



Onondaga County Planning Board

July 27, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Danielle Salisbury
Robin Coon

GUESTS PRESENT

Cade Krueger

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 27, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from July 6, 2022 were submitted for approval. David Skeval made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

Z-22-183	CSyrPB	No Position With Comment	Z-22-186	CSyrPB	No Position
Z-22-187	TClaZBA	Disapproval	Z-22-188	CSyrZBA	No Position
Z-22-189	VCamVB	Modification	Z-22-190	VCamVB	Modification
Z-22-191	CSyrZA	Modification	Z-22-192	TClaPB	No Position With Comment
Z-22-193	TClaPB	No Position With Comment	Z-22-194	TManTB	No Position With Comment
Z-22-195	TManTB	No Position	Z-22-197	VFayPB	Modification
Z-22-198	TClaPB	Modification	Z-22-200	CSyrPB	No Position
Z-22-201	VBalVB	No Position With Comment	Z-22-202	VBalPB	Modification

V. ADMINISTRATIVE REVIEWS



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Petro Gura / PPG Auto Sales for the property located at 1124 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install fencing and gate at an existing auto dealership facility on a 0.57-acre parcel in Local Business, Class A (BA) and Motor Vehicle Sales Business Overlay (MVS) zoning districts; and
- WHEREAS, the site is located in the City's West Side neighborhood with surrounding commercial land uses to the east, south, and west; residential dwellings surround the site to the north; and
- WHEREAS, per the survey dated March 20, 2021, the site contains a 1,267 sf concrete building in the rear and 377 sf building labeled as a dwelling in the front of the property; the remainder of the lot is an asphalt parking lot with unrestricted access on Genesee Street, a local road; per the survey, a wood fence exists along the eastern border, a part of the northern border, and a chain-link fence exists along part of the western border; overhead utility lines are shown to cross the property; a pole sign is shown in the front of the property; aerial imagery dated May 2021 shows sidewalks along the front of the property; and
- WHEREAS, per the hand-drawn Site Plan dated June 6, 2022, the applicant proposes a 76' long, 6' tall wood fence along the northern border, to stop at the concrete building; two sections of 6' tall wooden fence are proposed along the western border to complement the existing chain-link fence, a 25' long section and 40' long section; a 123' long, 6' tall chain link fence with a 20' wide gate is proposed in the front of the property; and
- WHEREAS, per the referral, the site is served by public water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant Service area, in an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734039, V00222) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Harriet May Mills Residence which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

Due to the aesthetically unappealing nature of front yard fences, the applicant is encouraged to relocate the fence to the rear of the dwelling.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Chris Bily, Food + Sundry, LLC for the property located at 713 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway, and UMU Biotech Research Center, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit to construct a second-story addition on a portion of a restaurant (XO Taco) on a 0.13-acre parcel in a Local Business, Class A zoning district; and
- WHEREAS, the site is located in the City's East Side neighborhood with surrounding commercial land uses including restaurants, hotels, parking lots and commercial businesses; and
- WHEREAS, per the survey dated May 15, 2022, the site contains a one-story concrete block building with a partial second story on the rear of the building and a refrigeration unit behind the building; there is a tarvia driveway on East Fayette Street, a local road, and a tarvia parking area behind the building; a chain link fence borders the east and north parcel boundaries; a sidewalk is shown in front of the building that connects to neighboring properties; per aerial imagery dated May 2021, moveable outdoor seating is provided in front of the building on the sidewalk and in the driveway next to the building; and
- WHEREAS, the Proposed Site Plan dated May 31, 2022, shows the proposed second story addition would connect to the existing second story to create a complete second story over the entire building; a new exterior exit stair is proposed in the rear of the building; the second story addition will include two new bathrooms, a bar area including bar storage, a dining area, and new interior stairs to connect the first and second floor; the existing second story will be converted into an office, kitchen, and food prep rooms; external building modifications include new paint, new sunshades, and a new sign panel on the front of the building; and
- WHEREAS, per the referral notice, the site is served by public water and sewers, and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734148, V00502, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near the Parkview Hotel, SpaZend, and Peoples' African Methodist Episcopal Zion Church, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-187

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Cabin Cove Development, LLC for the property located at Horseshoe Island 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 the Town of Clay and Oswego County; and
- WHEREAS, the applicant is requesting area variances with regard to the area and width of several lots to be created in a proposed subdivision creating 32 new parcels from 4 existing parcels totaling 138.77 acres in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located along the northern border of Clay within a triangular piece of land named Horseshoe Island; Horseshoe Island is surrounded by the Oneida River, a class B protected stream, on all sides, including the New York State Barge Canal and NYS Barge Canal Lands abutting the site to the south; Horseshoe Island has been identified as a flood prone area in the Onondaga County Multi-Jurisdictional Hazard Mitigation Plan Update (2019); the site and surrounding lands are primarily undeveloped forested land with some residential dwellings east of the site along the river; and
- WHEREAS, per the Existing Site Conditions map dated April 25, 2022, the site is comprised of four adjacent parcels with two lots owned by Cabin Cove Development, LLC and two lots owned by Kathleen M. Beckwith, who is a member of Cabin Cove Development; there are several gravel roads throughout the four parcels with cleared land and gravel driveways in what appears to be preparation for a subdivision; the unnamed gravel roads lead to Horseshoe Island Road, a local road; there is an existing house on the southwest corner of the site; and
- WHEREAS, the Master Plan dated April 25, 2022 shows 32 proposed parcels of varying sizes from 6 acres to 1.3 acres, and one lot consisting of 22.4 acres; a proposed house and driveway are shown for each proposed lot; a community center (4.1 acres) and private marina (1.5 acres) are shown on the western border of the site along the Oneida River, however parking for these facilities is not shown; the local application notes that the private marina and community center are allowed by special use permit; the application does not specify the primary use of the community center, which may or may not be permitted within the current zoning district; and
- WHEREAS, per the local application, eleven area variances are requested for seven proposed riverfront parcels; a reduction in the minimum lot size of 2.29 acres is requested for Lot #5 and Lot #6 (1.7 acres each), Lot #7 and Lot #8 (1.6

acres each), Lot #9 (1.3 acres), and Lot #11 (1.5 acres); a reduction in the minimum lot width of 250' is requested for Lot #5 (222.36'), Lot #6 (137.95'), Lot #7 (126.18'), Lot #8 (235.7') and Lot #32 (199.85'); per the local application, the applicant notes the smaller lot sizes on the proposed subdivision are larger than similar residential lots east of the proposed subdivision along the river; and

WHEREAS, per the Existing Site Conditions, the existing house on the site is served by an individual well and an individual septic system, which are shown to be currently located on two different parcels and appear to be rectified with the proposed subdivision; per the referral notice, the remaining site has no existing water or wastewater infrastructure; individual wells and individual septic systems are proposed to serve the subdivision; proposed well locations are shown on the Master Plan, along with test pit and percolation test locations;

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 municipal approval of the area variance request; the Department also advises that there should not be any septic system information, including soils and percolation rates, displayed on a subdivision map/plat that has not received septic system approval; and

WHEREAS, per the Environmental Assessment Form (EAF) dated June 21, 2022, 6.8 acres of the site will be disturbed by the proposed project; no Stormwater Pollution Prevention Plan (SWPPP) or stormwater management plan was submitted with the referral materials;

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

WHEREAS, GIS mapping shows over 68 acres of the 138-acre site may contain federal wetlands, which appears to include the majority of the proposed subdivision parcels; per the Master Plan, a wetland delineation is currently in progress but is incomplete at this time;

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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that over 45 acres of the site is located within the 100-year floodplain or the more restrictive floodway, which may require avoidance or elevation of structures and other mitigation; at least 13 lots are located fully or partially within the floodplain;

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 may contain the Indiana Bat, or its associated habitat, which has been

listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Existing Conditions map, it appears that some trees will be removed as part of the proposed project;

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

WHEREAS, the site is located near the New York State Barge Canal Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

WHEREAS, 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 that said application be DISAPPROVED for the following REASON(S):

The site plan as currently presented with the area variances does not show feasible buildable lots for the following reasons:

1. The soils and site conditions are not suitable for individual septic systems.
2. The spacing of the individual wells and septic systems is not adequate. The applicant must submit a subdivision plan demonstrating that each lot within the proposed subdivision is a buildable lot with adequate space for a house, driveway, well, and septic system, prior to seeking an area variance.
3. The Board does not generally endorse the granting of variances to construct buildings in wetlands, floodplains, and floodways. It was not demonstrated how wetland and floodplain impacts would be appropriately mitigated as a part of this project.
4. The Board does not generally endorse significant tree clearing in highly encumbered wetland and floodplain areas due to the negative effect on groundwater.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Board of Zoning Appeals at the request of Smith Building, LLC / Paulus Development for the property located at 500 Erie 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 the site is located within 500 feet of Route 690 and Route 81, both state highways; and
- WHEREAS, the applicant is proposing a new roof sign (Melo Roofing) on a mixed use building on a 0.25-acre parcel in a Central Business District - Office & Service (Restricted) (CBD-OSR) zoning district; and
- WHEREAS, in 2020, the Board offered no position with comment on a project site review referral (Z-20-49) to establish a mixed use building on the site; in 2019 the Board offered no position with comment for an area variance referral (Z-19-369) to allow residential apartments on the first floor of the existing building; and
- WHEREAS, the site is located in Downtown Syracuse near the I-81 and I-690 interchange; the elevated section of I-81 in this area is nearing the end of its useful life and the community grid alternative has been chosen to replace it; the community grid alternative will not affect the Smith Building; and
- WHEREAS, the submitted survey map dated June 13, 2019 shows the site has frontage on Erie Boulevard East, South Townsend Street, and East Water Street, all city streets, and contains an existing 3-6-story building, the Smith Restaurant Supply building; and
- WHEREAS, per the local application, the proposed sign for Melo Roofing would be placed on an existing sign on the roof of the building; the sign height would be 85'(grade to the top of the sign), the face area would be 288 square feet, and it would be externally lit; per the letter from Paulus Development to the City of Syracuse Office of Zoning Administration dated June 9th, 2022, Melo Roofing is a proposed tenant for a ground floor office space, contingent upon the proposed tenant being permitted to use the existing sign on the roof of the building; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Camillus Village Board at the request of Camillus Mills Development Company, Inc. for the property located at 52-54 Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Newport Road (Route 36), a county highway; and
- WHEREAS, the applicant is proposing to construct Phase II and Phase III of the Camillus Mills redevelopment project on two parcels totaling 4.4 acres in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-22-190) for the proposed project, due to the project falling within the definition of having “critical impact”; and
- WHEREAS, in 2021 the Board recommended modification of a site plan referral (Z-21-74) to construct Phase II and and Phase III of the Camillus Mills redevelopment project; the Board previously reviewed concurrent zone change (Z-15-450), special permit (Z-15- 451), and subdivision (S-15-96) referrals to add the site to the Village’s Planned Development District (PDD) zoning and allow for adaptive reuse of the Camillus Cutlery Company headquarters building, which was completed as Phase I of an anticipated three-phase redevelopment project; and
- WHEREAS, the site is located in the highly walkable, historic mixed-use village center adjacent to a residential neighborhood along North Street, a village street, with rear yards overlooking the site; there are two frontages on North Street, a narrow band that contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and a 75’ frontage between the multiple-family residence and a single-family residence which has a landscape buffer; and
- WHEREAS, the Site Preparation Plan dated June 24, 2022 shows the site has additional frontage on Genesee Street, a village street, and Newport Road and contains the former Camillus Cutlery building, a two-story building that has been redeveloped to contain 29 apartments and 8,800 sf of commercial space; there are two existing driveways, one each on Genesee Street and Newport Road, and the site has a rear parking lot; Nine Mile Creek runs along the eastern edge of the property; and
- WHEREAS, the submitted Amended Project Application Narrative dated June 20, 2022 indicates Phase II of the redevelopment project will include construction of a 44,659 sf (previously 60,500 sf), 3-story building along the banks of Nine Mile Creek; this building will have residential living and related amenities only (46 apartments), where previously proposed as mix of commercial office, retail

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E-mail Address: countyplanning@ongov.net

uses, and 58 residential apartments; due to the building's location within the FEMA floodplain, the first floor will be located 12' above the existing grade and 35 covered but open parking spaces will occupy the bottom level; an additional 63-space open parking lot is also planned for the north side of the new building; outdoor amenities will include a dedicated tenant leisure space at the northwest corner of the building, seating areas and barbecues for tenant use, and a scenic overlook to Nine Mile Creek; an 8' wide Future Creekwalk Connection with the Village of Camillus is shown along the Nine Mile Creek frontage inside the property boundary and alongside a concrete wall; beyond the parcel boundary the creek walk continues as "Future DOT Creekwalk Connection"; and

WHEREAS, per the narrative, no changes were submitted as part of Phase III; Phase III is planned to be a 7,200 sf, 2-story commercial building situated on the northern end of the property, with high visibility from Newport Road; the open parking lots will be within close proximity; Phase III will likely be the last component of the site redevelopment, though the timing of construction for Phases II and III does not appear to be finalized; and

WHEREAS, the site is located in close proximity to a portion of the Empire State Trail system; the County recently finalized the Onondaga County Empire State Trail Local Economic Opportunities Plan, which includes recommendations for commercial developments such as this to complement and capitalize on proximity to the trail; additionally, the Layout Plan shows the location of a Future Creekwalk Connection with the Village of Camillus along the Nine Mile Creek frontage; and

WHEREAS, the Planting Plan dated June 24, 2022 shows increased planting areas from the previous submission, specifically in the front and west side of the proposed Phase II building and parking lot; per the amended narrative, the amended project provides additional permeable surfaces and greenspaces; and

WHEREAS, the amended narrative states that a Traffic Study and Report and a Stormwater Pollution Prevention Plan (SWPPP) for the previous larger project were reviewed and approved in 2021; per the submitted Environmental Assessment Form (EAF) dated June 2, 2022, 2.25 acres of the site will be disturbed by

the proposed project; per the EAF, stormwater will be handled with best management practices and directed to Nine Mile Creek;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, 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 Camillus Cutlery Company headquarters building is listed on the State and National Registers of Historic Places; per the materials submitted with the previous iteration of the project, given the proposed building's proximity to this building, the applicant has been coordinating with the NY State Historic Preservation Office (SHPO), which has jurisdiction and design approval for Phase II of the site redevelopment; and

WHEREAS, the site is served by public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service area, an area designated as flow constrained and impacted by

excessive wet weather flow; new municipal connections for drinking water and sewer service to the proposed buildings are planned;

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of the site, almost the entirety of the location for Phase II and Phase III, is located within the 100-year floodplain associated with Nine Mile Creek, which may require elevation of structures and other mitigation;

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

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

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

The Board also offers the following comments:

1. Site amenities, such as bicycle parking, seating, or dining areas, are strongly encouraged for mix-use developments such as this to complement and capitalize on proximity to the Empire State Trail system and proposed Creekwalk trail through the Village.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Camillus Village Board at the request of Camillus Mills Development Company, Inc. for the property located at 52-54 Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Newport Road (Route 36), a county highway; and
- WHEREAS, the applicant is requesting a special permit to construct Phase II and Phase III of the Camillus Mills redevelopment project that is defined as having a "critical impact" on two parcels totaling 4.4 acres in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-189) as part of the proposed project; and
- WHEREAS, in 2021 the Board recommended modification of a site plan referral (Z-21-74) to construct Phase II and and Phase III of the Camillus Mills redevelopment project; the Board previously reviewed concurrent zone change (Z-15-450), special permit (Z-15- 451), and subdivision (S-15-96) referrals to add the site to the Village's Planned Development District (PDD) zoning and allow for adaptive reuse of the Camillus Cutlery Company headquarters building, which was completed as Phase I of an anticipated three-phase redevelopment project; and
- WHEREAS, the site is located in the highly walkable, historic mixed-use village center adjacent to a residential neighborhood along North Street, a village street, with rear yards overlooking the site; there are two frontages on North Street, a narrow band that contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and a 75' frontage between the multiple-family residence and a single-family residence which has a landscape buffer; and
- WHEREAS, the Site Preparation Plan dated June 24, 2022 shows the site has additional frontage on Genesee Street, a village street, and Newport Road and contains the former Camillus Cutlery building, a two-story building that has been redeveloped to contain 29 apartments and 8,800 sf of commercial space; there are two existing driveways, one each on Genesee Street and Newport Road, and the site has a rear parking lot; Nine Mile Creek runs along the eastern edge of the property; and
- WHEREAS, the submitted Amended Project Application Narrative dated June 20, 2022 indicates Phase II of the redevelopment project will include construction of a 44,659 sf (previously 60,500 sf), 3-story building along the banks of Nine Mile Creek; this building will have residential living and related amenities only (46 apartments), where previously proposed as mix of commercial office, retail

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E-mail Address: countyplanning@ongov.net

uses, and 58 residential apartments; due to the building's location within the FEMA floodplain, the first floor will be located 12' above the existing grade and 35 covered but open parking spaces will occupy the bottom level; an additional 63-space open parking lot is also planned for the north side of the new building; outdoor amenities will include a dedicated tenant leisure space at the northwest corner of the building, seating areas and barbecues for tenant use, and a scenic overlook to Nine Mile Creek; an 8' wide Future Creekwalk Connection with the Village of Camillus is shown along the Nine Mile Creek frontage inside the property boundary and alongside a concrete wall; beyond the parcel boundary the creek walk continues as "Future DOT Creekwalk Connection"; and

WHEREAS, per the narrative, no changes were submitted as part of Phase III; Phase III is planned to be a 7,200 sf, 2-story commercial building situated on the northern end of the property, with high visibility from Newport Road; the open parking lots will be within close proximity; Phase III will likely be the last component of the site redevelopment, though the timing of construction for Phases II and III does not appear to be finalized; and

WHEREAS, the site is located in close proximity to a portion of the Empire State Trail system; the County recently finalized the Onondaga County Empire State Trail Local Economic Opportunities Plan, which includes recommendations for commercial developments such as this to complement and capitalize on proximity to the trail; additionally, the Layout Plan shows the location of a Future Creekwalk Connection with the Village of Camillus along the Nine Mile Creek frontage; and

WHEREAS, the Planting Plan dated June 24, 2022 shows increased planting areas from the previous submission, specifically in the front and west side of the proposed Phase II building and parking lot; per the amended narrative, the amended project provides additional permeable surfaces and greenspaces; and

WHEREAS, the amended narrative states that a Traffic Study and Report and a Stormwater Pollution Prevention Plan (SWPPP) for the previous larger project were reviewed and approved in 2021; per the submitted Environmental Assessment Form (EAF) dated June 2, 2022, 2.25 acres of the site will be disturbed by

the proposed project; per the EAF, stormwater will be handled with best management practices and directed to Nine Mile Creek;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, 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 Camillus Cutlery Company headquarters building is listed on the State and National Registers of Historic Places; per the materials submitted with the previous iteration of the project, given the proposed building's proximity to this building, the applicant has been coordinating with the NY State Historic Preservation Office (SHPO), which has jurisdiction and design approval for Phase II of the site redevelopment; and

WHEREAS, the site is served by public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service area, an area designated as flow constrained and impacted by

excessive wet weather flow; new municipal connections for drinking water and sewer service to the proposed buildings are planned;

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

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of the site, almost the entirety of the location for Phase II and Phase III, is located within the 100-year floodplain associated with Nine Mile Creek, which may require elevation of structures and other mitigation;

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

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

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

The Board also offers the following comments:

1. Site amenities, such as bicycle parking, seating, or dining areas, are strongly encouraged for mix-use developments such as this to complement and capitalize on proximity to the Empire State Trail system and proposed Creekwalk trail through the Village.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. Given the floodplain areas on site and proximity of the development to a watercourse, the applicant is encouraged to reduce impermeable surfaces even further and utilize green infrastructure (e.g., permeable pavement, planting islands) wherever possible to reduce stormwater and protect stormwater quality.

4. The applicant is encouraged to coordinate with the Village and County (SOCPA and Department of Transportation) to dedicate easements or donate land to construct the Creekwalk and reflect the changes on the project plans.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Zoning Administration at the request of Rosario Amato, GSL Management, LLC for the property located at 2216-2224 East Colvin 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 Nottingham Road (Route 6), a county highway, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a use variance to establish a restaurant / coffee shop (La Roasteria, Inc.) in an existing commercial space on a 0.2-acre parcel in a Residential-Service zoning district; and
- WHEREAS, in 2021, the Board offered no position with comment on a project site review referral (Z-21-95) to renovate an existing building to create three retail spaces; based on the submitted application, it appears the renovations were completed; and
- WHEREAS, the site is located in the City's Eastside neighborhood just east of Syracuse University's South Campus; the site is in a node of commercial uses generally surrounded by single-family residential; the site abuts a single-family residence to the west, a multi-tenant commercial building to the south, and is across the street from a shopping plaza with a Tops grocery store; and
- WHEREAS, aerial imagery dated May 2021 and the submitted survey map show the site has frontage on Colvin Street and Julian Place, both city streets, and contains an existing one-story, multi-tenant building; per the Floor Plan dated December 9, 2020, a convenience store and a barbershop are tenants in two of the three rentable spaces; there is an existing concrete sidewalk along Colvin Street, and a row of front yard parking along the Julian Place frontage with unrestricted access; and
- WHEREAS, per the local application, the applicant has experienced hardship in renting out the third rental space over the course of a year; the applicant currently has a letter of intent from a local coffee roasting company to rent the space as an office operation location and roasting and packaging location, which appears to fall under a "coffee shop" use category, which is considered a type of restaurant; the site is currently zoned Residential-Service (RS) which does not allow for the use of a restaurant, and therefore the project is seeking a use variance; and
- WHEREAS, per the local application, normal hours of operation will be 8am to 5pm daily and there will be four parking spaces on-site; there appears to be no on-street parking nearby; 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;

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

WHEREAS, the 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, 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 install a concrete sidewalk along the Julian Place frontage and provide a sidewalk connection to the front of the building.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Goguen Drive Laydown Yard for the property located at Goguen Drive; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to construct a contractor's service yard on a 6.2-acre parcel in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-22-193) as part of the proposed project; and
- WHEREAS, the site is located within the Woodard Industrial Park within the Town; surrounding land uses are industrial operations including JMC Plumbing & Mechanical, MD Walk on Wood Floors, Brosh Mechanical and other similar operations, and forested land; and
- WHEREAS, per the survey dated May 3, 2022, and aerial imagery dated May 2021, the site contains undeveloped, forested land; the site has frontage on Goguen Drive, a local road, and abuts railroad tracks to the south; and
- WHEREAS, the Description of Proposed Use submitted with the local application states the site will be used as a contractor laydown yard to store construction materials such as pipe, aggregate, drainage/sanitary structures, etc.; the site will be cleared and graded and a recycled concrete surface will be installed on the site; per the Preliminary Site Plan, a 25' perimeter landscape strip is proposed between Goguen Drive and the rest of the site; per the Environmental Assessment Form dated June 27, 2022, two 20' tall, dark sky friendly light poles with fixtures will be on site; and
- WHEREAS, per the Preliminary Site Plan dated May 2022, a driveway is proposed on Goguen Drive, a local road; per the local application, no significant traffic is expected at the facility, "with no more than two trips per hour on average expected during operation"; Goguen Drive exits onto Wetzel Road, a county road; and
- WHEREAS, there is no existing drinking water or wastewater service to the site; the EAF states that the proposed action will not use or create a new demand for water and will not generate liquid wastes; and
- WHEREAS, per the EAF, 4.92 acres of the site will be disturbed by the proposed project and half of the site will become impervious surface; per the EAF, the stormwater management plan is to direct runoff to two stormwater management areas for treatment before discharging to the existing stream on-site;

ADVISORY NOTE: Any project that will create stormwater discharges

associated with industrial activity must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows a portion of the site may contain federal wetlands, which appears to include a portion of the laydown yard and stormwater management area; per the Preliminary Site Plan, according to the US Fish and Wildlife Service National Wetlands Inventory, there are federal wetlands associated with the stream on-site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land;

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 site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the EAF it appears that some significant wooded areas on site will be removed (4.9 acres);

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

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

Given the wetland areas on site, the applicant is encouraged to 1) retain as much as existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement, bioswales) wherever possible to reduce stormwater and protect stormwater quality.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 1, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Goguen Drive Laydown Yard for the property located at Goguen Drive; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting a special permit to construct a contractor's service yard on a 6.2-acre parcel in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-192) as part of the proposed project; and
- WHEREAS, the site is located within the Woodard Industrial Park within the Town; surrounding land uses are industrial operations including JMC Plumbing & Mechanical, MD Walk on Wood Floors, Brosh Mechanical and other similar operations, and forested land; and
- WHEREAS, per the survey dated May 3, 2022, and aerial imagery dated May 2021, the site contains undeveloped, forested land; the site has frontage on Goguen Drive, a local road, and abuts railroad tracks to the south; and
- WHEREAS, the Description of Proposed Use submitted with the local application states the site will be used as a contractor laydown yard to store construction materials such as pipe, aggregate, drainage/sanitary structures, etc.; the site will be cleared and graded and a recycled concrete surface will be installed on the site; per the Preliminary Site Plan, a 25' perimeter landscape strip is proposed between Goguen Drive and the rest of the site; per the Environmental Assessment Form dated June 27, 2022, two 20' tall, dark sky friendly light poles with fixtures will be on site; and
- WHEREAS, per the Preliminary Site Plan dated May 2022, a driveway is proposed on Goguen Drive, a local road; per the local application, no significant traffic is expected at the facility, "with no more than two trips per hour on average expected during operation"; Goguen Drive exits onto Wetzel Road, a county road; and
- WHEREAS, there is no existing drinking water or wastewater service to the site; the EAF states that the proposed action will not use or create a new demand for water and will not generate liquid wastes; and
- WHEREAS, per the EAF, 4.92 acres of the site will be disturbed by the proposed project and half of the site will become impervious surface; per the EAF, the stormwater management plan is to direct runoff to two stormwater management areas for treatment before discharging to the existing stream on-site;

ADVISORY NOTE: Any project that will create stormwater discharges

associated with industrial activity must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows a portion of the site may contain federal wetlands, which appears to include a portion of the laydown yard and stormwater management area; per the Preliminary Site Plan, according to the US Fish and Wildlife Service National Wetlands Inventory, there are federal wetlands associated with the stream on-site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land;

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 site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the EAF it appears that some significant wooded areas on site will be removed (4.9 acres);

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

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

Given the wetland areas on site, the applicant is encouraged to 1) retain as much as existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement, bioswales) wherever possible to reduce stormwater and protect stormwater quality.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Danielle & Ryan Ewert for the property located at 8291 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is requesting a zone change on a 7.34-acre parcel from Residential (R-1) to Restricted Agricultural (RA) to accommodate a pole barn for a doggy daycare facility; and
- WHEREAS, the site is located along East Seneca Turnpike east of Fayetteville-Manlius High School; surrounding land use is primarily residential with forested areas to the north; and
- WHEREAS, aerial imagery dated May 2021, the site contains a residential dwelling with several accessory structures including what appears to be a pole barn; the site has two driveways onto East Seneca Turnpike, a state road, one to serve the house and one to serve the pole barn; the rear of the property is partially cleared and partially forested land; and
- WHEREAS, per the submitted survey with hand-drawn alterations, it appears as though the proposed pole barn for the doggy daycare (1,600 sf) is to be located to the east of the dwelling and will have its own driveway on East Seneca Turnpike; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Seneca Turnpike must meet Department requirements;
ADVISORY NOTE: Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law; and
- WHEREAS, per the referral notice, the site is served by public drinking water; it is unclear whether an additional municipal connection is proposed to serve the proposed pole barn;
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, it is unclear if the site is served by public sewers or an individual septic system; the submitted project is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; it is also unclear

whether an additional municipal connection or a new individual septic system is proposed to serve the pole barn;

ADVISORY NOTE: If the project plans to connect to the municipal sewer system, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, current zoning for the parcel is Residential (R-1), which allows for a single-family dwelling and accessory structures and land uses, and an office for a physician, dentist, lawyer, architect, engineer, or member of other recognized professions in the dwelling, excluding hospitals or inpatient establishments; uses involving the preparation of food, shoe repair shops, barbershops, beauty salons, and similar uses are prohibited; private stables and structures for housing domestic household pets that are not used for profit or commercial purposes are permitted and bed-and-breakfast establishments are permitted with an accessory use permit; and

WHEREAS, the proposed zone change to Restricted Agriculture (RA) would allow for any use permitted in R-1 and R-3, two-family dwellings, mobile homes, farms, farm structures, farming, and sale of farm products produced on the farm; with issuance of a special permit, public utility structures, public or private golf courses, dog kennels, and rural occupations are permitted; and

WHEREAS, per the Town's zoning map, it appears that parcels immediately to the east, west, and south of the site are currently zoned RA and parcels immediately to the north are zoned R-1; and

WHEREAS, per the Environmental Assessment Form (EAF) dated March 9, 2022, 1 acre of the site will be disturbed by the proposed project;

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

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

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

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

The Board offers no position on the request for the zone change, however offers the following in relation to the overall project:

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

2. If the site is served by an individual septic system, 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 pole barn. The Department must also formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-195

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of Shashank Bhatt for the property located at 8104-8110 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is requesting a zone change on four parcels totaling 4 acres from Commercial A (CA) and Restricted Agricultural (RA) to Residential Multiple-Use (RM) to allow for second-floor residential apartments in four office buildings; and
- WHEREAS, in 2007, the Board recommended modification of a preliminary subdivision referral (S-07-12) to subdivide 2.5 acres (former Lot 2A) into three proposed lots; the Board recommended modification of two prior subdivision referrals (S-06-137) and (S-06-25) on the property; and
- WHEREAS, the site is located in a primarily residential area east of Mill Run Park; Suburban Park apartment complex borders the site to the southeast and other apartment complexes and dwellings exist to the north and west; Syracuse Orthodontics borders the site to the north and the property abuts forested land containing Limestone Creek to the southwest; and
- WHEREAS, the submitted survey dated January 6, 2022 shows four contiguous parcels (Seven Pines Office Park) each with a two story building and associated parking areas: Lot 4B (28 spaces), Lot 3B (23 spaces), Lot 2B (23 spaces) and Lot 3A (18 spaces); the eight parking spaces in Lot 3A are encroaching onto the State right-of-way; the survey also shows a Seven Pines sign in the state right-of-way; per the survey, out of the four lots, Lot 4B is the only lot with a driveway on Cazenovia Road, a state road; the survey shows that ingress and egress for Lots 2B, 3A and 3B will be from Lot 4B via an existing ingress/egress easement and notes that this will not change with the zone change;
- ADVISORY NOTE: Per the NYS Department of Transportation, signage is not permitted in the state right-of-way and Lot 3A parking cannot encroach onto State property; and
- WHEREAS, per the Environmental Assessment Form dated May 30, 2022, the second floors of the existing buildings contain office space that the applicants would like to convert to residential apartments where three of the buildings would have three units and one would have four units; per the EAF, there will be no exterior changes to the buildings and parking will remain the same; and
- WHEREAS, three of the four parcels are currently zoned Commercial A (CA) which “is

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E-mail Address: countyplanning@ongov.net

intended to include the commercial, retail, and personal service uses permitted in Residential R-3 and Neighborhood Shopping Zones”; permitted uses in the CA district include artisan (maker), commercial businesses only including wholesale establishments, congregate-care services, gathering places, light manufacturing, outdoor display and storage only, places of entertainment, professional offices, personal service establishments, restaurants, and retail sales; uses permitted with a special permit include commercial storage, pet-care services, landing fields, landscaping business, recreational vehicle sales, vehicle repair, and vehicle dealerships; and

WHEREAS, Lot 4B is currently zoned Restricted Agriculture (RA) which allows for any use permitted in R-1 and R-3, two-family dwellings, mobile homes, farms, farm structures, farming, and sale of farm products produced on the farm; with issuance of a special permit, public utility structures, public or private golf courses, dog kennels, and rural occupations are permitted; and

WHEREAS, the applicant is requesting the four parcels be changed to Residential Multiple-Use (R-M) which is “designed to retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas”; uses permitted within this district include offices of religious and educational institutions, offices of physicians, surgeons, dentists, lawyers, architects, engineers, planners, real estate agents, public stenographers, mailing service without presses, telephone answering services, funeral homes, day-care center, care home, teaching of music, dance or other similar types of instruction, bed-and-breakfast accommodations, dressmaker and/or tailoring, decorator, photographer, art studio, and apartment(s) for residential use; uses involving the preparation of food, shoe repair shops, barbershops, beauty salons and similar uses are expressly excluded from the district; and

WHEREAS, per the Town’s zoning map, parcels to the north, east, and southeast are zoned Residential (R-5), parcels to the northwest are zoned Commercial A (CA), parcels to the west are zoned Residential (R-1), and to parcels to the south are zoned Restricted Agriculture (RA); the map shows several parcels further west along Cazenovia Road that are Residential Multiple-Use Districts; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; per the survey, a 10’ water easement crosses near the west boundary of Lot 4B and a 20’ water line easement crosses Lots 4B and 3B;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; several easements cross the site including a 20’ sanitary sewer easement crosses through Lots 4B, 3B, and 2B, a storm sewer easement crosses near the west boundary of Lot 4B, and a 20’ drainage easement

crosses Lots 4B, 3B and 2B;

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

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

WHEREAS, the site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-197

- 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 Village of Fayetteville Planning Board at the request of Splash Car Wash for the property located at 129 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, Highbridge Street (Route 109), a county highway, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing construction of a 5,500 sf automatic car wash facility (Splash Car Wash) on four parcels totaling 1.59 acres in a Commercial Business (CB) zoning district; and
- WHEREAS, in 2019 the Board previously recommended modification of a site plan referral (Z-19-134) to demolish the existing buildings on five lots totaling 1.84 acres, and construct a 5-story mixed-use building and offered no position with comment on concurrent zone change referral (Z-19-133) to change the zoning of the site from Contemporary Business (CB) and Residential Business (RB) to Planned Unit Development (PUD); per aerial imagery dated May 2021, it appears as though the demolitions for four of the five lots have been completed; in 2009, the Board concurrently reviewed subdivision (S-09-4), site plan (Z-09-39), special permit (Z-09-40), and area variance (Z-09-41) referrals to subdivide the subject parcels into three new lots and construct a Walgreens drugstore with drive-thru and a new store; the application was ultimately abandoned by the applicant; and
- WHEREAS, the site is located in a commercial center in the Village of Fayetteville, just west of Limestone Creek; the Genesee Street Hill-Limestone Plaza Historic District is located northeast of the site and on the east side of Limestone Creek; surrounding land uses are commercial, residential, and civic (a local park along Limestone Creek); the submitted Existing Conditions and Demolition Plan dated June 24, 2022 shows the site has frontage on West Genesee Street, a state road, and Highbridge Street, a county road, and Fitch Street, a local dead end road, and contains primarily an asphalt lot (to be removed); per aerial imagery, there are three existing driveway curb cuts on West Genesee Street; an existing concrete walk (to remain) is shown within the West Genesee Street right-of-way and connects to neighboring parcels and an additional sidewalk (to remain) with access to Limestone Creek that also occurs in the state right-of-way; and
- WHEREAS, per the Site Plan dated June 24, 2022, a 5,400 sf car wash facility is proposed towards the southern end of the site, which includes four parcels and a portion of the Fitch Street right-of-way; 27 parking spaces are proposed north of the car wash facility, many of which include access to a vacuum station,

and some of which appear to encroach on the State right-of-way; a 4' wide concrete sidewalk is proposed along Highbridge Street within the County right-of-way, which would connect to the sidewalk on the adjacent parcel to the south and to the existing concrete walk to the north along West Genesee Street; per the letter to the Village of Fayetteville Planning Board dated June 24, 2022, key points from a previous workshop meeting with the board have been included into the plans including removing the existing utility poles on site and replacing them with underground electrical service, and the formal combination of lots to create one parcel, indicating that a subdivision referral will likely be forthcoming;

ADVISORY NOTE: Any work within the County or State right-of-way is subject to a work permit from the Onondaga County and New York State Departments of Transportation, respectively; and

WHEREAS, the site is proposed to be served by two driveways; one full access driveway on Highbridge Street is proposed via a private driveway on what is currently Finch Street; one right-turn, egress-only driveway on West Genesee Street is proposed where a curb cut already exists; per the Preliminary Engineer's Report dated June 2022, no changes to the curb cut within the right-of-way for West Genesee Street are proposed; per the report, "The historic use of the site as a carwash suggests there will be no significant increase in traffic" and most patrons will use the carwash as an "intercept operation" as part of travel on their regular route; the report states that a traffic impact analysis will be conducted and submitted under separate cover;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements;

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

WHEREAS, the Lighting Plan dated June 24, 2022 shows 16 proposed LED lighting fixtures on the site; per the plan, lighting appears to spill into both the State and County right-of-ways; the Landscape Plan dated June 24, 2022 shows the applicant intends to protect existing trees as well as plant new trees around the perimeter and within the site; many of the tree plantings occur within the State right-of-way; the plan also shows a 3' wide hedgerow alongside a 5' wide planting bed within the parcel boundaries along Highbridge Street and part of the northern and southern borders;

ADVISORY NOTE: Per the Onondaga County and NYS Departments of Transportation, light spillage into the County and State right-of-ways is prohibited;

ADVISORY NOTE: Per the NYS Department of Transportation, landscaping must not obstruct sight distance; and

WHEREAS, per the referral notice, the site has access to public drinking water; per the Engineer's Report, a new water service connection is proposed as part of the project, as well as a new backflow prevention device; the report notes that the facility will include a water reclamation system to treat and reuse water from the carwash, which includes the use of 6,000 gallon water storage tanks; water demand is estimated at 7,000 GPD;

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

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site has access to public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the referral notice, a new connection is proposed to serve the car wash facility; estimated flow entering the sewer system after the reclamation system is 7,000 GPD;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated June 24, 2022, 1.17 acres of the site will be disturbed by the proposed project; per the Engineer's Report, the existing drainage patterns on the site generally flow from the center of the site to stormwater structures west, south, and northeast of the site and eventually into Limestone Creek; the report states that this project plans to reduce existing impervious surface coverage by 32% and therefore the applicant does not anticipate the need for green infrastructure on the site; ADVISORY NOTE: Per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county and state's drainage system is prohibited;

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site and adjacent lands are encumbered by the 100-year floodplain and more restrictive floodway, which may require avoidance or elevation of structures and other mitigation; per the Engineer's Report, "the proposed development will result in a net decrease of fill within the floodway and therefore not create a substantial increase in flood heights for the 1% annual chance flood"; development within the floodway requires adherence to local flood ordinances which typically require elevation of structures at least two feet above base flood elevation, and a hydrologic study to verify post development conditions will maintain a 'zero-rise' condition for the floodway; it is unclear from submitted materials whether flood ordinance requirements are currently addressed;

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 is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: C734106 and is within 2,000' of multiple sites (IDs: C734106 and C734110) within the database (per EAF Mapper); per the Engineer's Report, the property is part of a Brownfield Cleanup Program (BCP), Waterside Commons and remedial investigation work

is currently under review by the NYSDEC; 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 a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

WHEREAS, 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 Village and applicant must ensure adherence to local flood ordinance requirements for lands within the floodplain and more restrictive floodway. Any opportunities to increase resiliency of improvements on site, and to further reduce flooding impacts on this vulnerable site, and potentially affected surrounding and downstream areas, are strongly encouraged.

2. The applicant is required to coordinate West Genesee Street access plans with the New York State Department of Transportation and Highbridge Street with the Onondaga County Department of Transportation. Per the NYS Department of Transportation, any portion of West Genesee Street that is not within the proposed egress must be restored to full reveal curb and the sidewalk must be replaced to eliminate the ramps and low sidewalk area.

To further meet requirements of both Departments, the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Departments for review. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

3. Per the New York State Department of Transportation, the applicant must remove parking encroachments into the state right-of-way.

The Board also offers the following comments:

The Board commends the use of bioretention and reduction of impermeable surface coverage as part of the proposed site plan. However, given the site's proximity to Limestone Creek and location within particularly flood-prone areas, the applicant is further encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by utilizing green infrastructure (roof gardens, rain gardens, permeable pavement etc) wherever possible.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-198

- 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 Splash Holdings CC, LLC for the property located at 3610 NYS 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 NYS Route 31, a state highway, and Oswego Road (Route 91), a county highway; and
- WHEREAS, the applicant is seeking site plan approval for construction of an automobile car wash facility on a 1.507-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2021 the Board offered no position on a special permit referral (Z-21-336) to operate a car wash facility on the site; the Board previously recommended modification of a special permit referral (Z-21-209) for the car wash facility project, which was denied locally; in 2011, the Board offered no position with comment for a site plan referral (Z-11-306) to renovate an existing fast food restaurant for a new fast food restaurant; and
- WHEREAS, the site is located at the major regional intersection of NYS Route 31 and Oswego Road, known as Moyers Corners; surrounding land uses are primarily commercial; and
- WHEREAS, per the Existing Conditions and Demolition Plan dated July 6, 2022, the site contains an existing vacant building (to be demolished), historically housing a number of drive-thru fast food franchises and other restaurants; the building is surrounded on all sides by asphalt (to be removed); the site has two existing driveways onto an internal road network at the rear of the site that serves the adjacent shopping plaza; the internal road network has access to Route 31 at a signalized intersection to the east and two full access connections to Oswego Road to the south; the submitted survey dated April 21, 2022 shows a permanent New York State easement of varying widths along the north and east borders, and Town of Clay utility easements on the north, east and west borders of the parcel;
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, the submitted Site Plan dated July 6, 2022 shows the proposed 5,200 sf single-lane tunnel carwash facility (Splash Car Wash) with two lanes for queueing on the west side of the building; vehicles will enter the car wash on the north side of the building and exit on the south side where they can then exit the site or enter the vacuum stations; 21 vacuum parking stalls are proposed and 3 employee parking spaces are indicated, all to occur on the east side of the

building where the existing parking footprint is located; and

WHEREAS, per the Landscape Plan dated July 6, 2022, existing greenspaces will remain and evergreen and deciduous trees will be planted as a buffer between the road and the car wash facility, while respecting the State right-of-way; deciduous and evergreen shrubs will be planted alongside the proposed building; and

WHEREAS, the site is served by public drinking water and per the Utility Plan dated July 6, 2022, the project will reconnect to an existing water connection; per the plan, 6,000 gallon water storage tanks are proposed with a 100 GPM reclamation system east of the proposed building; a 30' wide Town of Clay and Onondaga County Water Authority Easement crosses the south and southeastern border of the site;

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 Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station service area; per the Utility Plan, the project will reconnect to an existing sanitary connection; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, 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

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

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

The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-200

- 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 Karen Greenlee, Upper Darby Sign Co. for the property located at 407 James Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 690 and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is proposing to replace existing Sunoco signage with updated branding on a 0.52-acre parcel in an Office, Class B (OB) zoning district; and
- WHEREAS, in 2012 the Board offered no position on an other authorization to change a manual price reader sign to LED at an existing convenience store; and
- WHEREAS, the site is located at the intersection of North State Street and James Street, both local roads in the City's Northside neighborhood; surrounding land uses include primarily commercial uses with apartments nearby; and
- WHEREAS, per the submitted survey dated September 27, 1994, the site contains a one story brick building that serves as a convenience store, two pump islands under one canopy with eight fueling stations, underground gas storage tanks and asphalt paving around the site; a freestanding 24' tall 110" wide main ID sign is located on the corner of the property at the intersection within the parcel boundary; there are two full-access curb cuts on North State Street and two full-access curb cuts on James Street; per aerial imagery dated May 2021, the site has parking on both sides of the building and along the north side of the lot, and concrete sidewalks along both road frontages; and
- WHEREAS, per the local application, the applicant wants to update the SUNOCO logo and LED fuel pricer faces in the existing freestanding main ID sign without altering the size of the sign; the existing canopy sides will be replaced with illuminated fascia panels on the north, south, and west facing sides and a non-illuminated fascia panel on the east facing side; decking lights within the canopy will be replaced with LED lights if they have not been already; per the application, new gas dispensers will be installed with the updated logos; it is unclear whether or not the SUNOCO logo on the new gas dispensers will be illuminated; the application notes that there will be no changes for the existing 7-eleven signage at the site; and
- WHEREAS, per the referral notice, the site is served by public drinking water; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no changes to the existing infrastructure are

proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, C734148, C734111, B00003, V00588, C734089) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near several properties including 514 E. Willow Street, Crichton Apartments, Saint John the Evangelist Rectory and Church, the Snowdon Hotel/Apartments, Rodman Reed Building, Caldwell & Ward Brass Company, Michael Dolphin Buidling, 429 James Street, Church of the Savior which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-201

- 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 ZONE CHANGE from the Village of Baldwinsville Village Board at the request of CDS Life Transitions, Inc. for the property located at 19 Phillips Street; 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 East Genesee Street (Route 31), a state highway, Sixty Road (Route 140), a county highway, and the municipal boundary between the Village of Baldwinsville and the Town of Lysander; and
- WHEREAS, the applicant is proposing a zone change from Residential (R-1) to Residential (R-2) on a 15.19-acre parcel to allow for multiple-family dwellings; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-202) to construct 140 multi-family residential apartment units as part of the proposed project; and
- WHEREAS, in 2016 the Board offered no position on a zone change referral (Z-16-321) to change the zoning from Planned Development District (PDD) to Residential (R-1) due to inactivity on the site and to be able to tightly regulate any future development on the site; and
- WHEREAS, the site is located in or adjacent to the Radisson Industrial Park, and east of the Baldwinsville School District complex that includes Harry E Elden Elementary School, Durgee Junior High School, and Charles W. Baker High School and athletic fields, and west of the Anheuser-Busch Budweiser plant; surrounding land uses include residential land uses to the east, south, and west, including the Candlewood Gardens apartment complex, and Three Rivers State Wildlife Management Area to the north; a 4 MW solar array site plan was recently proposed for the vacant wooded parcel immediately to the north in the Town of Lysander; and
- WHEREAS, the site is a vacant, wooded parcel with frontage on Phillips Street, a local street which becomes Sixty Road, a County road, just beyond the Village border; per the submitted survey dated April 7, 2022, the site also has frontage on an extended, unopened portion of Pine Street, a local road, which connects to Oneida Street; the parcel is adjacent to Candlewood Apartments; and
- WHEREAS, per the Site Layout Plan dated June 10, 2022, the project proposes 14, three-story apartment buildings with 10 units per building, totaling 140 apartment units, and 242 parking spaces; the project will be completed in two phases: Phase 1 will include seven apartment buildings, a 5,000 sf clubhouse with a playground, and associated parking, and Phase 2 will include the remaining seven apartment buildings and associated parking; the project has a proposed driveway on Oneida Street through the unopened portion of Pine Street and a proposed driveway on Phillips Street; the internal unnamed access road dead

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ends at the northern border of the property; and

WHEREAS, per the letter to the Village of Baldwinsville Board of Trustees from the applicant dated June 10, 2022, each building will have a mix of one, two, and three bedroom units, and will provide affordable housing for residents earning less than 80% of the average median income, including handicapped accessible units, units adapted for people with visual or hearing impairments, and individuals with Intellectual & Developmental Disabilities; other amenities proposed in the letter include landscaping, site lighting, benches, bicycle accommodations and a walking path, although these are not shown on the submitted site plans; amenities proposed within the community room include a computer room, exercise room, shared office space, and a large community lounge with a kitchen and adjoining patio; and

WHEREAS, there is currently no drinking water service to the site, although the site has access to public drinking water serviced by the Village of Baldwinsville Water Department; per the Environmental Assessment Form (EAF) dated June 9, 2022, a new connection to public drinking water is proposed to serve the proposed apartment complex; and

WHEREAS, there is currently no existing wastewater service to the site; the site is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and per the EAF a new connection to the public sewers is proposed to serve the proposed apartment complex;

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

WHEREAS, the site is currently zoned Residential (R-1), which allows for single-family dwellings and two-family dwellings and their accessory uses and buildings; uses allowed with a special permit include a church or similar place of worship, rectory, convent and/or parish house, public schools, parochial schools, and private schools; the proposed zoning district is Residential (R-2) which allows all structures and uses permitted in R-1, and multiple-family dwellings; the code notes that if the multiple-family dwelling structure or structures contain more than four units, the Planning Board will need to review and approve the project; per the Village's zoning map, parcels north, west, and south of the site are zoned R-1 and east of the site across Phillips Road is zoned R-2; and

WHEREAS, per the EAF, 10.3 acres of the site will be disturbed by the proposed project and will create 5.5 acres of impervious surfaces; per the EAF, stormwater will be contained within an on-site stormwater management facility per NYSDEC regulations which is not reflected on the submitted site plan; no Stormwater Pollution Prevention Plan or drainage plan was submitted with the referral materials;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00053, C734085) in the NYS Department of Environmental Conservation Environmental Site

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

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

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

The Board offers no position on the proposed zone change, however offers the following comments on the proposed project:

1. The applicant must contact the Onondaga County Department of Transportation to discuss any required traffic data for the proposed project and continue to coordinate with New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Given the potential for a large solar array to be installed on the adjacent parcel to the north, the applicant is encouraged to include a landscape buffer along the northern parcel boundary using the existing tree cover.

3. To compliment the location in a traditional village, the applicant is encouraged to include some or all of the following elements into the site plan:

- A more linear street network with potential interconnects to the neighboring Candlewood Garden Apartments
- Connect to the existing Candlewood Garden driveway instead of putting a driveway in between houses along Oneida Street
- Design and dedicate public streets instead of private drives
- Rear parking to allow the front entries of the buildings to face each other
- Sidewalks throughout the site, including along interior roads and along frontages on other roads to connect with the village network
- Include bicycle racks on site
- More condensed site plan configuration to allow more space for buffering and open space on site
- Maintain as much existing native tree cover as possible

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 27, 2022

OCPB Case # Z-22-202

- 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 Village of Baldwinsville Planning Board at the request of CDS Life Transitions, Inc. for the property located at 19 Phillips Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 31), a state highway, Sixty Road (Route 140), a county highway, and the municipal boundary between the Village of Baldwinsville and the Town of Lysander; and
- WHEREAS, the applicant is proposing construction of 140 multi-family residential apartment units on a 15.19-acre parcel in a proposed Residential (R-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-22-201) to change the parcel from Residential (R-1) to Residential (R-2) as part of the proposed project; and
- WHEREAS, in 2016 the Board offered no position on a zone change referral (Z-16-321) to change the zoning from Planned Development District (PDD) to Residential (R-1) due to inactivity on the site and to be able to tightly regulate any future development on the site; and
- WHEREAS, the site is located in or adjacent to the Radisson Industrial Park, and east of the Baldwinsville School District complex that includes Harry E Elden Elementary School, Durgee Junior High School, and Charles W. Baker High School and athletic fields, and west of the Anheuser-Busch Budweiser plant; surrounding land uses include residential land uses to the east, south, and west, including the Candlewood Gardens apartment complex, and Three Rivers State Wildlife Management Area to the north; a 4 MW solar array site plan was recently proposed for the vacant wooded parcel immediately to the north in the Town of Lysander; and
- WHEREAS, the site is a vacant, wooded parcel with frontage on Phillips Street, a local street which becomes Sixty Road, a County road, just beyond the Village border; per the submitted survey dated April 7, 2022, the site also has frontage on an extended, unopened portion of Pine Street, a local road, which connects to Oneida Street; the parcel is adjacent to Candlewood Apartments; and
- WHEREAS, per the Site Layout Plan dated June 10, 2022, the project proposes 14, three-story apartment buildings with 10 units per building, totaling 140 apartment units, and 242 parking spaces; the project will be completed in two phases: Phase 1 will include seven apartment buildings, a 5,000 sf clubhouse with a playground, and associated parking, and Phase 2 will include the remaining seven apartment buildings and associated parking; the project has a proposed driveway on Oneida Street through the unopened portion of Pine Street and a

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E-mail Address: countyplanning@ongov.net

proposed driveway on Phillips Street; the internal unnamed access road dead ends at the northern border of the property; and

WHEREAS, per the letter to the Village of Baldwinsville Board of Trustees from the applicant dated June 10, 2022, each building will have a mix of one, two, and three bedroom units, and will provide affordable housing for residents earning less than 80% of the average median income, including handicapped accessible units, units adapted for people with visual or hearing impairments, and individuals with Intellectual & Developmental Disabilities; other amenities proposed in the letter include landscaping, site lighting, benches, bicycle accommodations and a walking path, although these are not shown on the submitted site plans; amenities proposed within the community room include a computer room, exercise room, shared office space, and a large community lounge with a kitchen and adjoining patio; and

WHEREAS, there is currently no drinking water service to the site, although the site has access to public drinking water serviced by the Village of Baldwinsville Water Department; per the Environmental Assessment Form (EAF) dated June 9, 2022, a new connection to public drinking water is proposed to serve the proposed apartment complex; and

WHEREAS, there is currently no existing wastewater service to the site; the site is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and per the EAF a new connection to the public sewers is proposed to serve the proposed apartment complex;

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

WHEREAS, the site is currently zoned Residential (R-1), which allows for single-family dwellings and two-family dwellings and their accessory uses and buildings; uses allowed with a special permit include a church or similar place of worship, rectory, convent and/or parish house, public schools, parochial schools, and private schools; the proposed zoning district is Residential (R-2) which allows all structures and uses permitted in R-1, and multiple-family dwellings; the code notes that if the multiple-family dwelling structure or structures contain more than four units, the Planning Board will need to review and approve the project; per the Village's zoning map, parcels north, west, and south of the site are zoned R-1 and east of the site across Phillips Road is zoned R-2; and

WHEREAS, per the EAF, 10.3 acres of the site will be disturbed by the proposed project and will create 5.5 acres of impervious surfaces; per the EAF, stormwater will be contained within an on-site stormwater management facility per NYSDEC regulations which is not reflected on the submitted site plan; no Stormwater Pollution Prevention Plan or drainage plan was submitted with the referral materials;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00053, C734085) in the

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NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); 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

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 discuss any required traffic data for the proposed project and continue to coordinate with New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

1. Given the potential for a large solar array to be installed on the adjacent parcel to the north, the applicant is encouraged to include a landscape buffer along the northern parcel boundary using the existing tree cover.

2. To compliment the location in a traditional village, the applicant is encouraged to include some or all of the following elements into the site plan:

- A more linear street network with potential interconnects to the neighboring Candlewood Garden Apartments
- Connect to the existing Candlewood Garden driveway instead of putting a driveway in between houses along Oneida Street
- Design and dedicate public streets instead of private drives
- Rear parking to allow the front entries of the buildings to face each other
- Sidewalks throughout the site, including along interior roads and along frontages on other roads to connect with the village network
- Include bicycle racks on site
- More condensed site plan configuration to allow more space for buffering and open space on site
- Maintain as much existing native tree cover as possible

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Marcellus Planning Board

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

DATE: 7/19/2022

RE: Administrative Review – Leubner Preliminary Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-44

DATE RECEIVED: 7/13/2022

30-DAY DEADLINE: 8/12/2022

REFERRING BOARD: TMarPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: LeuMaple Lane Dairy Farm /
Tim & Erica Leubner

LOCATION: 2901 Rose Hill Road

WITHIN 500' OF: County Route 211/27 and
Route 27 and a farm
operation located in a NYS
Agricultural District

TAX ID(s): 022.-01-02.1, 022.-01-02.2

RELATED CASES:

Project Summary:

The applicant is proposing a lot line adjustment to convey 30.4 acres of a 117.2-acre parcel (TM# 022.-01-02.2) to an adjacent 6.76-acre parcel (TM# 022.-02-02.1) in an Agricultural zoning district.

In 2005 the Board recommended modification of a preliminary subdivision to subdivide 123.56 acres into two lots, 6.76 acres and 116.8 acres. As part of the current preliminary subdivision review, SOCPA 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.

The site is located in a rural area of the Town and the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland. Per the submitted survey dated February 12, 2002, and aerial imagery dated May 2021, the proposed new lot of 36.8 acres contains a house, four barns, a store, several sheds, a pond, a pool, a chicken coop, gravel paths, gravel parking area, two gravel driveways on Rose Hill Road, a county road, and actively farmed land. Aerial imagery shows the remaining lands containing 86.8 acres include actively farmed land, a forested wetland, and a stream. Per the Onondaga County Department of Finance Office of Real

Property Services, the site is served by an individual well and individual septic system and no changes to the existing infrastructure are proposed.

Advisory Notes:

Per the Onondaga County Department of Transportation, all existing or proposed driveways on Rose Hill Road must meet Department requirements.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Lysander Planning Board

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

DATE: 7/19/2022

RE: Administrative Review – Webb Final Subdivision

RECOMMENDATION: MODIFICATION

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

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

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

CASE NUMBER: S-22-45

DATE RECEIVED: 7/15/2022

30-DAY DEADLINE: 8/14/2022

REFERRING BOARD: TLysPB

TYPE OF ACTION: FINAL SUBDIVISION

APPLICANT: Timothy Webb

LOCATION: 722 Kibby Road

WITHIN 500' OF: Municipal boundary between the Town of Lysander and Oswego County, and a farm operation located in a NYS Agricultural District

TAX ID(s): 015.-03-02.2

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 25-acre parcel into two new lots, Lot 1A (3.12 acres) and Lot 1B (21.90 acres), in an Agricultural zoning district.

The site is located in a rural area at the northern municipal border of the Town and Oswego County. The site and surrounding lands are enrolled in NYS Agricultural District 3 and do not appear to contain active farmland. The submitted Final Plan dated June 15, 2022 shows proposed Lot 1A contains an existing one-story house with a detached garage and barn and a gravel driveway on Kibby Road, a local road. The remaining lands, proposed Lot 1B contain mostly forested land with a portion of cleared land near the Kibby Road frontage. Per the local application, the applicant intends to sell Lot 1A and build a new house on Lot 1B. The site is served by an individual well and septic system, and a new individual well and septic system are proposed to serve the new house on proposed Lot 1B.

Advisory Notes:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision.
2. Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

Recommendation: MODIFICATION

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Zoning Board of Appeals

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

DATE: 7/12/2022

RE: Administrative Review – Habermaass Corp. 1220 Area Variance

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

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

CASE NUMBER: Z-22-184

DATE RECEIVED: 7/5/2022

30-DAY DEADLINE: 8/4/2022

REFERRING BOARD: TSkaZBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Habermaass Corp. 1220

LOCATION: 4407 Jordan Road

WITHIN 500' OF: County Route 22

TAX ID(s): 023.-01-09.0

RELATED CASES:

Project Summary:

The applicant is requesting an area variance to allow construction of a 20,448 sf addition to an existing warehouse facility (Haba Toys) with an increased height allowance of 42 ft. where maximum allowed is 35 ft. on a 17.8-acre parcel in an Industrial / Research / Office (IRO) zoning district.

Previously in 2022, the Board recommended modification of a site plan referral (Z-22-39) for the construction of a 19,584 sf addition to an existing warehouse facility (Haba Toys) citing the need for the applicant to contact the Onondaga County Health Department and the Onondaga County Department of Transportation prior to approval of the site plan.

The site is located in a rural area with surrounding agricultural, residential, and industrial uses. Per the referral materials, the current site is used as a warehouse/distributor and retail outlet for toys and contains three existing warehouse structures surrounded by a paved area with 25 parking spaces. The site has two driveways on Jordan Road, a county road.

The Site Plan dated June 27, 2022 shows a larger addition to an existing warehouse than shown in a previous submission. The Narrative dated June 24, 2022 states the addition is to keep up with the increasing demand of

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product and will include two new bathrooms and storage space. Per the Narrative, the taller building height allows the applicant to maximize storage space without creating a larger building footprint and allows for better traffic flow. The site is served by public drinking water and individual septic system. The location of the existing septic system is shown on the Site Plan, along with a location for a new septic tank. Additionally, the updated Site Plan shows the location of a new stormwater basin on the north side of the property.

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.

Recommendation: NO POSITION WITH COMMENT

SOCPA offers no position on the request for the area variance, however offers the following in relation to the overall project:

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed warehouse addition. The Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

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

DATE: 7/11/2022

RE: Administrative Review – Joseph Gehm, 600 Franklin Owner, LLC Special Permit

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

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

CASE NUMBER: Z-22-185

DATE RECEIVED: 7/5/2022

30-DAY DEADLINE: 8/4/2022

REFERRING BOARD: CSyrPC

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Joseph Gehm, 600 Franklin Owner, LLC

LOCATION: 600 North Franklin Street

WITHIN 500' OF: Interstate Route 81

TAX ID(s): 118.-06-08.0

RELATED CASES:

Project Summary:

The applicant is requesting a special permit modification to establish a 1,700 sf café (Bere Bowl) in a vacant commercial space in an existing multi-use building on a 1-acre parcel in a Lakefront T5-2 zoning district.

In 2020, the Board recommended approval of a site plan referral (Z-20-239) to convert an existing warehouse space and establish 41 dwelling units. In 2017, the Board recommended approval of concurrent site plan (Z-17-157) and special permit (Z-17-181) referrals to establish two new businesses in the subject building, a restaurant/bar (Franklinstein), which was not completed, and a rock climbing gym and fitness center (Central Rock Gym), respectively.

The site is located in the Lakefront Franklin Square district, which is characterized in the Lakefront Development Plan as a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale, texture, and pattern of new and rehabilitated former industrial buildings. Per the Site Plan dated June 28, 2022, the site contains a multi-use building and parking lot with driveways on Solar Street, North Clinton Street, and Dupli Park Drive, all local roads.

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The Environmental Assessment Form dated June 1, 2022 and the local application states that the project consists of interior building modifications to establish the café and a projecting 3' X 1'-10" sign that is externally lit. No external building modifications will take place as part of the project. The Site Plan shows 112 parking spaces in the shared on-site parking lot, however the local application states that a parking waiver is needed. A letter from the applicant explains that less off-street parking is needed because the café will attract individuals who walk and bike, and on-street parking available will be suitable for the quick-serve nature of the café.

The café will be open seven days a week from 7am to 8pm and employ five people. The site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are proposed.

Advisory Note:

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

Recommendation: NO POSITION WITH COMMENT

SOCPA commends the applicant for their adaptive reuse of an existing building and site design which maintains the character of the Franklin Square neighborhood.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Skaneateles Planning Board

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

DATE: 7/15/2022

RE: Administrative Review – Scott Heggelke Site Plan

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-196

DATE RECEIVED: 7/13/2022

30-DAY DEADLINE: 8/12/2022

REFERRING BOARD: TSkaPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Scott Heggelke

LOCATION: 2645 East Lake Road

WITHIN 500' OF: State Route 41

TAX ID(s): 037.-01-13.0

RELATED CASES:

Project Summary:

The applicant is proposing construction of a 277 sf dock on a pre-existing non-conforming 0.25-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts.

The site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties. Per the Narrative dated July 8, 2022, the site has a single-family dwelling, shed, decks, patio, sidewalks, and a seawall with 77' of lake frontage, and a gravel driveway on East Lake Road, a state road. The applicant is proposing to construct a 6' X 36' permanent steel pile dock with a 6' X 10' extension at the end to accommodate a temporary boat hoist, to be built at the 100 year flood level. The impermeable surface coverage is 36.1% and the total surface coverage is 45.5%, and both will remain the same with the proposed project. Per the narrative, the site is served by a private well and individual septic system and no changes to the existing infrastructure are proposed.

Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed. The Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated July 12, 2022, included with the referral materials, indicates that the office has no comments regarding the project.

Advisory Notes:

Per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Cicero Planning Board

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

DATE: 7/18/2022

RE: Administrative Review – Marion Reynolds Site Plan

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-199

DATE RECEIVED: 7/14/2022

30-DAY DEADLINE: 8/13/2022

REFERRING BOARD: TCicPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Marion Reynolds

LOCATION: 8318 Parker House Path

WITHIN 500' OF: County Route 14 and State Route 31

TAX ID(s): 052.-17-09.0

RELATED CASES:

Project Summary:

The applicant is proposing to establish a home occupation for licensed massage therapist on a 0.31-acre parcel in a Residential (R-10) zoning district.

The site is located within a residential development to the east of Cicero North Syracuse High School with commercial land uses to the north. Per the submitted survey dated December 1988, the site contains a two-story house with attached garage and a driveway on Parker House Path, a local road. A 20' wide drainage easement crosses the property in the rear and a 10' sanitary sewer easement runs along the western parcel border. The local application shows that an upstairs bedroom is proposed as the primary massage room, with the living room serving as an alternate massage room for disabled people. Per the local application, the applicant would see one client at a time and appointments would be scheduled Tuesday through Saturday, anytime from 8:30am-6pm. Clients would use the existing driveway for parking, and a small sign is proposed near the entryway to the house. Per the referral notice, the site is served by public water and sewer services and is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed.

Recommendation: NO POSITION