



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

July 19, 2023

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Don Radke
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Rachel Woods
Robin Coon
Ellison McMahon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 19, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from June 28, 2023 were submitted for approval. David Skeval made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Marty Voss - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

| | | | | | |
|----------|--------|---------------------------------|----------|---------|---------------------------------|
| Z-23-194 | TSaITB | <i>Modification</i> | Z-23-196 | TDewPB | <i>Modification</i> |
| Z-23-197 | TClaTB | <i>Disapproval</i> | Z-23-198 | TDewPB | <i>No Position</i> |
| Z-23-200 | TCamTB | <i>No Position With Comment</i> | Z-23-202 | TCicPB | <i>No Position With Comment</i> |
| Z-23-203 | TCicPB | <i>Modification</i> | Z-23-204 | TLafZBA | <i>Modification</i> |
| Z-23-205 | TClaPB | <i>No Position With Comment</i> | Z-23-206 | VNsyPB | <i>No Position</i> |
| Z-23-207 | VNsyPB | <i>No Position</i> | Z-23-208 | TVanPB | <i>Modification</i> |

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-194

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Klyde Forte for the property located at 2120 Teall Avenue; 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 Teall Avenue (Route 228), a county highway, and Arterial Road (Route 298), a state highway; and

WHEREAS, the applicant is proposing a zone change on a 0.15-acre parcel from Commercial (C-2) to Residential (R-5) to allow for multi-family residential units on the second floor of an approximately 5,000 sf commercial building; and

WHEREAS, the site is among the commercial businesses that line Teall Avenue and Arterial Road south of Court Street with residential neighborhoods extending east and west; and

WHEREAS, the parcel contains a two-story building that encompasses almost the entirety of the parcel; the first floor has multiple entrances including a garage door facing frontages along Teall Avenue and Arterial Road; the site, along with neighboring parcels, is comprised of a building surrounded by asphalt with little to no permeable surface, landscaping, or tree cover; and

WHEREAS, per the Town of Salina zoning ordinance, C-2 Highway Commercial zoning district allows retail sales and service, day-care centers, and offices; special permit uses include restaurants, gasoline service facilities, utility service facilities, and animal hospitals and kennels; and

WHEREAS, per the Town zoning code, R-5 Multiple-Family Residential/Commercial zoning districts allow multiple dwellings, "multiple dwellings with only commercial uses as set forth hereafter on entire first floor", and limited commercial uses when "located on the first story where multiple dwellings are permitted" including retail sales and services, offices and personal service shops, and restaurants; and

WHEREAS, the applicant states the proposed zone change is to allow the conversion of existing second floor office space into multi-family dwelling units, specifically "high end luxury rental units"; per the Environmental Assessment Form dated 4/17/23, the applicant is seeking to create 5 dwelling units; the proposed zone change would allow for the construction of multiple dwelling units, while consolidating commercial uses to the first floor; and

WHEREAS, per aerial imagery from 5/2021, the site has no available space for parking and currently, cars utilize County and State rights-of-way along the western and northern boundaries of the parcel for parking; the site has direct access to Teall Avenue and State ROW to the neighboring parcels and Arterial Road; ADVISORY NOTE: Per the Onondaga County Department of Transportation,

no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted;

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

WHEREAS, per Onondaga County Department of Transportation, the Teall Avenue corridor from Grant Boulevard to Court Street will be evaluated for modification as a part of a highway improvement project; and

WHEREAS, per the EAF, the site is served by public drinking water provided by Onondaga County Water Authority and the proposed construction of 5 dwelling units will likely cause an increase in use;

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

WHEREAS, per the EAF, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek pump station service area and the proposed construction would likely create an increase in use;

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

WHEREAS, the project is within 2,000 feet of a site (ID:734029) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; 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:

Prior to zone change approval, the applicant must demonstrate safe and legal parking for all tenants outside of the public right-of-way. The municipality must ensure any mitigation as may be determined by the Department(s) is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses and landscaping along the road frontage

and around the parking lots.

2. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Teall Avenue frontage.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Cornerstone Crossing, LLC for the property located at 6475 Woodchuck Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jamesville Road (Route 7), a county highway, and Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing construction of a 36,500 sf mixed-use building on a 3.58-acre parcel in Office and Professional (O&P) and Mixed-Use Village II overlay zoning districts; and
- WHEREAS, the Board previously offered a Modification on a site plan referral (Z-20-64) to construct a 36,640 sf mixed-use building with underground parking, requiring the applicant to provide traffic data, a Stormwater Pollution Prevention Plan (SWPPP), and a lighting plan to the Onondaga County and New York State Departments of Transportation; the Board also provided a comment advising the Town to take comprehensive assessment of air quality and noise in the area around the site given the site's proximity to nearby quarry operations and Interstate Route 481; the Board provided No Position on a Three-Mile Limit referral (Z-19-362) to combine four parcels into the current site; and
- WHEREAS, the site is a vacant parcel located just south of I-481 near the Jamesville Quarry and is bound by the I-481 ramp system to the north, Jamesville Road, a county road, to the west, Woodchuck Hill Road, a local road, to the south, and lands owned by National Grid containing overhead utility lines to the east; and
- WHEREAS, per the Concept Site Plan dated 4/27/23, the proposed mixed-use project will include a 4-story u-shaped building with a 36,500 sf footprint, 82 dwelling units, and a ground floor dedicated to businesses and restaurants; two outdoor patios are located between the building and southern property boundary, with the eastern patio encroaching into the Town right-of-way; per the local application, the proposed building would also offer a roof deck; the zoning calculations indicate that square footage of shopping/restaurant (32,837 sf) and retail sales, and restaurant (70 seats) are shown "to prove compliance with code is possible in orientation and layout"; and
- WHEREAS, the complex utilizes an underground 95-space parking area for tenants in addition to a 182-space surface lot located in the interior of the site; the Site Plan shows road access on Woodchuck Hill Road, a local road, within the Town's right-of-way generally in the same location as an existing driveway; the driveway leads to two underground parking access points and the open parking lot; and
- WHEREAS, the Site Plan shows a sound attenuating berm is to be constructed between

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the site's southern boundary and Woodchuck Hill Road within the Town ROW, buffering the outdoor patio's sound exposure, no other noise mitigation is noted between the building and traffic on Jamesville Road or Interstate 481; and

WHEREAS, per the undated Environmental Assessment Form (EAF), stormwater will be held in a subsurface system before being conveyed off site; the Site Plan shows existing stormwater infrastructure running under the Interstate 481 ramp at the north end of the site; additional stormwater infrastructure is under Jamesville Road, entering the site in the middle of the site's frontage on Jamesville Road, circulating along the southern boundary and connecting via new pipes to two existing stormwater structures under Woodchuck Hill Road; per the undated EAF, 3.3 acres of the site will be disturbed by the proposed project;

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

WHEREAS, per the Boundary and Topographic Survey Map dated 11/8/17, a 30'-wide waterline easement runs along the site's western boundary; it is noted on the survey to be a former 30' permanent easement to Niagara Mohawk Power Corp; per aerial imagery from 05/2021, power lines visibly cross the site along the western boundary, cross east-west along an existing asphalt driveway, and run just east of the site's eastern boundary; per the local application, "existing powerlines [will] need to be realigned and coordinated with National

WHEREAS, per the Site Plan, there are sidewalks between the building and parking lot, but none along Jamesville Road and Woodchuck Hill Road, there are no sidewalks in the immediate vicinity as the area is currently low density; trees are depicted along the boundary of the site and on parking medians and plantings are shown along the outdoor patios and by doors; and

WHEREAS, the site has access to public drinking water service provided by the Town and a new connection to the public drinking water is proposed as part of the project; and

WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area and a new connection to sewer infrastructure is proposed, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the 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);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or

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

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

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

The applicant is required to coordinate with the New York State and Ononadaga County Departments of Transportation. To further meet the Departments' requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to both Departments 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.

The Onondaga County Department of Water Environment Protection (WEP) requests the utility site plan or utility plan show any proposed sewer connections, and the applicant must obtain approval from WEP prior to Town approval of the site plan.

The Board also offers the following comments:

1. Given the proximity of the site to a heavy industrial land use and an interstate highway without a buffer, the Town is advised to coordinate with the New York State Department of Environmental Conservation to undertake a comprehensive assessment of air quality and noise in the surrounding area to ensure a satisfactory community environment for any new residential uses and account for impacts from the nearby quarry operations and associated truck traffic and dust.
2. Given the extent of the project's driveway within the Town right-of-way along Woodchuck Hill Road, the Town may wish to formalize access and maintenance agreements with the applicant, including provisions for any additional future access from the driveway for possible future development on lands to the east.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-197

- 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 Clay Town Board at the request of Morgan Road Storage / Patrick Kraft for the property located at Morgan Road (South of Piccadilly Square); 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 2.2-acre parcel from Office (O-2) to Highway Commercial (HC-1) to allow for the construction of a self-storage facility; and
- WHEREAS, the site is a vacant wooded parcel located on Morgan Road between Piccadilly Square and Grampian Road in an area characterized by the mix of apartment complexes and commercial; the site is bordered by the Westminster Place Apartments to the north and west, Big Mike's Service Center to the south, and Jim's Service Center and Woodard Industrial Park to the east; and
- WHEREAS, the site is currently in an O-2 Office zoning district, per the Town of Clay Zoning Code, the intent of the O-2 zoning district is to "preserve the existing residential quality along portions of major roads...while permitting alternative and compatible office development on selected sites that may not be suitable for residential use"; with site plan approval, the district allows office buildings, instructional facilities, and parks/playgrounds; and
- WHEREAS, per the Town's zoning code, the HC-1 Highway Commercial zoning designation, with site plan approval, allows uses including: retail, office buildings, shopping centers, public self-storage facilities, and medical offices; the intent for HC-1 zoning designations includes creating districts that are compatible with nearby neighborhoods by including elements such as open space, green area, and landscaping; and
- WHEREAS, the Town zoning map dated 2018 shows the area has multiple zoning designations, R-APT Residential Apartment (the Westminster Place Apartment complex), LuC-1 Limited Use Commercial for Gasoline Services to the south , and a I-1 Industrial zoning district encompassing a large area east of Morgan Road; there are no parcels nearby zoned HC-1; and
- WHEREAS, the referral states the applicant is proposing this zone change to construct a self-storage facility and at least six area variances would be required; the Proposed Zone Change map dated 3/20/23 details variances required with HC-1 zoning: lot area requires 140,000 sf to be reduced to 95,865 sf, front yard setback for a Type B highway from 140' from centerline to 124', front yard setback from 75' to 71', side yard setback from 50' to 25', total side yard setback from 100' to 75', and the additional setback where abutting a

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residential district from an additional 30' required to 0'; and

WHEREAS, the Proposed Zone Change map shows the self-storage facility would be comprised of five 25' by 120' buildings and a driveway onto Morgan Road; temporary access only has been granted by Onondaga County Department of Transportation to clear site, permanent access must occur from Piccadilly Square;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, no access to Morgan Road will be permitted; and

WHEREAS, per the referral notice, there is no existing drinking water service to the site and the proposed facility would require a new connection to public drinking water;

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

WHEREAS, per the referral notice, there is no existing wastewater service to the site, the proposed facility would require a new connection to public sewers and is located in the Wetzel Road Wastewater Treatment Plant and Sawmill pump station service area;

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

WHEREAS, the project is within 2,000 feet of a site (ID: V00202) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from the Proposed Zone Change map dated 3/20/23, 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 that said application be DISAPPROVED for the following REASON(S):

The Board does not endorse the zone change as proposed. The minimum lot size, residential buffering, and setback requirements associated with the Highway Commercial zoning district would be difficult to adhere to on this parcel, as illustrated by the multiple and sizeable variances which would be

required for the proposed project, or likely any other proposed use of the site. Additionally, HC-1 zoning is not present in any other location along Morgan Road in this location, and referral materials do not include any planning level basis for introducing new zoning districts. The Town is encouraged to review zone changes in the context of corridor and neighborhood development goals

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-198

- 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 Onondaga Golf & Country Club for the property located at 7003 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of DeWitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing to replace the country club patio area on a 190.15-acre parcel in a Commercial zoning district; and
- WHEREAS, the site is the Onondaga Country Club which is situated on the boundary of the Towns of DeWitt and Manlius, along East Genesee Street, a state highway; residential neighborhoods extend east and west and the site is bordered to the north by the by the Erie Canal; and
- WHEREAS, the parcel contains a golf course with a clubhouse, pool, and tennis courts at the end of a long driveway extending from Marville Road near its intersection with East Genesee Street, a NYS owned road; approximately 80 acres (per GIS mapping) at the north end of the site is comprised of a wooded area and wetlands; the site of the proposed work is the patio on the east side of the clubhouse which is entirely within the Town of DeWitt; and
- WHEREAS, per the Site Plan dated 6/5/23, the renovations consist of building a pergola over the existing patio, installing a paver patio over a lawn area next to the existing patio, and constructing two fire pits; retaining walls, lighting, and landscaping will also be added; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area and no changes to existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734012) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, GIS mapping shows the northern end of the site may contain state and federal wetlands, which appear to include an undeveloped wooded area; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the northern end of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; and
- WHEREAS, the site may contain the Indiana bat and the Northern Long-eared bat, or their associated habitat, which has been listed by the state or federal government

as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from the 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

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Camillus Town Board at the request of Town of Camillus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law E-2023 to amend Article XVII (Site Plan Review for Manure Storage Facilities) of the Town of Camillus Zoning Law to remove certain setback requirements and to add additional site plan review considerations; and
- WHEREAS, the Board previously recommended No Position with Comment on three referrals regarding this matter: Z-23-96 to amend the zoning law regarding site plan review for manure storage facilities to require a 1000-foot setback of manure storage facilities from neighboring residences, Z-22-280 to amend the zoning law regarding site plan review for manure storage facilities to add provisions related to setbacks and submission of a geology report, and Z-22-163 to amend the regulation to add a provision to require site plan review for manure storage facilities associated with Concentrated Animal Feeding Operations (CAFOs); the Board recommended consultation with NYS Department of Agriculture & Markets regarding Agricultural District consistency; and
- WHEREAS, per the Town's Zoning Code, the purpose and intent of Article XVII- Regulating Manure Storage Facilities is to "review the location, construction, installation, operation, use and abandonment of manure storage facilities for Concentrated Animal Feeding Operations (CAFOs) in order to prevent water pollution and other environmental impacts and thereby protect the health of the residents of the Town of Camillus, and promote the prosperity and general welfare of the residents of the Town of Camillus"; the Town notes that it understands the necessity of farmers to have manure storage facilities to assist with carrying out farming duties in an environmental, economic, and efficient manner, however it feels that manure storage facilities can pose a potential threat to the "health, safety, and welfare" of the Town's residences; and
- WHEREAS, the existing local law includes definitions, regulated activities, submission requirements, review procedures, inspection authority, abandonment document requirements and penalties; current activities requiring site plan review include design, construction, installation, or enlargement of a manure storage facility; and
- WHEREAS, the site plan submission requirements outline 21 items necessary for site plan review, including renderings, maps and narrative detailing the proposed facilities, a description of the farm operation, its animals and intended use of proposed facilities, storage and detailed load information, information on

professional advisors, any documentation submitted to the NYS DEC or US EPA, location and characteristics of environmental features including wells, soil tests with a geology or engineering report, drainage and runoff control, schedule, methods and materials in transferring manure into and from the facility, maintenance plan, and other items; and

WHEREAS, the proposed local law amends the site plan submission requirements, removing the 100' setback from any road and property line and adding a list of factors that should be considered by the Planning Board "in its review of the specific Manure Storage Facility", these factors include historic use of the property, impacts from traffic, the number of tankers and/or trucks required to supply manure to the proposed facility, whether a traffic impact study has been performed, whether the manure is produced on the property, the proposed size and capacity of the manure storage facility, the proposed location of the facility in relation to property lines, public roads, and neighboring residences, whether the facility will be used to store liquid or dry manure, whether the required geology or engineering report was submitted, the geology beneath the site, whether there are other reports, findings or documents to assist in determining underlying geologic features, proximal location to karst rock formations or other soluble or unstable geologic features, potential impact to water sources, potential adverse impacts from a leak or failure of the facility, proximity and orientation to Critical Environmental Areas, nearby residences, or important environmental resources, subsurface investigations; and

WHEREAS, the NYS Department of Environmental Conservation requires general permits for CAFOs, primarily on dairy farms with 300 or more cows and associated cropland; farms regulated through a CAFO permit must follow a current Comprehensive Nutrient Management Plan (CNMP); manure storage requires professional engineering and certification and conformance with stormwater requirements; NYSDEC also has authority to enforce against pollution from CAFOs that cause a Water Quality Standards violation; NYS SEQRA law generally considers the construction of manure facilities to be farm buildings and structures, and are thus considered Type II actions; and

WHEREAS, per NYS Agriculture & Markets Law, farmlands actively enrolled in the NYS Agricultural Districts program are afforded protections through the Department "in an effort to preserve, protect and encourage the development and improvement of agricultural land for the production of...agricultural products"; farmland protections within the Agricultural Districts law include that local governments "avoid unreasonable restrictions in the regulation of farm operations when exercising their powers to enact and administer comprehensive plans, local laws, ordinances, rules and/or regulations" (NYS DAM Agricultural District Law Summary); and

WHEREAS, according to Onondaga County mapping, the Town of Camillus has approximately 245 parcels currently enrolled in the NYS Agricultural Districts program, totaling 5,356 acres; enrolled lands are primarily located in the westernmost portion of the town, with additional pockets of enrolled farmland to the south of the Village of Camillus and in areas surrounding the Camillus Forest; soil quality of enrolled lands is highly productive for agriculture; and

WHEREAS, the subject local law is likely related to a controversial proposed manure storage facility on a farm on Munro Road, a county road, in the Town of Camillus; a series of documents containing information on review of the proposed facility are included on the Town's website; and

WHEREAS, typically and as evidenced in court cases, any land use that is permitted by

NYS may also be regulated by zoning with regard to location and external impacts of the operation, such as on nearby residences; the NYS Permit itself, however, is not subject to local regulation; as such, the town has some regulatory authority as to where these activities occur, but not the operation of the facility itself; (Examples include mining and natural gas drilling which are both permitted by NYS as well as regulated in local zoning codes with regard to location.); and

WHEREAS, the Town of Camillus Comprehensive Plan (Dec 2016) notes the presence of prime farmland in the town, and threats from encroachment of development, and sets policy stating "Promote the conservation of land for agricultural uses and develop more effective programs supporting agricultural practices.", under Implementation of that policy, the plan notes "The Town supports State policy which protects and promotes agriculture as an industry. The Town will consider additional proposals authorized by State Law which are intended to protect and perpetuate farmland within the Town. However, such consideration must also take into account the long-term impacts of any such proposal upon the future development of the Town and the obnoxious odor emissions of some farming practices such as Nutrient Management"; and

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 Town is advised to continue to solicit and consider feedback from the New York State Department of Agriculture & Market and other agencies as necessary, in its review of the proposed law.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-202

- 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 McCarr Property Management, LLC for the property located at 7789 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, North Main Street) and Route 481, both state highways, Bear Road, a county highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing construction of a 629 sf addition to an existing restaurant, Vincino's Brick and Brew, along with parking lot changes, on a 0.80-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recently offered No Position with Comment on an area variance referral (Z-23-25) for multiple area variances to allow for the proposed addition, encouraging the Town and applicant to retain the existing easements at the rear of the parcel and explore opportunities for cross-connections to alleviate traffic congestion along Brewerton Road; and
- WHEREAS, the site is located on a highly developed strip in Cicero just north of the boundary of the Village of North Syracuse along Route 11; commercial land uses neighbor the site along Route 11 including restaurants, medical center, and retail stores; to the west is a single-family neighborhood; and
- WHEREAS, per the Site Plan – Existing Features dated 4/24/23 the site consists of a 2,300 sf restaurant with a shed and patio-outdoor seating area between the south side of the restaurant and parcel boundary; the site has entry from Brewerton Road leading to a 50-space asphalt parking lot; the restaurant and parking lot cover most of the site with impervious surface; and
- WHEREAS, per the Site Plan – Proposed Features dated 4/24/23, the applicant is proposing to construct a 14.5' by 36' dining room addition on the south side of the existing building, over part of the existing patio-outdoor seating area and constricting the patio to the southeast corner of the lot, and relocating the dumpster closer to the northwest corner of the site to allow for 7 additional parking spaces to be added along the rear boundary; the parking in the lot will be reconfigured to 54 proposed spaces; and
- WHEREAS, the site has a 10'-wide drainage easement along the rear property boundary, proposed changes to parking and the dumpster enclosure will extend the current lot to the boundary of that easement; there is a 29'-wide "Easement for Future Access Drive" at the rear of the parking lot that appears to be maintained, and per the Proposed Site Plan, the existing sideyard parking spaces within that easement will be removed; the proposed parking along the rear boundary will slightly encroach into this easement; per the Proposed Site

Plan, 6 employee parking spaces are “on northerly adjoining property per existing agreement with owner”; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/2/23, 0.3 acres of the site will be disturbed by the proposed project; per the Proposed Site Plan, permeable surface on site will be reduced by the proposed changes to the parking lot; and

WHEREAS, the plan shows three existing landscape areas along the Route 11 frontage and a concrete walk running along Route 11; and

WHEREAS, the site has existing public water and sewer service; the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

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

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 Town should ensure that proposed site changes do not impede future use and enhancement of the future access drive, in order to facilitate rear access for parcels along the rear of the site, the Town is encouraged to require vegetative or other screening adjacent to residential parcels.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-203

- 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 Abold Properties, LLC (William Abold) for the property located at 9037 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
- WHEREAS, the applicant is proposing construction of a 4,300 sf addition to an existing 3,200 sf automotive repair, maintenance, and detailing shop (CNY Auto Spa) on a 2.248-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is among the commercial businesses, including the Greens at Beaumont golf course, Clayton Homes, and CW Salvaging, on NYS Route 11 near Mud Mill Road and Interstate 81; the area is also characterized by large, vacant parcels with wooded areas and active farming; and
- WHEREAS, the parcel contains an 80.4' by 40.1' metal building, accessed via an asphalt driveway with a large, undefined gravel area at the rear; the applicant is seeking to expand their existing business, CNY Auto Spa, a full-service automotive repair, maintenance, and detailing shop with retail sale of automotive accessories; and
- WHEREAS, per the Site Plan dated 5/30/23, the applicant seeks to construct a 4,300 sf addition on the rear of the building, formalize parking with 3 spaces at the front of the building and 11 spaces along the rear of the parking lot, and adding a dumpster enclosure along the southern boundary of the rear parking lot;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/19/23, 0.32 acres of the site will be disturbed by the proposed project; per the Site Plan, there is a 10'-wide drainage easement along the northern boundary of the property; and
- WHEREAS, per the referral notice, the site is served by public drinking water and an increase in use is expected;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the referral notice, the site is served by an individual septic system

(location not indicated on submitted plans) and the proposed addition will result in an increase in use; the Site Plan notes an oil/sand separator is to be installed in the addition;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

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

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-204

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 USE VARIANCE from the Town of LaFayette Zoning Board of Appeals at the request of Michael Owen & Deborah Bradshaw for the property located at 4170 Route 91; 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 Route 91 (Jamesville-Pompey Road), a state highway; and

WHEREAS, the applicant is requesting a use variance to convert existing office space and milk house to an in-law apartment on a 3.19-acre parcel in an Agricultural-Residential zoning district; and

WHEREAS, the site is a farm surrounded by active farmland on the east side of Jamesville Reservoir; the area is characterized by a mix of residential parcels, wooded areas, and active farmland; and

WHEREAS, the site consists of a house, garage, barn, silos, and outbuildings along a u-shaped driveway with two access points to NYS Route 91; the applicant also owns approximately 17 acres of active farmland to the side and rear of the subject parcel; active farmland also occurs north and south of the parcel; and

WHEREAS, per the local application, the applicant is proposing to convert a former milk house and adjacent office space, both part of an existing barn, to a 1,000 sf dwelling unit; the Tentative floor plan shows the former milk house would be converted to a kitchen and a portion of the barn would be converted to 2 bedrooms, a living room, and bathroom; the floor plan appears to show an external entrance and an internal entrance from the barn; and

WHEREAS, per the local application, an Agricultural-Residential zoning district allows 2-family dwellings, but the primary residence on site is a 1860's brick house and building a second dwelling unit on the house "is not feasible"; the barn/milk house already having an available convertible space, being connected to water and septic, and previous renovations make the barn a more suitable location for second dwelling unit; and

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

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

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

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-205

- 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 Morgan Place Warehouse for the property located 4522 Morgan Place; 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 site improvements including adding a loading dock, updating lighting and site utilities, and pavement expansion to a 1.57-acre parcel in an I-1 Industrial zoning district; and
- WHEREAS, the site is in an area characterized by commercial businesses and distribution facilities, located adjacent to a Raymour & Flanigan distribution center and across Morgan Road from an Amazon distribution facility; and
- WHEREAS, the site has a 6,000 sf warehouse building with a 13-space parking lot and unrestricted access to Morgan Place, a town road, in the northwest corner of the parcel; the rest of the site is comprised of a lawn with a gravel turn-around loop and small wooded area at the rear; railroad tracks cross a small portion of the southwest corner of the site; and
- WHEREAS, per the Grading, Drainage, and Utilities Plan dated 6/26/26 the applicant is proposing to reconfigure the exterior of the site and construct a new loading dock at the southeast corner of the existing building; a new waste enclosure will be constructed at the rear of the building, delineating the rear expanse of the new parking lot; and
- WHEREAS, per aerial imagery dated May 2021, the site currently has pavement and 7 parking spaces in the Town right-of-way (ROW); per the Site Preparation Plan dated 6/26/23, the asphalt in the ROW will be removed and replaced with a seeded lawn; the asphalt along the northeastern corner of the building and the gravel and asphalt turn-around loop will be removed and replaced with a new asphalt parking area; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/20/23, 1.10 acres of the site will be disturbed by the proposed project; per the Grading, Drainage, and Utilities Plan, the wooded area at the rear of the lot will be removed and replaced with a stormwater detention basin; stormwater collection infrastructure will also be installed at the northeast corner of the site and underground pipes will transmit stormwater to the rear basin; 3 red maples will be planted along the site's frontage on Morgan Place;
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

- WHEREAS, the Site Preparation Plan dated 6/26/23 shows a Railroad Easement containing existing railroad tracks in the southwest corner of the site; and
- WHEREAS, a lighting plan by eralux dated 6/22/23 was completed and shows no light spillover onto adjacent properties or the Town ROW; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no change to existing infrastructure is proposed; per a letter from Keplinger Freeman Associates dated 6/26/23, the warehouse is currently vacant and will eventually be rented out;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant and Sawmill pump station service area and no change to existing infrastructure is proposed, but future leasing of the warehouse will be an increase to current use;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, the site may contain the 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 Site Preparation Plan it appears that some significant wooded areas on site will be removed;
- ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Given the future leasing of the site, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 prior to a tenant utilizing the property to determine sewer

availability and capacity and to discuss any offset requirements if needed.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-206

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of CV Holdings, LLC (James Spinella) for the property located at 215-17 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Route 11), a state highway, and the municipal boundaries between the Village of North Syracuse, the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is requesting site plan approval for an existing automotive service and repair facility, as the use is now allowed by special permit in the recently amended Village of North Syracuse Village Center (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-6); and
- WHEREAS, the Board recently provided No Position on the same proposed site plan and special permit referrals (Z-23-3 and Z-23-4) in January 2023; and
- WHEREAS, a narrative dated 5/16/23 states that the applicant is seeking approval for the continued use of an existing motor vehicle service and repair facility in a 7,300 square foot building that also houses a Domino's Pizza and bottle and can redemption center; the uses share 18 parking spaces and the site is comprised of four separate tax parcels, two each in the Towns of Clay and Cicero; the application states the subject business has been in operation over 8 years; and
- WHEREAS, the application states there are no proposed changes to the site or current use; per a conversation with Village staff, the applications are required for continued use of the properties and there are no changes necessitating the current referral, the current informal review was requested due to an error on the previously reviewed application; and
- WHEREAS, a survey dated November 3, 2022 shows a driveway on Route 11, a state highway, and open frontage along Singleton Avenue, a local road, for pull-in parking; and
- WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and David Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; and
- WHEREAS, the Environmental Assessment Form states that a portion of the site contains wetlands or other waterbodies regulated by a federal or state agency but the proposed action would not physically alter, or encroach into, an existing wetland or waterbody; GIS mapping shows a small portion at the very rear

(west) of the site may contain federal wetlands; and

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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-207

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of CV Holdings, LLC (James Spinella) for the property located at 215-17 North Main Street; 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 requesting a special permit for an existing automotive service and repair facility, as the use is now allowed by special permit in the recently amended Village of North Syracuse Village Center (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-206); and
- WHEREAS, the Board recently provided No Position on the same proposed site plan and special permit referrals (Z-23-3 and Z-23-4) in January 2023; and
- WHEREAS, a narrative dated 5/16/23 states that the applicant is seeking approval for the continued use of an existing motor vehicle service and repair facility in a 7,300 square foot building that also houses a Domino's Pizza and bottle and can redemption center; the uses share 18 parking spaces and the site is comprised of four separate tax parcels, two each in the Towns of Clay and Cicero; the application states the subject business has been in operation over 8 years; and
- WHEREAS, the application states there are no proposed changes to the site or current use; per a conversation with Village staff, the applications are required for continued use of the properties and there are no changes necessitating the current referral, the current informal review was requested due to an error on the previously reviewed application; and
- WHEREAS, a survey dated November 3, 2022 shows a driveway on Route 11, a state highway, and open frontage along Singleton Avenue, a local road, for pull-in parking; and
- WHEREAS, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and David Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; and
- WHEREAS, the Environmental Assessment Form states that a portion of the site contains wetlands or other waterbodies regulated by a federal or state agency but the proposed action would not physically alter, or encroach into, an existing wetland or waterbody; GIS mapping shows a small portion at the very rear (west) of the site may contain federal wetlands; 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

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

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 19, 2023

OCPB Case # Z-23-208

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of DCH Property Holdings, Inc. for the property located at 2511 Warners 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 Warners Road (Route 64), Canton Street (Route 31) and Brickyard Road (Route 118), all county highways, the NYS Thruway (Route 90), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct 64,800 sf of cold storage space, along with associated improvements, at an existing self-storage facility on an 11.09-acre parcel in a Rural Hamlet (RH) zoning district; and
- WHEREAS, the Board previously recommended Modification to a site plan referral (Z-15-446) to construct six additional buildings to the existing self-storage facility, requiring the applicant to submit updated traffic figures, an updated drainage study or Stormwater Pollution Prevention Plan (SWPPP), and lighting plan to Onondaga County Department of Transportation and complete any mitigation as may be determined by the Department and to submit drainage, lighting, and signage details to the New York State Thruway Authority and complete any mitigation as required by them; and
- WHEREAS, per aerial photography from May 2021, the site is located between the New York State Thruway to the north and a narrow pipeline parcel to the south which runs along a strip of vacant land owned by Buckeye Pipeline Transport, LLC; the site is located across Warners Road from the Sysco facility and is otherwise primarily surrounded by residences and a cemetery which appear to be well buffered by wooded areas;
ADVISORY NOTE: Per the NYS Thruway Authority, any proposed project must maintain delineation between NYSTA right -of-way and project site; and
- WHEREAS, the site is an existing self-storage facility containing an office building and nine 1-story metal storage buildings; the site is accessed via an asphalt driveway from Warners Road, a county highway; and
- WHEREAS, the applicant is proposing to add 14 storage buildings (totaling 64,800 sf) to the existing facility, 4 to be among the existing storage buildings and 10 to be constructed on the vacant eastern half of the site; the buildings are surrounded by gravel and accessed via an internal gravel driveway that circulates around the buildings; the site has a single existing driveway on approximately 100' of frontage on Warners Road;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Warners Road must meet Department requirements; and
- WHEREAS, per the Site Plan dated 3/6/23 the area currently containing the western

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E-mail Address: countyplanning@ongov.net

basin is the proposed location of three new storage buildings; the eastern infiltration basin is located east of the existing buildings and will be located between the existing buildings and the 10 new storage buildings to be located on the eastern half of the site; per the EAF stormwater will be discharged from new drainage swales into the existing stormwater basin, the Site Plan shows proposed vegetated swales circulating the new construction and connecting to rip rap culverts at the north and south ends of the eastern infiltration basin and it's noted the proposed vegetative swales will connect to existing swales; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/17/23, 3.6 acres of the site will be disturbed by the proposed project and the site contains two infiltration basins;

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

ADVISORY NOTE: Per the NYS Thruway Authority (NYSTA), additional stormwater runoff into the NYSTA right-of-way is prohibited; and

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

WHEREAS, per the referral notice, there is no existing wastewater service to the site and no changes to existing infrastructure are proposed; and

WHEREAS, the referral included an isoline depiction of illuminance on the eastern half of the site; the western half of the site is not depicted;

ADVISORY NOTE: Per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; any proposed project must maintain delineation between NYSTA right -of-way and project site; site lighting shall not impact Thruway patrons; and no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted; 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 no wooded areas on the site; and

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

1. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must submit a lighting plan to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

3. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

4. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

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