



Onondaga County Planning Board

July 22, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli - via teleconference
James Corbett- via teleconference
Michael LaFlair - via teleconference
Marty Masterpole - via teleconference
David Skeval - via teleconference
Jim Stelter - via teleconference

STAFF PRESENT

Dan Kwasnowski - via teleconference
Megan Costa - via teleconference
Robin Coon - via teleconference

GUESTS PRESENT

Joseph Jerry - via teleconference
James Fensken - via teleconference

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 22, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from July 1, 2020 were submitted for approval. James Corbett made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-31	TClaPB	<i>No Position</i>	S-20-32	TLafPB	<i>No Position</i>
S-20-33	TSpaPB	<i>No Position</i>	S-20-34	TLafPB	<i>No Position With Comment</i>
S-20-35	TCicPB	<i>Modification</i>	S-20-36	TMarPB	<i>No Position</i>
S-20-37	TMarPB	<i>No Position With Comment</i>	S-20-38	TMarPB	<i>No Position With Comment</i>
Z-20-195	CSyrZA	<i>Modification</i>	Z-20-196	CSyrZBA	<i>No Position With Comment</i>
Z-20-197	TClaPB	<i>Modification</i>	Z-20-198	TClaPB	<i>Modification</i>
Z-20-199	TDewZBA	<i>No Position</i>	Z-20-200	CSyrPB	<i>No Position With Comment</i>
Z-20-201	CSyrZA	<i>No Position With Comment</i>	Z-20-202	TLafPB	<i>Modification</i>
Z-20-203	TLafZBA	<i>Modification</i>	Z-20-204	TManTB	<i>No Position With Comment</i>
Z-20-205	TLysPB	<i>Modification</i>	Z-20-206	TSkaPB	<i>Modification</i>
Z-20-207	TSkaPB	<i>Modification</i>	Z-20-208	TSkaPB	<i>No Position</i>
Z-20-209	TCicZBA	<i>No Position</i>	Z-20-210	TCicTB	<i>No Position With Comment</i>
Z-20-211	TCicZBA	<i>No Position</i>	Z-20-212	TEIbPB	<i>Modification</i>
Z-20-213	VFayVB	<i>No Position</i>	Z-20-214	TOnoZBA	<i>Modification</i>
Z-20-215	TOnoTB	<i>Modification</i>			



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # S-20-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Francis R. Rivette & Barbara E.R. Lucas/Rivette Vista for the property located at Black Creek 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 Black Creek Road (Route 239), a county highway, and the municipal boundary between the Town of Clay and Oswego County; and
- WHEREAS, the applicant is proposing to subdivide a 28.681-acre vacant parcel into two new lots, Lot 1 (24.262 acres) and Lot 2 (4.419 acres), in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located along the Oneida River in northeastern Clay with surrounding land uses including residential, riverfront properties and large tracts of vacant undeveloped lands; and
- WHEREAS, the submitted subdivision plan dated May 5, 2020 shows the vacant site has frontage on Black Creek Road, a county road, to the east and Ethel Road, a local, dead end road, to the west; the site has 245' of frontage on the Oneida River; aerial imagery shows the site is covered by overgrown vegetation and wooded areas; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (24.263 acres) will have frontage on Black Creek Road and include all of the Ethel Road and river frontage; proposed Lot 2 (4.419 acres) is shown to be roughly rectangular-shaped with 350' of frontage on Black Creek Road; a 40' river right-of-way to Lot 2 is shown on the Oneida River; the subdivision plan also shows a temporary turn around (60' radius) at the end of Ethel Road, with an adjoining 20' temporary right-of-way to be granted to Lot 2; and
- WHEREAS, no development plans are indicated;
ADVISORY NOTE: any future or proposed driveways onto Black Creek 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, the site does not have current water or wastewater services and is located outside of the Onondaga County Sanitary District; no new services are proposed; the subdivision plan notes "Lots 1 and 2 not considered residential building lots prior to the approval of individual subsurface sewage disposal system plans by the Onondaga County Health Department"; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline of the site is located within the Oneida River floodway and the southeast corner of the site is in 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 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 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # S-20-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Richard Erickson for the property located at 2934 Apulia Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Apulia Road (Route 1), a county road; and
- WHEREAS, the applicant is proposing to subdivide a 76.41-acre parcel into two new lots, 4.40 acres and 72.01 acres in size, in a Agricultural-Residential (AR) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding low-density residential land uses and undeveloped, forested lands; aerial imagery and the submitted subdivision plan dated October 11, 2019 show the site has frontage on Apulia Road, a county road, and contains an existing two-story house, a detached garage, a barn structure, a silo, and the remnants of a second barn; and
- WHEREAS, per the plan, there is a creek on the site that crosses the southern half of the parcel between the house and barn structures; the creek is a tributary to Butternut Creek, a class C(TS) stream, located on parcels west across Apulia Road from the site; and
- WHEREAS, the proposed 4.40-acre lot is shown to contain the existing house and garage; there is an existing gravel driveway onto Apulia Road serving the house, which will also be on the 4.40-acre lot; the remainder of the site makes up the 72.01-acre lot;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Apulia Road must meet Department requirements; and
- WHEREAS, no development plans are indicated;
ADVISORY NOTE: any future or proposed driveways onto Apulia 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, the existing house is served by an individual well and septic system; no changes to the existing infrastructure are proposed;
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, GIS mapping shows the site may contain state wetlands, which appear to occur on the southern half of the site and are restricted to undeveloped areas;

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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # S-20-33

- 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 Spafford Planning Board at the request of Dave Allyn - 1243 North, LLC for the property located at 1255 Richard 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 Richard Road (Route 72), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 12.8-acre parcel into two new lots, Lot 1 (2.02 acres) and Lot 2 (10.78 acres), in a Residential Agricultural (RA) zoning district; and
- WHEREAS, the site is located along Richard Road, a county road, in a rural area on the east side of Skaneateles Lake; surrounding land uses include low density residential and forested and agricultural lands; parcels north of the site and east across Richard Road are enrolled in NYS Agricultural District 2; some of the parcels appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated May 18, 2020 shows the site contains an existing house that is set towards the front of the site; the house is served by an existing driveway onto Richard Road; aerial imagery shows the house to be surrounded by a maintained lawn area; the remainder of the site is forested; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Richard Road must meet Department requirements; and
- WHEREAS, the subdivision plan shows the centerline of a creek along the northern lot line of the site that flows to Skaneateles Lake; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (2.02 acres) will contain the house and driveway and 266.83' of frontage; proposed Lot 2 (10.78 acres) will be vacant, forested land and have 135.67' of frontage; no development plans are indicated; ADVISORY NOTE: any future or proposed driveways onto Richard 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, the existing house is served by an individual well and septic system; no changes to the existing infrastructure are proposed; the subdivision plan notes "Lot 2 is not a buildable lot until an onsite septic system is approved by the Onondaga County Health Department"; 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 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; 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # S-20-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Greg & Colin Clegborn for the property located at LaFayette 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 LaFayette Road (Route 112), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 31.76-acre parcel into four new lots, Lot 1 (9.77 acres), Lot 2 (7.64 acres), Lot 3 (6.19 acres) and Lot 4 (8.16 acres), in an Agricultural Residential (AR) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a subdivision referral (S-17-94) to subdivide two parcels, including the subject site, into three new lots, which does not appear to have occurred; and
- WHEREAS, the vacant parcel is located along LaFayette Road, a county road, in a rural area in the Town of LaFayette; surrounding land uses are residential and agricultural; adjacent lands are enrolled in New York State Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, per the local application, the proposed subdivision is intended to allow for a new single-family home on each of the proposed lots; the submitted subdivision plan shows a proposed 60' wide access easement on Lot 1, which will provide access to LaFayette Road to a vacant, landlocked parcel to the north;
ADVISORY NOTE: any future or proposed driveways onto LaFayette 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, the subdivision plan states that wetland boundaries were delineated by Terrestrial Environmental Specialists, Inc. on May 5, 2015; federal and state wetland areas and the 100' buffer area are shown to cover substantial portions at the rear of all proposed lots; the required 50' building line is shown on the subdivision plan, which further demonstrates the buildable area on each lot; and
- WHEREAS, per the local application, each lot will have a proposed individual well and septic system;
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 the proposed lots prior to Department endorsement of the subdivision; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat,

which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the site contains some trees and wooded areas, though it is not clear if future development of the new lots will result in tree clearing; 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:

1. To ensure access to LaFayette 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. Prior to future development of the proposed lots, the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.
3. The Board encourages the applicant and Town to consider and explore opportunities to cluster the lots and consolidate driveways so as to allow for additional conservation of the wetlands and open space, while maintaining overall rural density. Please note that the Onondaga County Health Department advises that clustering of lots using on-site drinking water and sewage disposal must be coordinated with their office early on to ensure long term sustainability of the proposed lot layout.
4. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # S-20-35

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Brian Tyler for the property located at 7398 State Route 31; 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 Route 31, a state highway and Eastwood Road (Route 215), a county highway; and

WHEREAS, the applicant is proposing to subdivide a 6.672-acre parcel into two new lots, Lot 1B (3.619 acres) and Lot 1C (3.053 acres), in an Agricultural zoning district; and

WHEREAS, in 2006, the Board recommended Modification of a subdivision referral (S-06-74) for the site, which split an 11-acre parcel into two lots, creating the subject parcel, with NYS DOT requirements for driveway access and locations, noting "The applicant shall be allowed a single access on Route 31 from proposed Lot 1A to serve Lot 1A and any future subdivision of Lot 1A. Any future subdivision of proposed Lot 1B must access Eastwood Road to meet the requirements of the New York State Department of Transportation and Onondaga County Department of Transportation."; and

WHEREAS, the site is located at the southwest corner of NYS Route 31, a state highway, and Eastwood Road, a county road; surrounding land uses are primarily large lot residences and open wooded land and agriculture; the 6.6-acre parcel contains an existing single-family house near the corner, with two driveways, one on each road frontage; and

WHEREAS, a hand-edited "Final Plat", most recently dated May 12, 2020, shows the current 6.6-acre Lot 1B would become 3.691 acres, and include the existing house, driveways, and additional open lands; a new rectangular Lot 1C would be 3.053 acres, with frontage along NYS Route 31, and contain open wooded land; it appears that the previously created Lot 1A (5 acres) now contains an existing house; and

WHEREAS, per the 2006 County Planning Board resolution, the NYS DOT required that any future subdivision of proposed Lot 1B, the current subject lot, must access Eastwood Road, and was allowed a single access onto Route 31 from Lot 1A, which has since been constructed; the currently proposed Lot 1C does not indicate any frontage or access easements onto Eastwood Road; and ADVISORY NOTE: any existing or proposed driveways onto Route 31 or Eastwood Road requires highway access and work permits from the New York State or Onondaga County Department of Transportation, respectively, and will be subject to the availability of sight distance; and

WHEREAS, the existing house is currently served by public drinking water and an

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individual septic system and no changes are proposed as no new development is currently noted in referral materials; the parcel is located in the Brewerton Wastewater Treatment Plant service area, however the nearest sewer connection appears to be approximately ½ mile to the east; public drinking water service is available along both Eastwood Road and Route 31; 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 the proposed lots prior to Department endorsement of the subdivision; 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:

In accordance with 2006 requirements of the New York State and Onondaga County Departments of Transportation, no new access onto NYS Route 31 was to be allowed for newly created lots. The Board maintains the plan should be revised to reflect legal access onto Eastwood Road for this parcel, to assist in maintaining traffic safety and mobility on this highly traveled corridor. The Board also encourages the applicant to remove its existing secondary access from proposed new Lot 1B onto NYS Route 31, or share a single combined single access point with the new lot, optimally further from the intersection.

The Board also offers the following comment:

The Board encourages the applicant and Town to ensure that the prepared subdivision map meets filing requirements of the County Clerk as part of local review. The applicant is advised to see <http://ongov.net/clerk/subdivision.html> for more information.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # S-20-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Kristy & Tyler Kudlick for the property located at 2553 Dublin Court; 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 Dublin Road (Route 40), a county road; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.84-acre lot in a Residential (R1) zoning district; and
- WHEREAS, in 2018, the Board recommended modification of an area variance referral (Z-18-171) to reduce the front yard setback from 35 feet to 29 feet to add a front porch to the existing house on one of the subject parcels, citing required coordination with the Onondaga County Health Department to ensure the project would not impact the existing septic system; the porch appears to have been constructed; and
- WHEREAS, the site is located in a residential neighborhood in the Town of Marcellus, just outside the Village boundary; the submitted subdivision plan dated April 24, 2020 shows one parcel has frontage on Dublin Court, a dead end local road with access to Dublin Road (County Route 40), and the other parcel is landlocked; and
- WHEREAS, per the subdivision plan, the front parcel contains an existing two-story house and a blacktop drive with access to Dublin Court; there is also an existing aboveground pool and deck on the front parcel with a partial encroachment on the rear, landlocked parcel; the landlocked parcel is otherwise undeveloped; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 16, 2020, the applicant intends to construct a storage barn on the property; no additional information regarding the proposed storage barn was included with the referral; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # S-20-37

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Jeanne & Dean Overend for the property located at 2211 Stump 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 Stump Road (Route 236) and Limeledge Road (Route 236), both county roads, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to subdivide a 60.24-acre parcel into three new lots, Lot 1 (19.84 acres), Lot 2 (34.14 acres) and Lot 3 (6.93 acres), in a Residential (R1) zoning district; and

WHEREAS, the site is located in a rural area in the Town of Marcellus with surrounding low-density residential land uses, agricultural lands, and undeveloped, forested areas; the site and surrounding parcels are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and

WHEREAS, the submitted subdivision plan dated April 14, 2020 shows the site has frontage on Stump Road, a county road, to the south and limited frontage (60') on Limeledge Road, a county road, to the east; the site contains an existing house with an attached garage and an existing barn structure at the rear of the house; aerial imagery shows two existing gravel driveways on Stump Road, one serving the house and one serving the barn; there is also an existing t-shaped asphalt driveway on Limeledge Road that serves the adjacent residential lots to the north and south of the 60' right-of-way;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Stump Road or Limeledge Road must meet Department requirements; and

WHEREAS, the subdivision plan shows proposed Lot 1 (19.84 acres) will contain the Limeledge Road frontage, 520.53' of frontage on Stump Road, and all of the existing structures and driveways; proposed Lots 2 (34.14 acres) and 3 (6.93 acres) will have 657.88' and 540.01' of frontage on Stump Road, respectively, and contain active farmland and wooded areas; and

WHEREAS, no development plans are indicated;
ADVISORY NOTE: any proposed or future driveways onto Stump 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 referral notice, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, the site 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:

1. To ensure access to Stump 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 and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # S-20-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of James Thompson / Pamela Munson for the property located at 2829 & 2817 Slate Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Slate Hill Road (Route 150), a county road, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 3.3 acres from TM# 023.-02-19.1 to TM# 023.-02-19.3 resulting in new Lots 2A (13.589 acres) and 3A (16.189 acres) in an Agricultural zoning district; and
- WHEREAS, the Board received two referrals from the Town of Marcellus for the proposed subdivision, one for each of the subject parcels, and is reviewing them as one project referral; in 2009, the Board offered no position for a subdivision referral (S-09-83) to subdivide a 30.48-acre lot into three new parcels, which appears to have created the subject parcels; and
- WHEREAS, the site is located along Slate Hill Road, a county road, in a rural area in the Town of Marcellus; surrounding land uses include low-density residential, agriculture, and undeveloped, forested lands; the site and surrounding parcels are enrolled in NYS Agricultural District 2; the site and a parcel east across Slate Hill Road appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated June 12, 2020 shows the site contains an existing one-and-a-half-story house, a pole barn with attached shop, and a barn and silo; there are two existing gravel driveways onto Slate Hill Road; aerial imagery shows the remainder of the site is vacant and undeveloped; there appears to be an active farm field on the north side of the house; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Slate Hill Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, the northern lot (Lot 2A) contains the existing structures, driveways and farm field; a future 60' right-of-way is shown on the northern half of the lot and serves forested lands at the rear of the site; 3.3 acres will be conveyed from Lot 2A to the southern lot (Lot 3A), which is vacant, with the proposed lot line adjustment; the Agricultural Data Statement indicates the additional lands will allow the owner of Lot 3A to increase the size of their garden and orchard; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated June 18, 2020 indicates Lot 3A may be developed with a new house in the future; no additional information regarding development plans are indicated; ADVISORY NOTE: any future or proposed driveways onto Slate Hill 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, the existing house is served by an individual well and septic system; a new well and septic system will be required to serve the new house; the subdivision plan notes "Lot 3A is not a residential lot under Onondaga County Health Department subdivision regulations and are therefore not approved by that Department for residential use. Individual sewage disposal plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit"; and

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

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

To ensure access to Slate Hill 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 David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-195

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Brian Rapp for the property located at 3446 Burnet Avenue; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690 and Thompson Road (Route 635), both state highways, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and

WHEREAS, the applicant is proposing construction of a 7,360 sf accessory building for motor vehicle repair on a 4.8-acre parcel in an Industrial, Class A (IA) zoning district; and

WHEREAS, in 2008, the Board recommended modification of a project site review referral (Z-08-160) to demolish an existing grocery store and construct a 20,000 square foot automotive dealership; the Board cited drainage requirements from the NYS Department of Transportation, site plan modifications to show the management of stormwater runoff on-site, and required approvals for site lighting from the City Engineer; and

WHEREAS, the site contains an automotive dealership, Bill Rapp Subaru, and is located in the City's Eastwood neighborhood with a mix of commercial, residential, and industrial land uses in the surrounding area; nearby properties include the Bill Rapp Buick and used car dealerships, one of which is located to the north of the site and one to the east, and the Bristol-Myers Squibb manufacturing facility to the east; the site abuts residential properties to the west and I-690 to the south; and

WHEREAS, aerial imagery and the submitted survey map dated February 13, 2020 show the site has frontage on Burnet Avenue, a city street, and contains an existing building surrounded on all sides by asphalt; there is a large parking lot on the eastern side of the building, which is contiguous with the adjacent used car dealership under common ownership; between the two dealerships, there are four existing driveways onto Burnet Avenue; no changes in access are shown; the survey map shows a portion of the front row of parking is located in the Burnet Avenue right-of-way; per the Project Narrative, the right-of-way encroachment is subject to a waiver from the City if one does not already exist; a portion of the rear row of parking encroaches in the state right-of-way, as does a building on the adjacent used car dealership property; per the NYS Department of Transportation, there is no Use & Occupancy permit on file for these encroachments; and

WHEREAS, the submitted Layout Plan dated May 27, 2020 shows the new one-story, accessory building (7,360 sf) will be constructed at the rear of the large parking area, replacing 62 existing parking spaces, and provide 11 service bays; a new row of parking is shown along the front of the building; the project

will result in a net loss of 33 spaces; the submitted Lighting Plan dated May 27, 2020 shows 16 new wall-mounted light fixtures will be installed around the perimeter of the accessory building; proposed signage includes a 1'-0" x 0'-8" wall sign, mounted 13' above ground on the accessory building; and

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

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 22, 2020, 0.2 acres of the site will be disturbed by the proposed project; stormwater discharge will be directed to the existing storm sewer system and to two proposed drywells shown to occur in the Layout Plan at the rear of the accessory building; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Project Narrative indicates the project intends to tie-in to the County-owned trunk sewer along Burnet Avenue, which is being coordinated with the Onondaga County Department of Water Environment Protection (WEP); new water service is also proposed; and

WHEREAS, per WEP, 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: WEP asks that the applicant develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734103, C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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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 the right-of-way encroachments on the subject parcel and adjacent parcel, which must be resolved prior to Department approval. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The applicant and municipality are encouraged to consider the use of green infrastructure, such as landscape islands, permeable pavement, and rain gardens, to further reduce stormwater runoff and improve stormwater quality.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-196

- 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 USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Jacqueline LaSonde & Claudius Aurelien for the property located at 3001 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is requesting a use variance to maintain a four-family dwelling on a 0.129-acre parcel in a Residential (RAA) zoning district; and
- WHEREAS, the site is located at the intersection of South Salina Street and East Corning Avenue, both city streets, in the City's Southside neighborhood; surrounding land uses are residential, including one- and two-family residences to the south and east and an apartment building north across East Corning Avenue; and
- WHEREAS, aerial imagery and the submitted survey map show the site contains an existing 2 ½ story house with an attached 3 car garage; there are existing sidewalks on both frontages, in poor condition in places; the site has an existing driveway on East Corning Avenue; per the survey map, there is an existing metal shed and a tarvia driveway at the rear of the garage that are partially located on the subject parcel, but appear to be associated with the neighboring residential property; and
- WHEREAS, the submitted Existing Floor Plans show the house currently contains (4) two-bedroom dwelling units; the Standards of Proof for Use Variance notes the house was constructed in 1910 as a 4-family dwelling; the property was seized for back taxes in October 2016 and turned over to the Syracuse Land Bank; the applicant purchased the property from the Land Bank in 2017; the property has been vacant since August 1, 2006 and lost its non-conforming use status; the requested use variance is intended to allow the property to continue being used as a 4-family dwelling; and
- WHEREAS, per the Standards of Proof, a Comparative Market Analysis of property sales in the surrounding area show one- and two-family dwellings, which are permitted uses in the RAA zoning district, have an average value of approximately \$35,000 and \$64,000, respectively; the applicant has already invested more than \$176,000 into purchase and renovation of the property and converting the property to a one- or two-family dwelling would require additional investment in exceedance of the market value of comparable homes in the area; and
- WHEREAS, the submitted Operating Pro Forma worksheets show that a 4-family dwelling will yield a reasonable return with a capitalization rate of 8.09%, whereas a one-family dwelling will have a capitalization rate of 3.08% and a two-family

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dwelling will have 3.68%; and

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to 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 Urban Neighborhood (MX-1), which would act to “provide for a pedestrian-friendly, transit-supportive mix of low- to medium-density residential and small-scale, low-impact nonresidential uses” and allows multi-family dwellings upon issuance of a special permit; and

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

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

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

The City and applicant are encouraged to ensure that adequate sidewalks along both City street frontages are provided as part of the redevelopment plan for the site.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-197

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Tactair Fluid Controls/Phase 4 Addition for the property located at 4806 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Taft Road (Route 51) and Henry Clay Boulevard (Route 45), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 22,240 sf addition to an existing manufacturing facility on a 21.73-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, in 2006, the Board recommended modification of a site plan referral (Z-06-208) to construct a 16,000 square foot manufacturing addition; the Board cited requirements for installing permanent improvements within the Onondaga County Water District right-of-way on the site; and
- WHEREAS, the site is located in a heavily traveled suburban location with a mix of nearby land uses including industrial, commercial and residential; submitted plans show the parcel boundary to also include lands containing a 66-foot wide Onondaga County Water Authority right-of-way, a 50-foot wide Niagara Mohawk Power Corporation easement, and a 20-foot wide New York Transit Co. right-of-way with a petroleum main; and
- WHEREAS, per the submitted survey map dated April 20, 2020, the site has frontage on Henry Clay Boulevard and West Taft Road, both county roads, and contains an existing two-story manufacturing building (98,136 sf total) with a large parking lot at the front of the building and loading docks at the rear; the site is served by an existing asphalt driveway onto West Taft Road; there is a detached metal building adjacent to the parking lot and a pond along the driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road or Henry Clay Boulevard must meet Department requirements; and
- WHEREAS, the submitted Site Plan & Details dated June 2, 2020 show the new one-story, pre-engineered addition (22,240 sf) will be constructed on the east side of the building; per the plan, a row of parking spaces will be improved with diagonal striping and pavement markings to provide handicap accessible parking spaces; a row of 8 parking spaces will be removed as a result of construction and a new row of 8 spaces will be added elsewhere; the plan also shows 222 future (reserve) parking spaces in a new lot on the western side of the building; the reserve lot encroaches significantly in the Niagara Mohawk Power Corporation easement and New York Transit Co. right-of-way, and would occur over the petroleum main; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 25, 2020, the proposed addition is intended to allow Young & Franklin to relocate its operation from Old Liverpool Road to the Tactair facility; proposed lighting includes a single building-mounted wall pack above the new exit door; current truck traffic is 3-4 semi-trailers per day and 6-7 box trucks or vans per day; following construction this may increase by 1 semi-trailer and 1 box truck per week; hours of operation will be Monday through Friday from 5am to 3am, Saturday 5am to 11am, and Sunday (only 10 per year) 5am to 11am; according to the submitted Project Narrative, Tactair has a 14-person 2nd shift, to be increased to 15 following construction; the day shift will have 154 employees following merger of the two facilities; and

WHEREAS, the local Land Disturbance Application indicates 3.8 acres of the site will be disturbed by the proposed project; per the Stormwater Management System Plan View, on-site stormwater management will include a new 6,300 sf bio-retention basin and a permanent pool, which will require tree clearing from the rear wooded area; per the EAF, water will be released from the stormwater management system to federal waters on-site at the same rate, or lower, than the current system does; the site is also located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area;

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 is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; a proposed municipal hydrant is shown in the Site Plan at the rear of the building; the EAF notes that the combined Young & Franklin/Tactair facility will have a lower drinking water demand and generate less liquid waste than the two separate facilities currently do; per the Onondaga County Department of Water Environment Protection (WEP), 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); per the Onondaga County Water Authority (OCWA), the project requires a full review for backflow prevention at all existing and proposed services to the property/buildings;

ADVISORY NOTES: per WEP, 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 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, GIS mapping shows a potential federal wetland area at the rear of the site in an area that is currently forested; a wetland boundary is shown on the project plans and notes "Wetlands flagged April 14, 2020 by Plumley Engineering, P.C."; all existing and proposed development appears to occur outside of this area, though it is not clear if the delineated wetland boundary has been

confirmed by the U.S. Army Corps of Engineers;
ADVISORY NOTE: the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the site is Lockheed Martin, where groundwater has been impacted by volatile organic compounds (VOCs); the facility operates a pump and treatment system to control the groundwater plume and reduce contaminants; 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 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 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.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.
3. The Town must ensure any necessary permissions are obtained for planned or future development within the Niagara Mohawk Power Corporation easement and New York Transit Co. right-of-way.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-198

- 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 Clay Planning Board at the request of Robert Aluzzo / Aluzzo Property for the property located at 8302 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 (Old Route 57 / Route 91), a county highway; and
- WHEREAS, the applicant is proposing construction of a one-story medical office building with associated parking on a 0.42-acre parcel in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for an area variance referral (Z-20-31) as part of the proposed project; in 2016, the Board offered no position with comment for a zone change referral (Z-16-440) to change the zoning from Residential Agricultural (RA-100) to Neighborhood Office (O-1) to allow for a proposed office building; the Board encouraged the Town to consider the potential detrimental effects of granting of zone changes to increase the intensity of use on a site in the 100-year floodplain; and
- WHEREAS, the site is located along Oswego Road, a county road, near the major regional intersection (Moyers Corners) with NYS Route 31 in the Town of Clay; surrounding land uses include commercial uses along Oswego Road and big box retailers on Route 31, with medium-density residential neighborhoods occurring to the east and west of Oswego Road; and
- WHEREAS, aerial imagery shows the site, which previously contained a house and garage, is now vacant except for a remnant concrete pad; the submitted Existing Conditions Plan dated June 20, 2020 shows a right-of-way area at the rear of the site labeled Town of Clay Per Abandonment, which was the former alignment of Route 57; a drainage easement boundary is shown to also occur within the rear right-of-way; per the plan, there are pavement remnants of a minor road access along the rear boundary of the site, which intersects Oswego Road to the south; and
- WHEREAS, the submitted Site Plan dated June 20, 2020 shows the proposed building, a single-story 2,800 sf office, will be constructed on the southern half of the site with a parking lot (13 spaces) on the northern half; there is a proposed driveway onto Oswego Road, which aerial imagery shows will occur in an area where a stormwater drainage culvert and gravel area are currently located; ADVISORY NOTE: 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; and
- WHEREAS, the submitted Landscaping Plan dated June 20, 2020 shows proposed landscaping to occur along the frontage of the site and generally around the perimeter of the parking lot; and

WHEREAS, the Zoning Regulations table in the Site Plan shows a number of variances, which were previously reviewed in Z-20-31, have been approved to allow for the proposed project, including a reduction in the front yard setback from 35 feet to 15 feet, a reduction in the side yard setback from 17.7 feet to 9 feet, a reduction in the rear yard setback from 20 feet to 7 feet, a reduction in the highway overlay from 140 feet to 89 feet, a reduction in the additional setback required for sites abutting a residential district from 25 feet to 0 feet, a reduction in the perimeter landscape strip from 15 feet to 0 feet on the side and rear yards, and a reduction in the perimeter landscape strip from 15 feet to 9 feet on the front yard; and

WHEREAS, aerial imagery shows a drainage channel that crosses Oswego Road just north of the site; parcels to the north and south of the site, which contain the drainage channel, appear to be largely encumbered by potential state and federal wetlands and the 100-year floodplain and more restrictive floodway associated with the watercourse; the subject parcel is located outside of the wetland and floodway areas, but is entirely within the 100-year floodplain, according to FEMA Flood Insurance Rate Maps (FIRM);
ADVISORY NOTE: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 29, 2020, 0.42 acres of the site will be disturbed by the proposed project; no information regarding stormwater management was provided, though the submitted Drainage & Grading Plan shows three depressed areas, presumably for water retention;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, there is a county-owned trunk sewer in the right-of-way at the rear of the site; per the EAF, the proposed project will connect to the existing drinking water and wastewater infrastructure; there is no indication if the applicant intends to connect directly to the trunk sewer;
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, 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate Oswego Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must provide drainage data to show that the proposed development would not create additional stormwater runoff into the county's drainage system and submit a lighting plan for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Per the Onondaga County Department of Water Environment Protection, the applicant must work with the Town of Clay to establish a lateral connection to the County trunk sewer in order to provide wastewater services to the proposed building across the public right-of-way.

The Board also offers the following comments:

1. 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. In particular, structures in the floodplain must be elevated 2 feet above the flood elevation line as required in local flood ordinance.

2. Given the site's location within the 100-year floodplain, and the proximity to existing and possible wetlands and other drainage lands, the applicant is encouraged to 1) provide additional vegetative buffering, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (permeable pavement, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-199

- 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 DeWitt Zoning Board of Appeals at the request of Pinsky Law Group for the property located at 4311 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 92), a state highway, and Jamesville Road (Route 7), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce front and side yard setbacks and number of parking spaces, in order to demolish an existing structure and construct a new 2,000 sf office building on a 0.28-acre parcel in a Business Transitional zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-20-183) associated with the proposed project, citing requirements from NYSDOT; per NYSDOT, the applicant has since contacted the Department and resolved any site plan issues; and
- WHEREAS, the site is located along East Genesee Street (NYS Route 92) with commercial land uses transitioning to residential neighborhoods to the west; and
- WHEREAS, the submitted Site Preparation Plan dated June 15, 2020 shows the site contains an existing two-story building, landscaping, and a ground sign, all to be removed; the site also contains a rear asphalt parking lot with 10 spaces and an existing driveway onto East Genesee Street, to remain; an existing concrete sidewalk is shown along East Genesee Street; and
- WHEREAS, the submitted Site Layout and Planting Plan dated June 15, 2020 (revised July 1, 2020) shows the proposed one-story building (1,965 sf) will be constructed in place of the existing building to provide office space for the Pinsky Law Group; and
- WHEREAS, the requested area variances will reduce the front yard setback from 35' (required) to 22'-4" (proposed) and the side yard setbacks from 21'-3" (required) to 5' (proposed) on the west side and 14'-3" (proposed) on the east side; the Standards of Proof notes that the proposed front and side yard setbacks are the same as the existing building and will not exacerbate the pre-existing non-conformities; an area variance is also requested to reduce the number of parking spaces from 13 to 9, which is 1 space less than existing parking due to the addition of ADA-compliant building access; the Standards of Proof indicates that given the lot size and shape, reconfiguring the building layout to meet the yard regulations of the Town Zoning Code would require a greater reduction in the number of parking spaces; and
- WHEREAS, plans previously reviewed with referral Z-20-183 showed a concrete sidewalk to be installed along the side of the building, connecting the rear entrance and

parking lot with the front of the building and sidewalk along East Genesee Street; the NYS Department of Transportation expressed concerns that the proposed sidewalk would create potential conflicts with pedestrians and reduce the width of the driveway beyond the Department's requirements for commercial driveways; the sidewalk is no longer shown in the plans for the proposed project; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated June 29, 2020 indicates 0.28 acres of the site will be disturbed by the proposed project and existing drainage patterns will not change; no change to impervious cover is expected;

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

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-200

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Dennis Beaudette for the property located at 306 and 344 Sixth North Street and 1015 Hiawatha Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to combine three properties into one new lot (Lot 411) in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-20-201) to construct a 6,000 sf storage building on the site; in 2010, the Board offered no position with comment for a project site review referral (Z-10-110) to construct a 200 sf addition to an existing building on one of the subject parcels; and
- WHEREAS, the site is located in an industrial node north of NBT Bank Stadium, the CNY Regional Market, and the Regional Transportation Center in the City's Northside neighborhood; Ley Creek occurs on parcels west of the site; and
- WHEREAS, the submitted resubdivision plan dated April 23, 2020 shows the site has frontage on Sixth North Street, a dead end city street, and East Hiawatha Boulevard, a city street, and contains three existing buildings; aerial imagery shows the remainder of the site is almost entirely covered by gravel, which is enclosed by chain link fencing; the gravel appears to extend to the road boundary on both frontages allowing for fairly unrestricted access to East Hiawatha Boulevard and Sixth North Street; and
- WHEREAS, the submitted plans show the proposed storage building (6,000 sf) and a small adjacent parking lot will be constructed on the east side of one of the existing buildings; per the local application, the new building is intended for storing business equipment for Industrial Tire of CNY and Syracuse Retreaders; no signage or other site improvements 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; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;
- ADVISORY NOTE: projects within an Onondaga County Drainage District that

require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire site, except for the easternmost building, 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 multiple sites (IDs: 734004, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

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

1. The 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.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to convert unused gravel areas on the site to grass or landscaping to help improve site design, minimize stormwater impacts to the nearby Ley Creek, and delineate access to both road frontages.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-201

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Dennis Beaudette for the property located at 306 and 344 Sixth North Street and 1015 Hiawatha Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 6,000 sf storage building in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing an other authorization referral (Z-20-200) to combine the three subject parcels into one new lot; in 2010, the Board offered no position with comment for a project site review referral (Z-10-110) to construct a 200 sf addition to an existing building on one of the subject parcels; and
- WHEREAS, the site is located in an industrial node north of NBT Bank Stadium, the CNY Regional Market, and the Regional Transportation Center in the City's Northside neighborhood; Ley Creek occurs on parcels west of the site; and
- WHEREAS, the submitted resubdivision plan dated April 23, 2020 shows the site has frontage on Sixth North Street, a dead end city street, and East Hiawatha Boulevard, a city street, and contains three existing buildings; aerial imagery shows the remainder of the site is almost entirely covered by gravel, which is enclosed by chain link fencing; the gravel appears to extend to the road boundary on both frontages allowing for fairly unrestricted access to East Hiawatha Boulevard and Sixth North Street; and
- WHEREAS, the submitted plans show the proposed storage building (6,000 sf) and a small adjacent parking lot will be constructed on the east side of one of the existing buildings; per the local application, the new building is intended for storing business equipment for Industrial Tire of CNY and Syracuse Retreaders; no signage or other site improvements 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; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;
- ADVISORY NOTE: projects within an Onondaga County Drainage District that

require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire site, except for the easternmost building, 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 multiple sites (IDs: 734004, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

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

1. The 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.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to convert unused gravel areas on the site to grass or landscaping to help improve site design, minimize stormwater impacts to the nearby Ley Creek, and delineate access to both road frontages.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-202

- 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 LaFayette Planning Board at the request of C2 Energy Development for the property located at Sentinel Heights 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 Sentinel Heights Road (Route 173), a county highway, the municipal boundary between the Town of LaFayette and the Town of Onondaga, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 5,000 kw ground mounted solar farm on two parcels totaling 125.15 acres in an Agricultural Residential (AR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-203) as part of the proposed project; the Board recently recommended modification of concurrent site plan and special permit referrals (Z-20-171, 172) to install a 5 MW solar farm on the adjacent vacant parcel to the south, citing access and drainage requirements with the Onondaga County Department of Transportation; and
- WHEREAS, the vacant parcels are located in a rural area in the Town of LaFayette; aerial imagery shows the site has frontage on Sentinel Heights Road, a county road, and contains wooded and vegetated lands, some of which may previously have been active farmland; the site is located east across Sentinel Heights Road from a facility for the Tennessee Gas Pipeline Co.; there is a property to the northeast that is enrolled in NYS Agricultural District 4, which appears to contain active farmland; and
- WHEREAS, the submitted Layout Plan dated June 12, 2020 shows the proposed solar farm will be constructed at the front of the site and enclosed by a 7' tall chain link fence; the proposed limits of tree clearing and grubbing show existing vegetation and tree cover will be retained along the north, south, and east sides of the solar farm; a row of white spruce trees will be planted along the front of the site; a proposed access road is shown on Sentinel Heights Road, which will cross an American Telephone & Telegraph Easement on the site; the site also contains a 100' Tennessee Gas Pipeline Easement crossing the southwest corner of the site, which the solar farm will avoid;
ADVISORY NOTE: the proposed driveway onto Sentinel Heights Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the local application, the applicant has entered into a lease agreement option with the owner of the property; the proposed solar farm will cover approximately 33 acres of the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 12,

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E-mail Address: countyplanning@ongov.net

2020, 3 acres of the site will be disturbed by the proposed project, and no changes to stormwater runoff is proposed; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

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 does not have existing drinking water or wastewater services and none are proposed for the solar farm; and

WHEREAS, per the EAF, a wetland delineation has been completed for the project area; identified wetlands are considered to be jurisdictional waters of the U.S.; one DEC freshwater wetland was identified off the property; the project has been designed to avoid wetland impacts and no work is within the area adjacent to the identified DEC freshwater wetland;

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734050) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the EAF notes that remediation at that site is complete; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

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

The Board also offers the following comments:

1. The Board encourages the Town to consider potential impacts of the proposed solar farm on nearby viewsheds, which may be better assessed with a viewshed analysis.
2. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
3. Given the site's proximity to a facility for the Tennessee Gas Pipeline Co. and the location of an existing gas line and easement on the site, the Town and applicant are advised to ensure there will be no potential conflicts between the solar farm and natural gas uses and obtain any necessary permissions for development over the gas line, or within the easement, on the site.
4. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.
5. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-203

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 SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of C2 Energy Development for the property located at Sentinel Heights 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 Sentinel Heights Road (Route 173), a county highway, the municipal boundary between the Town of LaFayette and the Town of Onondaga, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to allow construction of a 5,000 kw ground mounted solar farm on two parcels totaling 125.15 acres in an Agricultural Residential (AR) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-202) as part of the proposed project; the Board recently recommended modification of concurrent site plan and special permit referrals (Z-20-171, 172) to install a 5 MW solar farm on the adjacent vacant parcel to the south, citing access and drainage requirements with the Onondaga County Department of Transportation; and

WHEREAS, the vacant parcels are located in a rural area in the Town of LaFayette; aerial imagery shows the site has frontage on Sentinel Heights Road, a county road, and contains wooded and vegetated lands, some of which may previously have been active farmland; the site is located east across Sentinel Heights Road from a facility for the Tennessee Gas Pipeline Co.; there is a property to the northeast that is enrolled in NYS Agricultural District 4, which appears to contain active farmland; and

WHEREAS, the submitted Layout Plan dated June 12, 2020 shows the proposed solar farm will be constructed at the front of the site and enclosed by a 7' tall chain link fence; the proposed limits of tree clearing and grubbing show existing vegetation and tree cover will be retained along the north, south, and east sides of the solar farm; a row of white spruce trees will be planted along the front of the site; a proposed access road is shown on Sentinel Heights Road, which will cross an American Telephone & Telegraph Easement on the site; the site also contains a 100' Tennessee Gas Pipeline Easement crossing the southwest corner of the site, which the solar farm will avoid;
ADVISORY NOTE: the proposed driveway onto Sentinel Heights Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the local application, the applicant has entered into a lease agreement option with the owner of the property; the proposed solar farm will cover approximately 33 acres of the site; and

- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 12, 2020, 3 acres of the site will be disturbed by the proposed project, and no changes to stormwater runoff is proposed; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;
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 does not have existing drinking water or wastewater services and none are proposed for the solar farm; and
- WHEREAS, per the EAF, a wetland delineation has been completed for the project area; identified wetlands are considered to be jurisdictional waters of the U.S.; one DEC freshwater wetland was identified off the property; the project has been designed to avoid wetland impacts and no work is within the area adjacent to the identified DEC freshwater wetland;
ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734050) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the EAF notes that remediation at that site is complete; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

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

The Board also offers the following comments:

1. The Board encourages the Town to consider potential impacts of the proposed solar farm on nearby viewsheds, which may be better assessed with a viewshed analysis.
2. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
3. Given the site's proximity to a facility for the Tennessee Gas Pipeline Co. and the location of an existing gas line and easement on the site, the Town and applicant are advised to ensure there will be no potential conflicts between the solar farm and natural gas uses and obtain any necessary permissions for development over the gas line, or within the easement, on the site.
4. For more information regarding the management of Battery Energy Solar System (BESS) development within solar projects, the Town is advised to coordinate with the CNY Regional Planning Development Board (RPDB) Energy Management office. The New York State Energy Research and Development Authority (NYSERDA) also offers a BESS model law, model permit, and full guidebook to help local governments manage such systems in their community.
5. The Town is advised to ensure battery storage systems meet applicable requirements for fire prevention and safety and handling of potentially hazardous materials.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-204

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of Brolex Properties, LLC for the property located at 7430 Highbridge Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Highbridge Road (Route 92), a state highway, and Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is requesting a zone change on a 23.17-acre, split-zoned parcel from the Residential 1 (R-1) and Restricted Agriculture (RA) zoning districts to Residential 3 (R-3); and
- WHEREAS, the Board recently reviewed concurrent zone change and site plan referrals (Z-20-136, Z-20-137) to change the zoning of the subject parcel from R-1 and RA to Residential 5 (R-5) and RA, and construct a 24-unit multi-family complex on the site; the zone change referral (Z-20-204) currently under review is a modification to the previous zone change application; the applicant is now seeking a zone change to R-3 for the entire property; and
- WHEREAS, the site is located along Highbridge Road (NYS Route 92) with surrounding residential land uses; the site is bound to the south and west by Limestone Creek, a classification C(T) stream and impaired waterbody (per EAF Mapper); Highbridge Street, a county road, is located on the west side of Limestone Creek, with Route 92 crossing the road via an overpass; the submitted survey map dated February 20, 2020 shows roughly 4 acres at the front of the site is maintained lawn and contains an existing building, to be demolished; there is an existing driveway onto Highbridge Road; the remainder of the site appears to be undeveloped and treed; and
- WHEREAS, the local application notes that the front of the site is currently zoned R-1 and the remainder of the site is RA; the amended zone change request would change the entirety of the parcel to R-3; although the R-3 zoning district does not permit multi-family dwellings, a letter from the applicant to the Town Board, dated July 2, 2020, indicates that use of the R-3 zoning in conjunction with NYS Town Law §278 would allow for clustering of a limited number of patio homes on the subject site and the perpetual preservation of over 75% (17+ acres) of open, undisturbed green space; and
- WHEREAS, the letter notes that four existing subdivisions in the surrounding area are zoned R-1 and appear to contain townhouse-like dwellings, similar to the multi-family units proposed in the previous zone change and site plan referrals (Z-20-136, Z-20-137); the letter indicates these subdivisions are cluster developments that were created using NYS Town Law §278, which allows for the higher density; furthermore, at the time the projects were approved, the R-1 zoning district required a minimum lot size of 20,000 square feet for each

building lot or residence, whereas now 40,000 square feet is required; the proposed R-3 zoning for the site requires a minimum lot size of 20,000 square feet, which would provide a density that is consistent with the nearby subdivisions; and

WHEREAS, per a phone conversation with the Town, the applicant has not submitted a revised site plan as part of the proposed project; it is not clear if any revisions to the site plan will be necessary given the applicant's plan to create a cluster subdivision on the subject parcel; the submitted Site Plan dated February 6, 2020, included with the previous zone change and site plan referrals (Z-20-136, Z-20-137), shows 24 proposed multi-family units will be constructed in the cleared area at the front of the site; the units are distributed among 7 buildings, each made up of 2 to 5 attached units; the units appear to be townhouse-like in structure, each with its own driveway to the front of the unit; individual driveways are connected by an internal road network with full access to Route 92 via a proposed driveway; the proposed access has a landscape median that separates the driveway into lanes for ingress and egress; new trees are shown along the frontage of the site and adjacent to the individual driveways that serve each housing unit;
ADVISORY NOTE: any proposed or future driveways onto Route 92 will require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; any work in the state right-of-way, or to remove the existing driveway, will require a work permit from the Department; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 11, 2020 indicates 4.8 acres of the site will be disturbed by the proposed project and stormwater discharges will be directed to storm inlets and conveyed to a stormwater facility; no additional information regarding stormwater management was included;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and the EAF notes that the proposed project will connect to the existing public drinking water infrastructure; per the Onondaga County Water Authority (OCWA), a cluster development will likely be too dense to allow for a public water main to be installed on the property; installation of one large service tap in a meter pit or above structure at the road right-of-way will be required, with reading and billing occurring at the master meter; any submetering would be the responsibility of the applicant, or Homeowner's Association; backflow prevention devices will also be required, and details for public fire hydrants will be determined based on a proposed site plan;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is served by public sewers and is located in the Meadowbrook-

Limestone Wastewater Treatment Plant service area; the EAF notes that the proposed project will connect to the existing public sewer infrastructure; 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 NOTES: per the Onondaga County Department of Water Environment Protection (WEP), any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; WEP asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity; the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer, and a letter of acceptance of the offset plan must be submitted to WEP; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site, excluding the 4-acre cleared area, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; lands along the western lot line and Limestone Creek are also located in 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 site is located near the following natural communities: Northern White Cedar Swamp and Marl Fen (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; the applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site may contain 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 aerial imagery it appears that the site contains some significant wooded areas;
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

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 general limits of buildable area on the parcel, the Board supports rezoning the entire parcel to enable a cluster subdivision. The Board, however, advises the Town to require submission of an updated cluster development plan to be evaluated as part of the rezoning action, to illustrate general applicability of the cluster subdivision regulations and potential buildout of the proposed zoning district.

The Board also offers the following comments for consideration in current and/or future phases of project review:

1. Cluster subdivision submissions should include a conservation and open space analysis to identify areas with resources requiring permanent protection as well as areas dedicated to park and recreation uses. Cluster subdivisions should also make wise use of infrastructure and adequately shift development potential to limited developable areas.
2. The applicant is required to coordinate Route 92 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, 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.
3. The site plan must show the location and scale of stormwater management facilities to serve the development. The Board discourages the expansion of the disturbed area or further tree removal for installation of stormwater accommodations.
4. The Onondaga County Department of Transportation requests a copy of any traffic, drainage, and lighting data submitted to the New York State Department of Transportation.
5. 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.
6. Given the proximity of the development to Limestone Creek and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, plantings, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality.
7. The Town and applicant are encouraged to consider potential accommodations for public use and enjoyment of Limestone Creek and the remaining lands, through the creation of a trail system, dedicated access, or easement to the Town or a land trust for the preserved lands.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-205

- 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 PROJECT SITE REVIEW from the Town of Lysander Planning Board at the request of Baldwinsville Adventist Church for the property located at 7830 Plainville 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 Plainville Road (Route 32), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to establish a church in a vacant building, formerly part of the Plainville Turkey Farm, on a 5.46-acre parcel in an Agricultural zoning district; and
- WHEREAS, in 2015, the Board recommended disapproval of a final subdivision referral (S-15-2) to subdivide a 38-acre parcel into two lots, which appears to have occurred and created the subject parcel; in its reasons for recommending disapproval, the Board noted that Onondaga County Health Department records showed both of the proposed lots were served by a single septic system and drinking water source, which is illegal and would require separate drinking water and wastewater services for both lots before the Department could endorse the subdivision; and
- WHEREAS, the site is located in a rural area in the Town of Lysander; the site and surrounding lands are enrolled in NYS Agricultural District 3; it appears that lands in the surrounding area contain active farm operations; per the application, the site itself was formerly part of the Plainville Turkey Farm, but has been vacant for several years; and
- WHEREAS, aerial imagery shows the site has frontage on Plainville Road, a county road, and contains three existing buildings, with the two front buildings connected by a one-story wing; there are two existing parking areas, one gravel and one asphalt, on the south side of the buildings; the site is served by an existing driveway that occurs on the adjacent parcel to the south;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road must meet Department requirements; and
- WHEREAS, the submitted lease agreement indicates the change of use is intended to allow for Baldwinsville Adventist Church to lease the main building, formerly a store with kitchen area for Plainville Turkey Farm, and attached barn/rec room building, parking lots, and green areas; the rear building, formerly barn/storehouse space, will not be leased by the applicant; and
- WHEREAS, per the submitted plan, the applicant intends to have 100 sanctuary seats for the new use; there will be no exterior improvements or changes in lighting; the front parking lot has 38 spaces and 2 handicap accessible spaces and the rear,

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gravel lot has 30 spaces; and

WHEREAS, per the plan, proposed signage includes a ground-mounted aluminum sign with wood posts at the front of the site, near the driveway, and three wall-mounted signs, two at the front of the buildings and one on the side facing the parking lot; and

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

WHEREAS, the site 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 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:

1. The applicant must contact the Onondaga County Health Department to ensure the existing septic system can accommodate the proposed change of use.
2. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Plainville Road, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given the proximity to nearby agricultural land uses, the Town should consider the implications of establishing a religious use adjacent to active farmland as part of its review. Mitigations, such as landscaping along parking areas, is strongly encouraged to buffer the two different land uses.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-206

- 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 Town of Skaneateles Planning Board at the request of Peter Fleckenstein for the property located at 3189 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of an attached garage addition, porches, and an addition to the existing dwelling on a 1.5-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; lands east of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated October 15, 2000 shows the site has frontage on East Lake Road, a state road, and contains an existing three-bedroom house with a rear patio and deck, sidewalks around the house, and a detached garage at the front of the site; there is a shared driveway easement along the northern lot line, which serves three adjacent residential parcels; the site itself has an existing driveway with access to the shared driveway; the site has additional access via an existing driveway onto East Lake Road, which occurs in front of the garage; and
- WHEREAS, the submitted Site Plan dated July 1, 2020 shows the proposed project to include an attached two-car garage addition (31' x 30') and a rear porch and addition, which will enlarge the building footprint to 3,654 sf; the rear patio and a portion of the existing sidewalks will be removed, as well as the driveway that connects to the shared drive; a new driveway that accesses the shared drive is proposed and will provide access directly to the garage addition; and
- WHEREAS, per the submitted Narrative dated June 30, 2020, the house and garage are both non-conforming; the house does not meet the side yard setback and is 6.4' from the southern lot line where 22' is required; the detached garage does not meet side or front yard setbacks; the proposed project will not exacerbate the existing non-conformities; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 26, 2020, less than 0.2 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site is served by an individual well and septic system, which is shown in the Site Plan to occur at the rear of the house; per the Narrative, the septic system was improved in 2003; no changes are proposed as part of the proposed project; 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 7.0% and will increase to 9.9%, where 10% is permitted, following 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:

1. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed project.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-207

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of Kelly Scalzo for the property located at 2803 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 2nd floor addition to an existing dwelling and conversion of a portion of an existing boathouse from living space to deck space on a 0.66-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; lands east of the site are enrolled in NYS Agricultural District 2 and appears to contain active farmland; and
- WHEREAS, the submitted survey map dated March 31, 2020 shows the site has frontage on East Lake Road, a state road, and 93.9' of shoreline on Skaneateles Lake; the site contains an existing three-bedroom, one-story house, a detached garage (24.5' x 24.7'), and a shed (10.1' x 8.4'); shoreline structures include a "guest house" building with boat storage, a seawall, and steps; there is an existing driveway onto East Lake Road; and
- WHEREAS, the submitted Site Plan dated June 30, 2020 shows the proposed project to include new dormers and a second floor addition on the house, and infilling an existing porch at the front of the house; a portion of the guest house will be converted to porch and the second floor will be removed from the boat storage area of the guest house and converted to deck; the shed will be removed as part of the proposed project; and
- WHEREAS, per the submitted Narrative dated June 30, 2020, all of the existing structures are non-conforming and the site exceeds building footprint and floor space allowances; the house does not meet the side yard setbacks and is 15.6' and 12.5' from the side lot lines where 18.2' is required; the guest house does not meet side yard and lake yard setbacks and exceeds floor space allowances; the garage and shed do not meet front and side yard setback requirements; per the Site Plan, none of the existing non-conformities appear to be exacerbated by the proposed project, and the floor space will be reduced from 12.4% to 11.8% where 10% is permitted given the proposed changes to the guest house;
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 30, 2020, less than 0.1 acres of the site will be disturbed by the proposed project; per the Narrative, two bio-swales are being added to take the existing stormwater and treat it before it enters the lake; and

WHEREAS, per the referral notice, new drinking water and wastewater services are proposed; drinking water will be drawn directly from the lake and a new individual septic system is proposed, and shown in the Site Plan to occur in front of the house; a letter from the Onondaga County Health Department dated January 17, 2020 indicates sewage disposal plans have been approved by the Department for the subject property; the approved plan includes a 1500 gallon minimum septic tank and 174 lineal feet of Eljen Units, and is intended for the service of the 3-bedroom house and boathouse; the letter notes that construction of a larger dwelling will require review and approval of a revised sewage disposal plan; 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 29.5% and will decrease to 29.0%, where 10% is permitted, following the proposed project; 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 or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

The Board also offers the following comment:

The Town and applicant are encouraged to work together to identify additional opportunities to reduce impermeable surface coverage to better meet local requirements, as part of the current site changes.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-208

- 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 Skaneateles Planning Board at the request of Suellen Valley Sager for the property located at 1650 Old Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Old Seneca Turnpike (Route 133), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 504 sf detached building for an accessory apartment on a 3.76-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles with low-density residential, agriculture, and undeveloped lands in the surrounding area; parcels adjacent to the site include a portion of the Skaneateles Conservation Area, a town park, to the south and west, and the Town transfer station to the east; the site and surrounding lands are enrolled in NYS Agricultural District 2, and lands north of the site appear to contain active farmland; and
- WHEREAS, the submitted survey map dated January 28, 2020 shows the site has frontage on Old Seneca Turnpike, a county road, and contains an existing house, a detached garage, and three sheds; there is an existing driveway onto Old Seneca Turnpike;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Seneca Turnpike must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated June 25, 2020 shows the proposed 504 sf accessory apartment with a 6' x 10' porch, to be located on the east side of the property, adjacent to the driveway; the plan shows the gravel drive can accommodate 2 parking spaces; a permeable walk will connect the parking area to the apartment; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 30, 2020, less than 0.2 acres of the sites will be disturbed by the proposed project; and
- WHEREAS, the site is served by an individual well and septic system; the accessory apartment will have a new connection to the existing well, and a new septic system is proposed; a letter from the Onondaga County Health Department dated June 8, 2020 indicates sewage disposal plans have been approved by the Department for the subject property; the approved plan includes a 1000 gallon minimum septic tank and 120 lineal feet of Quick 4 Equalizer 36 Infiltrator absorption trench or approved equal, and is intended for the service of the 1-bedroom dwelling; the letter notes that construction of a larger dwelling will require review and approval of a revised sewage disposal plan; the

Site Plan shows the well is located in the front yard, the existing septic field is located behind the house, and the proposed septic field will be constructed behind the accessory apartment; and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-209

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Matthew Kinney for the property located at 8511 Torchwood Lane; 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 Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard set back to 25.6' where 30' is required to enclose a 6' X 10' front porch on a 0.24-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on a two-lane residential collector street, Torchwood Lane, owned by the Town of Cicero, and within 500 feet of Lakeshore Road, a county owned road with primarily residential development; the parcel has no frontage onto Lakeshore Road; and
- WHEREAS, undated renderings show a two story gable-roofed addition centered on the front face of the house where the current entry exists; the porch would extend 6 feet from the current frontage; and
- WHEREAS, a survey with revisions dated May 28, 2020 shows a Niagara Mohawk Power Corp & New York Telephone Co. Easement within the first 10-15 feet from the road edge, and a 30' deep drainage easement at the rear of the parcel; no development is proposed within or near either easement; and
- WHEREAS, the site is served by municipal drinking water and wastewater and no changes are proposed; the site is located in the Brewerton Wastewater Treatment Plant service area; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-210

- 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 Cicero Town Board at the request of Paul G. Joynt for the property located at Totman 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 Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing a zone change from Agricultural (Ag) to Industrial on a 4.232-acre parcel to allow for future construction of a self-storage facility; and
- WHEREAS, the site is currently vacant land, with a large wooded area that has recently been cleared; surrounding land uses along Northern Boulevard include a small farm to the north, a concrete plant and proposed large scale solar farm across from the site, and vacant and wooded lands to the south; Cicero Swamp occurs nearby to the east of the site; at the rear of the parcel are numerous small and large residential parcels and vacant wooded parcels with access onto Totman Road; and
- WHEREAS, zoning of adjacent parcels is largely agricultural, with nearby Residential zoning on Totman and a mix of Agricultural and Industrial zoning along Northern Boulevard; given the character of the roadway to accommodate heavier traffic, and proximity to Interstate 481, planning discussions and the 2006 Cicero Comprehensive Plan have centered on the Northern Boulevard corridor as being host to future industrial uses; however, the corridor is not currently served by municipal drinking water or wastewater; and
- WHEREAS, a conceptual layout plan dated June 9, 2020 shows 12 storage buildings to be constructed on site at 3,000 square feet each, surrounded by asphalt and covering a significant portion of the site; planting beds and 3 detention pond areas occur at the front and south side of the parcel; a small area of vegetated buffer remains at the rear of the site; the entirety of the site is to be fenced; and
- WHEREAS, per the EAF, no on-site or municipal drinking water or wastewater connections are proposed for the proposed storage facility; the site is located in the Oak Orchard Wastewater Treatment Plant service area; the nearest sewer connection would be either from the southeast along Totman Road, or a significant distance to the north at Island Road; and
- WHEREAS, it appears that well over one acre of the site would be disturbed by the proposed construction activity, and the EAF notes "stormwater runoff will be collected and managed on-site prior to discharge to OCDOT roadside swale"; **ADVISORY NOTE:** per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the survey dated February 21, 2020 shows an unspecified utility easement along the southern edge of the site, and connection to a utility right-of-way on a separate parcel connecting to Totman Road; no development is proposed within the easement; 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. As communicated in prior referrals for projects along this corridor, the Board encourages a buildout analysis of the Northern Boulevard corridor and consideration of long-term land use planning goals for this area prior to continued zoning and development actions, to ensure a cohesive and cost-effective development and infrastructure strategy for this transitional area.
2. For future development of the proposed self-storage facility, the applicant is advised it will be required to coordinate Northern Boulevard access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review. The municipality will be asked to 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 town and applicant are encouraged to consider significant additional landscape or other screening at the rear and sides of the site to buffer adjacent residential land uses.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-211

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Rob Byrnes for the property located at 8946 Beach Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to decrease the front yard setback to 10' where 30' is required in order to remove an existing seasonal residence and construct a new two-story residence on a 0.15-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located along the Oneida Lake shoreline, along with other residences; a small single-story cottage currently exists on the parcel, set back just over 3 feet from the Beach Road right-of-way; a concrete sea wall occurs along the shoreline, to remain; and
- WHEREAS, the Variance Map – Proposed, dated June 29, 2020, shows the existing cottage to be removed and a new two-story house (896 sf) to be constructed at the center of the parcel; and
- WHEREAS, per the variance map, the new structure would be set back 10 feet where 30 feet is required, necessitating an area variance for the building; other nearby structures along Beach Road, a local road, have varied and often minimal setbacks; and
- WHEREAS, the variance map also indicates the lot does not meet requirements for the R-10 district for lot area, lot width and lot depth, however no changes to the existing lot are proposed and therefore not referred; and
- WHEREAS, the site has existing access to public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; the proposed structure will connect to the existing drinking water and wastewater infrastructure; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate the entirety of the parcel is within the 100-year flood plain and a large wetland system occurs across Beach Road from the site; Beach Road has historically seen regular seasonal flooding activity; local floodplain regulations may require elevation of structures and other mitigation;
ADVISORY NOTE: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-212

- 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 SITE PLAN from the Town of Elbridge Planning Board at the request of Daniel Ebersold for the property located at 530 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 90 (NYS Thruway), both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a heavy and light truck repair and storage facility on a vacant 11.53-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment of concurrent local law referrals (Z-19-291, 292) to change the zoning classification of eight parcels, including the subject parcel, to Industrial and amend the Town Zoning Code to permit additional uses in the Industrial zoning district; the Board encouraged the Town to assess the potential impacts on land use compatibility that may result from the proposed local laws; previously, the Board recommended disapproval of a zone change referral (Z-16-159) to change the zoning of the subject parcel from Rural Residential (RR) to Business (B-2) in order to construct an automotive repair facility; in its reasons for recommending disapproval, the Board noted that the proposed B-2 zoning would be inconsistent with the surrounding zoning, rural character, and active farms; and
- WHEREAS, the vacant, forested parcel is located in a rural area in the Town of Elbridge; the site has frontage on NYS Route 31 and abuts the NYS Thruway (I-90) to the south; parcels north across Route 31 are enrolled in NYS Agricultural District 3 and appear to contain active farmland; other surrounding land uses include low-density residential lots, including the two parcels to the east; ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and
- WHEREAS, the submitted Site Development Plan dated July 9, 2020 shows the proposed 5,000 sf pole framed structure will be constructed on the front half of the site and used for a heavy and light commercial truck repair facility, which is a permitted use in the Industrial zoning district; a 20' x 50' covered storage area is shown at the rear of the building; the building will be surrounded on three sides by stone driveway with 10 parking spaces, including one handicap-accessible space, near the northeast corner of the building and a dumpster enclosure at the rear of the building; there is a proposed 24' wide driveway onto Route 31; ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the New York State Department of

- Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Site Development Plan, proposed exterior lighting will include 8 wall-mounted light fixtures around the perimeter of the building; a proposed sign will be located at the front of the site, adjacent to the driveway; no additional information regarding signage was included; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 9, 2020, 0.98 acres of the site will be disturbed by the proposed project;
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site does not have existing drinking water or wastewater services and is located outside the Onondaga County Sanitary District; per the EAF, a new private well and septic system are proposed as part of the project; the proposed septic location is shown in the Site Development Plan at the northwest corner of the building; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); 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);
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 is required to coordinate Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant is required to submit a lighting plan for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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.
3. 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.
4. 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.

The Board also offers the following comment:

The applicant is encouraged to maintain as much of the existing tree cover as possible to maintain a landscape buffer around the property, and consult with the New York State Department of Environmental Conservation regarding sensitivity to endangered species habitats related to any site clearing activities.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-213

- 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 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 modify the Village of Fayetteville zoning code to change the maximum allowable building size in the Industrial zoning district from 10,000 sf to 60,000 sf; and
- WHEREAS, the local law filing text describes the action as to “Modify the Section 187-54 Zoning Use Chart entitled “Maximum Building Size for each story (square feet)” to be 60,000 square feet; and
- WHEREAS, per the submitted Village of Fayetteville zoning map, four clusters of current Industrial zoning occur in the Village: 1) lands containing the former O’Brien & Gere facility and other frontage parcels (approximately 35 acres) on the north side of East Genesee Street, which have been proposed for a variety of redevelopment options in recent years); 2) the Fayetteville Free Library (2 acres) and apartment complex (1.6 acres) along Orchard Street; 3) a small cluster of existing commercial uses at the corner of Clinton and Mill Streets, along Limestone Creek (1.5 acres combined); and 4) a small cluster of small parcels with a dance studio (1-2 acres combined) along Mill Street and East Genesee Street; and
- WHEREAS, per the Village code, uses permitted in the Industrial zoning district include all uses allowed within the Traditional Business (TB) and Contemporary Business (CB) districts, with a special permit, certain context sensitive industrial uses, warehousing and wholesale businesses; maximum building height is 2 stories; and
- WHEREAS, each of the Industrially zoned clusters have access to public drinking water and wastewater infrastructure, and are located in the Meadowbrook-Limestone Wastewater Treatment Plant Service area, which is subject to flow offset requirements; and
- WHEREAS, given existing zoning, lot configurations and site buildout limitations, it appears the only feasible site the 60,000 square foot minimum might be reached would be on the former O’Brien & Gere site; the site has historically been used as a manufacturing facility with a currently vacant building on site with a base building footprint of approximately 113,000 square feet; 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-214

- 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 SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of AccuGPS for the property located at 5727 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is proposing to convert an existing two-family house into commercial office space on a 2.0-acre parcel in a Professional Commercial Office (PCO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-20-215) for the project; and
- WHEREAS, per the Special Permit application, the owners of the property are seeking to use the existing historic residential building as the corporate office for AccuGPS, resulting in a discontinuation of residential use; the proposed office use would be allowable under current zoning regulations upon approval of a special permit for a change in use; and
- WHEREAS, the site was previously part of a larger parcel, which has been proposed for a variety of mixed-use developments, most recently in 2017 (Paladin Park/Nice N Easy, cases Z-15-50 and 51, and S-17-19), which appear to not have been constructed; other surrounding land uses include residential, scattered roadside commercial, and open lands; and
- WHEREAS, the survey dated November 18, 2019 shows the 2 acre parcel to contain a two-story traditional residence built in 1858 and 1 story garage on the property, with a gravel drive accessing East Seneca Turnpike, a state highway; a 60' wide Niagara Mohawk Power Corporation easement and overhead transmission lines occur along the eastern parcel boundary; the remainder of the land is vacant and wooded; and
- WHEREAS, the Existing Conditions & Demo Plan and Site Plan, both dated February 8, 2020, indicate the existing gravel driveway west of the house and a stone patio are to be removed, and a new 22' wide driveway and 22-car parking area (10 spots in-reserve), at the rear of the building, planting areas and concrete walks are to be added; aerial photography from May 2020 shows the new driveway and parking area have already been constructed, and the gravel driveway remains; and
- WHEREAS, the Site Plan contains a note referring to an approved NYSDOT driveway permit, issued July 23, 2019; per NYSDOT, the permit process was not completed and a permit was never issued following the 2019 approval; ADVISORY NOTE: any existing or proposed driveways onto East Seneca Turnpike require highway access and work permits from the New York State

Department of Transportation, respectively, and will be subject to the availability of sight distance; additional coordination with NYSDOT regarding site access is required; and

WHEREAS, the site is served by public drinking and wastewater infrastructure, and the site is located in the Metropolitan Wastewater Treatment Plant service area, in an area that is tributary to combined sewer overflows;

ADVISORY NOTE: the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per a variance application, the Town notes the current structure is a non-conforming structure and the existing historic house encroaches within the front yard setback, at approximately 22' where 70'-85' is required; 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, 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must contact the NYS Department of Transportation to obtain appropriate permits to remove the existing gravel driveway on East Seneca Turnpike and for the recently constructed driveway, which must be paved to meet the Department's commercial driveway standards. The Town is advised to ensure permits are obtained prior to, or as a condition of, municipal approval of the project.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-215

- 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 Onondaga Town Board at the request of AccuGPS for the property located at 5727 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is proposing to convert an existing two-family house into commercial office space on a 2.0-acre parcel in a Professional Commercial Office (PCO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-20-214) for the project; and
- WHEREAS, per the Special Permit application, the owners of the property are seeking to use the existing historic residential building as the corporate office for AccuGPS, resulting in a discontinuation of residential use; the proposed office use would be allowable under current zoning regulations upon approval of a special permit for a change in use; and
- WHEREAS, the site was previously part of a larger parcel, which has been proposed for a variety of mixed-use developments, most recently in 2017 (Paladin Park/Nice N Easy, cases Z-15-50 and 51, and S-17-19), which appear to not have been constructed; other surrounding land uses include residential, scattered roadside commercial, and open lands; and
- WHEREAS, the survey dated November 18, 2019 shows the 2 acre parcel to contain a two-story traditional residence built in 1858 and 1 story garage on the property, with a gravel drive accessing East Seneca Turnpike, a state highway; a 60' wide Niagara Mohawk Power Corporation easement and overhead transmission lines occur along the eastern parcel boundary; the remainder of the land is vacant and wooded; and
- WHEREAS, the Existing Conditions & Demo Plan and Site Plan, both dated February 8, 2020, indicate the existing gravel driveway west of the house and a stone patio are to be removed, and a new 22' wide driveway and 22-car parking area (10 spots in-reserve), at the rear of the building, planting areas and concrete walks are to be added; aerial photography from May 2020 shows the new driveway and parking area have already been constructed, and the gravel driveway remains; and
- WHEREAS, the Site Plan contains a note referring to an approved NYSDOT driveway permit, issued July 23, 2019; per NYSDOT, the permit process was not completed and a permit was never issued following the 2019 approval; **ADVISORY NOTE:** any existing or proposed driveways onto East Seneca Turnpike require highway access and work permits from the New York State

Department of Transportation, respectively, and will be subject to the availability of sight distance; additional coordination with NYSDOT regarding site access is required; and

WHEREAS, the site is served by public drinking and wastewater infrastructure, and the site is located in the Metropolitan Wastewater Treatment Plant service area, in an area that is tributary to combined sewer overflows;

ADVISORY NOTE: the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per a variance application, the Town notes the current structure is a non-conforming structure and the existing historic house encroaches within the front yard setback, at approximately 22' where 70'-85' is required; 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, 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must contact the NYS Department of Transportation to obtain appropriate permits to remove the existing gravel driveway on East Seneca Turnpike and for the recently constructed driveway, which must be paved to meet the Department's commercial driveway standards. The Town is advised to ensure permits are obtained prior to, or as a condition of, municipal approval of the project.

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