regulations regarding land development activities, particularly with respect to the quality of fill materials, in order to minimize negative impacts to drainage and stormwater management.

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