



Onondaga County Planning Board

August 01, 2024

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

J.Ryan McMahon, II
COUNTY EXECUTIVE

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
Don Radke
Jim Stelter

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Robin Coon
Ellison McMahon

GUESTS PRESENT

Joseph Piraino
Sean Finnerty

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 01, 2024.

III. MINUTES & OTHER BUSINESS

Minutes from July 10, 2024 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-24-29	TSalZBA	<i>Modification</i>	Z-24-197	CSyrPB	<i>Modification</i>
Z-24-198	CSyrPB	<i>Modification</i>	Z-24-199	TPomPB	<i>No Position</i>
Z-24-200	TOnoTB	<i>No Position With Comment</i>	Z-24-201	TCamPB	<i>Modification</i>
Z-24-202	CSyrPB	<i>Modification</i>	Z-24-204	TCicTB	<i>No Position</i>
Z-24-205	TOnoTB	<i>No Position</i>	Z-24-206	TCamTB	<i>No Position With Comment</i>
Z-24-207	TOnoTB	<i>Modification</i>	Z-24-215	TClaTB	<i>Modification</i>
Z-24-216	TClaPB	<i>Modification</i>	Z-24-217	TClaTB	<i>Modification</i>
Z-24-218	TTulTB	<i>No Position With Comment</i>	Z-24-223	CSyrZA	<i>Modification</i>

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # S-24-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Salina Zoning Board of Appeals at the request of Daniel Barnaba for the property located at 7267 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is proposing to subdivide a 9-acre parcel into 39 residential lots in a Residential (R-3) zoning district; and
- WHEREAS, the Board most recently recommended Modification of a site plan referral (Z-09-212) to construct a Dunkin' Donuts restaurant on a portion of the property, advising the applicant to show a restricted right-in-only driveway on Oswego Road, develop a lighting plan to ensure no glare or spillover onto adjacent properties, and encouraging the Town to require the applicant to provide for a future cross-access with the adjacent parcel to the north; prior to that, multiple subdivisions had been reviewed by this Board; and
- WHEREAS, the site is a vacant, wooded parcel in a residential area, separated from the nearby NYS Thruway by Sawmill Creek; the site has road access to Oswego Road, but is set back from the commercial businesses along Oswego Road and to the east; a Town park is located to the west and nearby commercial businesses include Dunkin' Donuts, the former Flamingo Bowl, and Skarkey's Bar and Grill; and
- WHEREAS, the applicant is proposing a 39-lot single-family residential subdivision on a proposed public road connecting to Oswego Road to the east and terminating in a cul-de-sac to the west; the proposed lots range from 0.10 to 0.30 acres in size; the driveway access to Oswego Road is existing, currently providing access to the adjacent Dunkin' Donuts parcel; there are no proposed road, path, or trail connections to the adjacent residential neighborhood;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on to Oswego Road must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/31/24, 7 acres of the site will be disturbed by the proposed project; per the Glen View Subdivision Plan dated 4/16/24, two stormwater management areas on individual lots are proposed along the southern boundary, one located between the proposed road and the southeasternmost residential lot and the other along the southwestern corner between proposed Lots 27 and 28 ; 50'-wide and 20'-wide drainage easements are proposed along a portion of the western and northwest boundaries at the rear of the proposed development, but appear to end at Sawmill Creek and its floodplain and floodway; the referral materials did not

include a Stormwater Pollution Prevention Plan (SWPPP) or stormwater management details;

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 riverine federal wetlands associated with Sawmill Creek running through adjacent parcels to the south; the Subdivision Plan depicts these wetlands (labeled as ACOE Wetlands with no delineation information) traversing the southwestern corner, encroaching on five residential lots and the western stormwater management area;

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 a portion of the southern boundary of the site is located within the 100-year floodplain for Sawmill Creek, which may require avoidance or elevation of structures and other mitigation; a small area at the southern corner of the site is also in the floodway, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged; per GIS mapping the floodplain encroaches on multiple residential lots along the southern boundary;

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

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

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the development; the submitted project is located within the Wetzel Road Wastewater Treatment Plant and Long Branch and Sawmill Pump Station service area; the Subdivision Plan depicts a 20'-wide sewer easement entering the site from the adjacent residential development between Lots 15 and 14 along with a sanitary sewer easement along some the southern lots' frontage on the proposed road; per GIS mapping, the easements occur over existing sewer infrastructure;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in

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

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery, there are no sidewalks along Oswego Road in the immediate area; there are no sidewalks depicted on the sidewalk plan; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and two bus stops are located within 450' of the site; and

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

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

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

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

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

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

1. The applicant must show the floodplain on the filed map and overlaid in lot plan to show extent of impact to buildable area and yards. The Town is advised to consider removing floodway and potentially floodplain encumbered lands from buildable lots in order to avoid encroachment of yards and structures in these sensitive areas.

2. The applicant must conduct a formal wetland delineation to determine the

presence and location of any federal wetlands on the site. Any wetlands must be confirmed by the US Army Corps of Engineers and shown on the subdivision map prior to, or as a condition of, municipal approval.

3. The applicant is required to coordinate Oswego Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

4. Responsibility for ownership and maintenance of the stormwater management lots should be clearly established and funded.

The Board offers the following comments:

1. The Board encourages the applicant and Town to explore options to connect this proposed development with Old Cove Road.

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

The Board offers the following requirements regarding future development of these residential lots:

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-197

- 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 City of Syracuse Planning Commission at the request of Joe Hucko for the property located at 639 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing construction of a 3-story, 105,000 sf storage facility on a 2.93-acre parcel in a Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-198) to construct this proposed storage facility; the Board has reviewed numerous referrals regarding this property, most recently a subdivision referral (S-23-22) to split the subject lot (Lot 1) from a larger parcel and a special permit referral (Z-23-179) to construct a car wash facility on the proposed subdivided 1.60-acre Lot 1, advising the City and applicant to confirm the presence and location of any easements and have all easements depicted on the plans, confirm safe and adequate access to proposed Lot 2, and encouraging changes to the proposal to place the building along the road frontage and reduce the visual impact of driveways, parking, and dumpsters; previous referrals concerned development of the parcel (S-16-80, Z-16-395, 396), none of which were completed; and
- WHEREAS, the site is a vacant recently subdivided lot located along Brighton Avenue, a city street, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site is wooded, has 40' of frontage along Brighton Avenue, and abuts a private segment of LaFayette Road and the parking lots for the Greenwich Manor Apartments to the south; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings, and a drinking water system facility; and
- WHEREAS, per the Site Layout Plan dated 2/26/24, the applicant is proposing construction of a 3-story, 105,000 sf storage facility with an office at the center of the new lot with driveway access from the adjacent parcel to the south; 14 parking spaces will be located along the driveway and at the entrance at the northeast corner along with 11 parking spaces and a turnaround to be located at the rear of the building; and
- WHEREAS, the Brighton Subdivision Plan dated 5/11/23 depicts a proposed access easement for this site on the abutting private section of LaFayette Road, allowing access to East Seneca Turnpike; per the referral materials, the site slopes down to the north and has an approximately 30' change in elevation; the Site Layout Plan depicts an easement belonging to Greenwich Manor

Apartments along a portion of the southern parcel boundary that appears to coincide with some asphalt parking spaces belonging to the adjacent Greenwich Manor Apartments; per the referral materials, no construction will occur within this easement; the easement agreement was included in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/9/24, 2.93 acres of the site will be disturbed by the proposed project and “onsite stormwater will be collected” and “sent to existing stormwater facilities; the Site Drainage and Utilities Plan dated 2/26/24 shows stormwater infrastructure circulating the rear of the building, along the northern side of the building under the proposed driveway, connecting to storm chambers, and eventually connecting at the East Seneca Turnpike frontage;

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

WHEREAS, per the referral notice, the site has access to City of Syracuse public drinking water and is proposing a new connection; and

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

WHEREAS, per the Site Planting Plan dated 2/26/24, trees will be planted along the southeastern corner of the building and southern sides of the driveway/parking lot; the plan shows the proposed grading along the northern sides of the driveway will be steep and possibly prohibitive to establishing trees; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located adjacent to the site at the intersections of East Seneca Turnpike with East Brighton Avenue and East Seneca Turnpike with LaFayette Road; and

WHEREAS, the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan dated 2/26/24, it appears that some significant wooded areas on site will be removed;

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

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

WHEREAS, 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 ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.

The Board offers the following comments:

1. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the City is encouraged to require the applicant to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.
2. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024
OCPB Case # Z-24-198

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Joe Hucko for the property located at 639 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 3-story, 105,000 sf storage facility on a 2.93-acre parcel in a Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-197) to construct this proposed storage facility; the Board has reviewed numerous referrals regarding this property, most recently a subdivision referral (S-23-22) to split the subject lot (Lot 1) from a larger parcel and a special permit referral (Z-23-179) to construct a car wash facility on the proposed subdivided 1.60-acre Lot 1, advising the City and applicant to confirm the presence and location of any easements and have all easements depicted on the plans, confirm safe and adequate access to proposed Lot 2, and encouraging changes to the proposal to place the building along the road frontage and reduce the visual impact of driveways, parking, and dumpsters; previous referrals concerned development of the parcel (S-16-80, Z-16-395, 396), none of which were completed; and
- WHEREAS, the site is a vacant recently subdivided lot located along Brighton Avenue, a city street, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site is wooded, has 40' of frontage along Brighton Avenue, and abuts a private segment of LaFayette Road and the parking lots for the Greenwich Manor Apartments to the south; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings, and a drinking water system facility; and
- WHEREAS, per the Site Layout Plan dated 2/26/24, the applicant is proposing construction of a 3-story, 105,000 sf storage facility with an office at the center of the new lot with driveway access from the adjacent parcel to the south; 14 parking spaces will be located along the driveway and at the entrance at the northeast corner along with 11 parking spaces and a turnaround to be located at the rear of the building; and
- WHEREAS, the Brighton Subdivision Plan dated 5/11/23 depicts a proposed access easement for this site on the abutting private section of LaFayette Road, allowing access to East Seneca Turnpike; per the referral materials, the site slopes down to the north and has an approximately 30' change in elevation;

the Site Layout Plan depicts an easement belonging to Greenwich Manor Apartments along a portion of the southern parcel boundary that appears to coincide with some asphalt parking spaces belonging to the adjacent Greenwich Manor Apartments; per the referral materials, no construction will occur within this easement; the easement agreement was included in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/9/24, 2.93 acres of the site will be disturbed by the proposed project and “onsite stormwater will be collected” and “sent to existing stormwater facilities; the Site Drainage and Utilities Plan dated 2/26/24 shows stormwater infrastructure circulating the rear of the building, along the northern side of the building under the proposed driveway, connecting to storm chambers, and eventually connecting at the East Seneca Turnpike frontage;

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

WHEREAS, per the referral notice, the site has access to City of Syracuse public drinking water and is proposing a new connection; and

WHEREAS, per the referral notice, a new connection to public sewers is proposed; the site is located within the Metropolitan Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

ADVISORY NOTE: 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, per the Site Planting Plan dated 2/26/24, trees will be planted along the southeastern corner of the building and southern sides of the driveway/parking lot; the plan shows the proposed grading along the northern sides of the driveway will be steep and possibly prohibitive to establishing trees; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located adjacent to the site at the intersections of East Seneca Turnpike with East Brighton Avenue and East Seneca Turnpike with LaFayette Road; and

WHEREAS, the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan dated 2/26/24, it appears that some significant wooded areas on site will be removed;

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

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

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

WHEREAS, 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 ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.

The Board offers the following comments:

1. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the City is encouraged to require the applicant to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.
2. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024
OCPB Case # Z-24-199

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Lockheed Martin Corp. for the property located at 3254 Windy Hill Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a new test pad radome (radar dome) on a 17.69-acre parcel in a Farm (F) zoning district with Communication Tower Overlay; and
- WHEREAS, the Board previously offered No Position on a site plan referral (Z-22-169) to construct the second of two Lockheed Martin radar dome facilities on the adjacent parcel; and
- WHEREAS, the site and adjacent parcel (under same ownership) are located in a rural area of the Town with forested land surrounding the majority of the site; and
- WHEREAS, the site is one of two parcels owned by Lockheed Martin Corp, located at the terminus of Windy Hill Lane; the site contains an approximately 4,150 sf building (per GIS Mapping) and two driveways traversing from a private section of Windy Hill Lane to the adjacent parcel to the east, providing access to existing radar dome and associated buildings; the rear portion of the parcel appears to contain a small wooded area, lawn, and a transformer pad and shed located along the rear site boundary; and
- WHEREAS, per the Electronic Park Caz Arts V3 Test Pad Radome Site Plan dated 6/14/24, the applicant is proposing to install a 13'-diameter Radome in the northwest corner site, accessed via a proposed asphalt driveway to extend from the existing asphalt driveway; the Site Plan also shows a proposed 40'x40' heavy duty concrete pad, concrete modular building, new transformer, and new primary electrical gear cabinet, all to be located along the proposed driveway; and
- WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 4; the site does not appear to contain active farmland, though the surrounding lands do; an Agricultural Data Statement was not included in the referral materials; ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/26/24, 0.5 acres of the site will be disturbed by the proposed project and the proposal will not create stormwater discharge; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/26/24, the site is served by an individual well and “there are no plumbing facilities associated with this project”, noting the existing well “serves other location on the site”; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, there are no wastewater facilities on site; per the EAF, “there are no plumbing facilities associated with this project”; and

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

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024
OCPB Case # Z-24-200

- 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 SITE PLAN from the Town of Onondaga Town Board at the request of Beak & Skiff for the property located at 2706 Lords Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Lords Hill Road (Route 80), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 22' X 30' storage building on a 31.25-acre parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-207) for a proposed warehouse addition in a different location on the Beak and Skiff complex; the Board previously offered No Position on a subdivision referral (S-22-70) to subdivide a 148.2-acre parcel into four new lots; the subdivision occurred at the site of concurrent site plan Z-24-207; and
- WHEREAS, the site is located in a rural area characterized by agriculture; the site is the distillery area of the Beak and Skiff complex; the site contains two large buildings (only one is depicted on the Site Plan dated 12/2013 included in the referral materials) with a gravel driveway from NYS Route 80 that leads to a parking area in front of the buildings and around to a rear loading and outdoor storage area; per aerial imagery from May 2024, the building and gravel area appear to be surrounded by active agriculture; and
- WHEREAS, per plans included with the referral, undated and handwritten, the applicant is proposing a 22'x30' addition to house water storage tanks to be constructed near the southwestern corner of the existing 100'x150' southern building; the addition will have insulated walls and roof to prevent the water tanks from freezing and will have metal siding matching the existing building; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/1/24, <1.0 acre of the site will be disturbed by the proposed project and stormwater will be directed "into existing storm drains";
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, the site is served by an individual well and individual septic system; no changes to the current infrastructure are proposed; and
- WHEREAS, the entire site is enrolled in NYS Agricultural District 1 and appears to contain active farmland; an Agricultural Data Statement was not included in the referral materials;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; 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); 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); 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 encourages the municipality to enforce standards regarding submittals and ensure site plans show current conditions and to-scale renderings of the proposed work.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024
OCPB Case # Z-24-201

- 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 SITE PLAN from the Town of Camillus Planning Board at the request of Cameron Hinsdale, LLC for the property located at 532, 534 & 536 Hinsdale Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Hinsdale Road (Route 209), a county highway, and Route 5, a state highway; and
- WHEREAS, the applicant is proposing to construct a restaurant and bar with various recreational activities including 6 pickleball courts on 3 parcels totaling 1.57 acres in a Commercial (C-5) zoning district; and
- WHEREAS, the Board previous offered No Position with Comment on a zone change referral (Z-24-95) to change the three parcels comprising the site from Limited Business Office (LBO) to Commercial (C-5) to allow this restaurant; the zone change was the first of a multi-phase zone change to C-5 on the east side of Hinsdale Road between Warners Road and NYS Route 5; the Board offered comments encouraging the applicant, Town, and Onondaga County Department of Transportation (OCDOT) to develop a coordinated safety and access management plan for this segment of Hinsdale Road by proactively planning new driveway locations, intersections, and pedestrian access and infrastructure, advising the applicant they'd need to work with OCDOT regarding access to the site and to provide a Stormwater Pollution Prevention Plan (SWPPP), traffic study, and lighting plan, and encouraging the Town to consider a less permissive commercial zoning designation for this area; and
- WHEREAS, the site is in the commercial area in the Town of Camillus around NYS Route 5, Hinsdale Road, and Milton Avenue; the site is comprised of three single-family home parcels in the line of residential parcels across Hinsdale Road from Township 5 Plaza; behind the site is a church with multiple parking lots; the three parcels comprising the site currently contain single-family homes which would be demolished; and
- WHEREAS, per the referral, the applicant is proposing construction of a restaurant, bar, and 6 pickleball courts on site; per the Site Plan dated 6/28/24, proposed work includes construction of a 20,000 sf building on the southern side of the site, a 79-space parking lot in the western half of the site, and driveway access to Hinsdale Road; and
- WHEREAS, per the Site Plan, the restaurant and bar will occupy the northern portion of the building with 6 pickleball courts to be located within the southern portion; elevations provided by Architecteam show an outdoor seating area along the northern face of the building, adjacent to the parking lot; per the Landscaping Plan dated 6/28/24, a row of shrubbery will be planted along the northern site boundary and three planting islands and a dumpster enclosure will be positioned in the corners of the parking lot; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/1/24, 1.57 acres of the site will be disturbed by the proposed project and the site will utilize “existing NYSDOT stormwater conveyance system along Hinsdale Road”; the Site Plan dated 6/28/24 depicts a stormwater management area between the proposed building and Hinsdale Road; a Preliminary Drainage Report for the Pickled Kitchen by Dunn & Sgromo, PLLC dated 6/2024 was included in the referral materials;

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

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water;

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

WHEREAS, per the Site Plan dated 6/28/24, a new connection to the public sewers is proposed to serve the site; the site is located in the Metropolitan Wastewater Treatment Plant and Airport Road Pump Station service areas;

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Township 5 Plaza has public transit service and bus stops are located approximately 1,400' from the site; there are some sidewalks within the Township 5 Plaza, but not along Hinsdale Road near the site; and

WHEREAS, a Traffic Impact Study by GTS Consulting dated 6/14/24 was included with the referral materials; and

WHEREAS, a Photometric Plan dated 6/28/24 by Dunn and Sgromo was included with the referral materials; and

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

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

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

Review (SEQR) process; and

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

The Board reiterates its recommendation from the earlier zone change review that, prior to site plan approval for the proposed project and for any future zone changes along this portion of Hinsdale Road, the applicant, Town, and Onondaga County Department of Transportation are advised to develop a coordinated safety and access management plan for this segment of Hinsdale Road. The Town should also consider and coordinate land use and transportation planning for this node as part of the Town's impending comprehensive plan update.

Specific elements to consider in this plan include a limit on the number of new driveway locations, cross-access easements between parcels to share access points at signalized or formalized intersections, and changes to the Township 5 intersection (currently right-in, right-out) to ensure safety and proper access. The Board also recommended a plan for pedestrian access and infrastructure along Hinsdale Road as new commercial and potentially residential uses are introduced on this corridor.

The current site plan does not address these previously mentioned concerns, does not include provisions for shared access from adjacent parcels or pedestrian access, nor has the applicant or Town coordinated with the Onondaga County Department of Transportation regarding planning for development along Hinsdale Road. The applicant is further required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic study, and lighting plan to the Department for review.

The site plan must reflect coordination and any requirements of the Onondaga County Department of Transportation as a condition of Town approval.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-202

- 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 City of Syracuse Planning Commission at the request of Brian Bouchard for the property located at 1153 West Fayette 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to renovate an existing property to establish a new police and fire department facility on a 2.656-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-24-12) and No Position with Comment of a subdivision (S-24-3) to redevelop a nearby warehouse into a residential apartment building and subdivide this site to utilize a portion of the parking lot for the building; the Board advised that as the site is located in a County Drainage District, a Stormwater Pollution Prevention Plan (SWPPP) would need to be provided to the Onondaga County Department of Water Environment Protection (OCDWEP) and OCDWEP would need to approve any proposed stormwater connection to the channelized portion of Harbor Brook running beneath the lot; the Board also provided a comment encouraging the applicant and City to ensure adequate stormwater protections were in place for Harbor Brook which drains directly into Onondaga Lake; and
- WHEREAS, the site is located along West Fayette Street near its intersection with South Geddes Street, both local roads, in the Near Westside neighborhood of the City of Syracuse in a mixed use area that includes George W. Fowler High School, the recently renovated Gear Factory building, and other commercial and residential lots; parcels north across the street from the site contain short line rail lines; and
- WHEREAS, the site contains a 100,000 sf complex located on the western side of an irregularly shaped parcel; a small parking lot in the northwest corner and large parking lot in the eastern portion of the site comprises most of the remaining land; per aerial imagery from May 2024, small areas along the rear site boundaries appear to be the only permeable surface on site; and
- WHEREAS, per the referral materials, the applicant is proposing to renovate the Lipe-Rollway Building to transform the property into a new public safety facility for the City of Syracuse Police and Fire departments including “71,500 sf of office and operations space, 14,300 sf of employee wellness facilities, and 16,707 sf in training facilities”; the proposal also includes “partial demolition of existing single story portions of buildings”, parking lot improvements, fencing, sidewalks, and stormwater infrastructure;

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, per the Site Layout Plan dated 6/18/24, the existing parking lot will be renovated, possibly removing some asphalt, but the exact amount is unclear from the Site Plan; the small northwest lot will have 7 parking spaces and a 24'-wide driveway to West Fayette Street; the large parking lot will be renovated and formalized to contain multiple sections, totaling 140 parking spaces with a 26'-wide driveway to West Fayette Street; concrete sidewalks will be installed between the building and parking lots; it is not clear from the Site Plan which specific parts of the complex will be demolished, but it appears a small portion of building at the rear of the building complex will be removed; per the Environmental Assessment Form (EAF) dated 7/1/24, the 2.90-acre site contains 2.13 acres of impervious surface and the proposal will result in an increase to 2.23 acres of impervious surface; and

WHEREAS, the referral materials do not include an existing conditions plan, detailing regarding any onsite stormwater infrastructure (existing, to be retained, or proposed), and the Site Plan does not depict whether the land not occupied by building or parking will remain asphalt or will be lawn or landscaping; a Landscaping or Planting Plan was not included, but some trees and landscaping along the road frontage are depicted; per Google Streetview, this landscaping appears to be existing; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/1/24, 1.75 acres of the site will be disturbed by the proposed project and "discharge from proposed stormwater management area to Harbor Brook as in existing conditions" and "stormwater will be directed to on-site stormwater management facilities and will then discharge to the Harbor Brook culvert"; the parking lot occurs over a section of channelized Harbor Brook, an Onondaga County-owned drainage channel that drains directly into Onondaga Lake; the Onondaga County Department of Water Environment Protection (OCDWEP) advises the applicant to connect stormwater infrastructure to the existing catch basin rather than with a new connection to Harbor Brook; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water; the proposed project will result in an increase in flow; per the EAF, the site is anticipated to require 9,680 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the proposed project will result in an increase in flow; per the EAF, the site is anticipated to generate 9,680 gallons of wastewater per day; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, per the EAF Mapper, the site contains waterbodies listed as water-quality impaired (Lower Harbor Brook and tributaries); aerial imagery shows Harbor Brook is channelized and crosses the existing parking lot below ground; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of multiple sites (IDs: C734160, C734164, 734022) in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database; and

WHEREAS, the site contains the Lipe-Rollway Corporation site 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

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. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. The applicant must coordinate and obtain approval from the Onondaga County Department of Water Environment Protection regarding the proposed stormwater connection to the channelized portion of Harbor Brook prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The City is encouraged to require more information from the applicant regarding the nature and usage of facilities and buildings on site, including employee parking, drainage, maintenance, screening, and fencing.
2. Given the site's proximity to a channelized section of Harbor Brook, a stream and Onondaga County-owned drainage channel running under the parking lot, draining directly to Onondaga Lake, the Board encourages the applicant and municipality to ensure adequate protections are in place for this important stream and watershed. The applicant and municipality are advised to ensure stormwater quantity and quality are managed appropriately for any drainage from the site.
3. Given the stormwater drainage concerns on site and proximity to Harbor Brook, the the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, 3) utilize green infrastructure (e.g., permeable pavement), and 4) add landscaping, plantings, and trees to improve community appearance, reduce the visual impact of the expansive parking lot, and reduce stormwater and protect stormwater quality.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-204

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Cicero Town Board at the request of Town of Cicero for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to modify Chapter 185 of the Town Code to update the process of assessing park fees in lieu of dedication of parkland; and
- WHEREAS, per the proposed law, Cicero has a growing population which is expected to grow at an even greater rate in the near future due to Micron development; currently the Planning Board may require an applicant proposing a subdivision containing residential units to set aside land for a public park; if appropriate lands cannot be identified, the Town may require fees in lieu of parkland; and
- WHEREAS, the Town Board has determined “Cicero has adequate parks and park space” and acquiring new parkland is no longer the priority; with the anticipated growth of population, maintaining current parks and parkland is a greater need; and
- WHEREAS, the applicant is proposing to modify the Town Code to impose “a recreation fee per lot for any approved subdivision plat” to ensure appropriate maintenance to existing “recreation facilities and amenities”; the proposal also allows an applicant for subdivision to propose dedication of land for recreational purposes in lieu of paying fees; the Planning Board may then recommend the proposed dedication of parkland in lieu of fees to the Town Board; 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 Marty Masterpole and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law C of 2024 to amend the definition of "Accessory Structure" as set forth in Chapter 285 of the Code of the Town of Onondaga; and
- WHEREAS, per the Town Zoning Code, the current definition of "Accessory Structure" is "a structure detached from and subordinate to a principal building on the same lot, with less than one-half of the floor space of the principal building, and which is used for purposes subordinate and customarily incidental to those of the principal building or use, including parking, storage, and recreation. Structures used for agriculture, whether or not used for housing animals, shall not be subject to the aforesaid 'one-half of the floor space of the principal building' limitation"; and
- WHEREAS, the proposed definition of "Accessory Structure" changes the calculation from "with less than one-half of the floor space of the principal building on the same lot" to "less than one-half of the square footage of main floor footprint of the principal building"; the proposed definition expands on the size calculation: "the square footage of the main floor footprint shall be calculated using up-to-date plans for the principal building, if available, or the tax records maintained by Onondaga County"; the exception for structures used for agriculture is retained in the proposed definition; 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 Marty Masterpole and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; Jim Stelter - yes.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-206

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Town of Camillus for the property located at 2060 West Genesee Turnpike and 5406 Bennetts Corners 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 West Genesee Turnpike (Route 5), a state highway, Bennetts Corners Road (Route 321), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change from Commercial (C-2) to Commercial (C-5) on two parcels totaling 3.7 acres in order to facilitate construction of a convenience store and fueling facility; and
- WHEREAS, the Board has previously reviewed multiple referrals regarding this proposed fueling station including recommending Modification of a site plan (Z-24-191) advising the applicant to continue to coordinate NYS Route 5 access plans with the New York State Department of Transportation (NYSDOT), continue to coordinate Bennetts Corners Road access with Onondaga County Department of Transportation (OCDOT), to submit septic plans to the Onondaga County Health Department (OCHD), and ensure the applicant has legal access to construct a stormwater basin on the adjacent parcel to the south; the Board has also reviewed zone change and subdivision referrals (Z-24-62, S-24-13); and
- WHEREAS, the site is in a rural area, primarily surrounded by agriculture; the site consists of two recently realigned parcels: an existing gas station lot, an adjacent parcel to the east, and a portion of an adjacent parcel to the south, located at the intersection of Bennetts Corners Road (a county road) and NYS Route 5; and
- WHEREAS, the applicant is proposing to amend a previous zone change application to rezone the site from Commercial (C-2) to Commercial (C-5) to allow this proposed Mirabito fueling facility; per the Town Code, fuel stations/car washes are allowed with Planning Board approval in only Commercial-5, Municipal Zoning, Planned Commercial, and Industrial zoned areas; the previous zone change referral (Z-24-62) was for a 1.996-acre portion of the fueling station site not already in a C5 zone; the current referral is for 2.477 acres to include the proposed stormwater facility to be constructed on the adjacent parcel to the south; there are no other changes from the previously reviewed zone change; and
- WHEREAS, per the Layout Plan dated 6/19/24, the applicant is proposing demolition of the existing fueling station and constructing a 4,800 sf Mirabito store with a drive-thru circulating around the rear and western side of the store, a

conventional fueling island in front along the NYS Route 5 frontage, and diesel fueling island on the eastern side of the site; the Layout Plan shows the two existing driveways to NYS Route 5 will be removed and a new 30'-wide driveway to NYS Route 5 will be constructed near the eastern side of the site, an existing 25'-wide driveway from Bennetts Corners Road will remain, and a proposed 20'-wide entrance-only driveway will be constructed to Bennetts Corners Road near the southern boundary of the site; guiderails and riprap slope protection will be constructed along the southern and eastern boundaries of the subject area;

ADVISORY NOTE: The proposed driveway onto NYS Route 5 requires highway access and work permits from the NYS Department of Transportation;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/25/24, 3.7 acres of the site will be disturbed by the proposed project; the Erosion and Sediment Control Plan dated 6/19/24 included in the site plan referral shows stormwater infrastructure will be installed underneath the parking lot, draining south to a proposed on-site bioretention basin; per the Layout Plan, a grass-lined detention basin to be located on the adjacent parcel to the south is proposed with the note "proposed additional taking for stormwater quantity facilities ±0.48 acres to be coordinated with property owner/applicant team"; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

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

The Board has No Position regarding the proposed zone change, but continues to offer the following requirements for the proposed development:

1. The applicant must ensure legal access to construct a stormwater basin on a separate parcel. An access easement is required to be filed and reflected on the site plan.

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

3. The applicant must continue to coordinate Bennetts Corners Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-207

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Cherry Valley #5 Holdings, LLC for the property located at 4473 Cherry Valley Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Cherry Valley Turnpike (Route 20), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a warehouse addition on a 30.77-acre parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-200) for a proposed 22'x30' storage building in a different location on the Beak and Skiff complex; the Board previously offered No Position on a subdivision referral (S-22-70) to subdivide a 148.2-acre parcel into four new lots; and
- WHEREAS, the site is located in a rural area characterized by agriculture; the site is a northern section of the Beak and Skiff complex containing the 1911 distillery, tasting room, and Ayrloom facility; the site is comprised of multiple buildings, a gravel parking lot, and two irrigation ponds, accessed by a driveway to NYS Route 20; per aerial imagery from May 2024, the building and gravel area appear to be surrounded by active agriculture; and
- WHEREAS, per the Proposed Warehouse Addition to Ayrloom Facility Site Plan dated 2/2022, the applicant is proposing a 125'x150' warehouse and building-connector to be constructed in front of the existing Ayrloom building; the existing gravel driveway along the west side of the cluster of buildings will be altered near the proposed warehouse site to allow access to the new building; an existing storage building will be partially demolished to make way for the altered driveway; and
- WHEREAS, per the previously approved 4473 Cherry Valley Turnpike subdivision plan dated 5/6/22, the parking area and distillery were separated from the Ayrloom facility and CBD extraction building, but a 25'-wide ingress/easement over the existing driveway remains; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/26/24, 0.88 acres of the site will be disturbed by the proposed project and stormwater will be directed to an "existing irrigation pond which provides stormwater retention"; and
- WHEREAS, per the referral notice, the site is served by an individual well and individual septic system; and
- WHEREAS, the entire site is enrolled in NYS Agricultural District 1 and appears to contain active farmland; an Agricultural Data Statement was not included in the referral materials;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; 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); and

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-215

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of McDonald's USA, LLC for the property located at 4979 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 51), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 3,859 sf McDonald's restaurant on a 1.33-acre portion of a 19.99-acre parcel in Regional Commercial (RC-1) and Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board previously recommended Modification on a special permit referral (Z-16-392) to construct a McDonald's Restaurant with drive-thru on this site, advising the applicant they were required to work with Onondaga County Department of Transportation (OCDOT) and submit a traffic study and Stormwater Pollution Prevention Plan (SWPPP) and providing comments regarding finding different siting, closer to the parcel's frontage, adding landscaping to improve aesthetics and improve stormwater quality, reduce signage, and contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding sewer availability and capacity; and
- WHEREAS, the site currently contains a Wegmans Grocery store and multiple small retail tenants within the strip shopping center, as well as an expansive open parking lot between the building and West Taft Road; the site has signaled access to West Taft Road, a county highway, and a full access driveway to Cedar Post Road, a local road;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements; and
- WHEREAS, the applicant is proposing construction of a 3,859 sf McDonald's restaurant with drive thru in the southeast corner of the parcel, near the site's frontage on West Taft Road, a county route, and Cedar Post Road, a local road; per the Concept Plans dated 5/10/24, the subject area will contain a McDonald's restaurant in the middle with a double drive-thru starting along the southern side, shrinking to a single-lane drive-thru as it circulates the building; the building and drive-thru will have 9 parking spaces along the building, and 53 around the building, totaling 62 spaces allocated for the restaurant; the subject area is within the larger parking lot for the plaza and has four entry points into the subject area; additional landscaping or planting islands are not depicted in the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/10/24, 0.25 acres of the site will be disturbed by the proposed project and the proposed restaurant

will not create any additional stormwater runoff; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the restaurant; per the EAF the restaurant is anticipated to require 1,500 gallons of drinking water per day;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the restaurant and per the EAF, is expected to generate 1,700 gallons of liquid waste per day; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area;

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

WHEREAS, per the Land Title Survey dated 5/16/14, there are numerous easements on the parcel including a 20'-wide OCWA-owned easement on the west side of the parcel, a permanent right-of-way to New York Telephone Co in the southwest corner, Town and OCWA-owned rights-of-way in the northwest corner, and 10'-wide and 30'-wide permanent rights-of-way along the northern parcel boundary; all easements appear to be located outside of the subject area; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

The applicant is required to coordinate West Taft Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit drainage data and Traffic Impact Study (TIS) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board has the following comment:

1. The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontage, relocating parking away from the front of the site, and providing pedestrian and bicycle accommodations.

2. Incorporation of additional landscaping is strongly recommended on this highly paved site, for screening, aesthetics and to reduce stormwater runoff and improve stormwater quality. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us>.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-216

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of 7 Brew Coffee for the property located at 3906 Brewerton Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, South Bay Road (Route 208) and Taft Road (Routes 48 and 19), both county highways, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and

WHEREAS, the applicant is proposing construction of a 540 sf prefabricated drive-thru only coffee shop and a 230 sf remote cooler/storage structure on two parcels totaling 2.12 acres in Limited Use / Gasoline Service (LuC-1) and Highway Commercial (HC-1) zoning districts; and

WHEREAS, the Board previously recommended Modification of a special permit referral and No Position with Comment on an area variance referral (Z-24-110, Z-24-111) for this proposed drive-thru coffee shop, advising the applicant to coordinate Brewerton Road access plans with the New York State Department of Transportation (NYSDOT) and to provide a copy of a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (OCDWEP); the Board also offered comments encouraging the applicant to improve stormwater by decreasing impermeable spaces, work with NYSDOT regarding sidewalks along the US Route 11 frontage, and encouraging the applicant to increase the overall appeal of the site with landscaping and plantings; the Board has reviewed numerous other referrals regarding this site including an area variance referral (Z-23-78) to reduce the parking requirement, a site plan referral (Z-22-253) to establish an auto parts facility, a three-mile limit referral (Z-11-155) to combine two existing tax parcels into one proposed Lot 1, a zone change referral (Z-10-388), and a site plan referral (Z-11-30) to establish a used item retail store and drop-off site; and

WHEREAS, the site contains two parcels including an existing building housing an auto parts store in the southern half with the northern half currently vacant, and a small parking lot parcel to the north; the site is bound to the west by Brewerton Road, a state highway, and to the east by South Bay Road, a county highway; commercial land uses extend north and south of the site, residential to the west, and New York State Department of Transportation facilities are east of the site; the site has three full-access driveways to Brewerton Road and one to South Bay Road; and

WHEREAS, per the Site Plan dated 4/3/24, the applicant is proposing to demolish the northern half of the building to construct a standalone drive-thru coffee restaurant consisting of a 540 sf building, 230 sf remote cooler, two parking

spaces, and dumpster enclosure with double drive-thru lanes circulating the building to an order pickup window on the northern side of the building; the application states all business will be conducted via drive-thru; employee parking will be located on the adjacent parcel to the north; the southern half of the site will remain unchanged; the site will retain the access to South Bay Road, a county route, and two existing access points to Brewerton Road, a state route, but will remove the driveway on the northern, parking lot parcel while keeping the cross-access to the adjacent site to the north;

ADVISORY NOTE: Per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways on Brewerton Road and South Bay Road, respectively, must meet Department requirements; and

WHEREAS, changes to the site plan from that submitted with the special permit referral include keeping the dumpster in the same location, but reorienting it to the southeast, installing a planting island between the existing building and the proposed coffee shop, and adding plantings to the planting islands, along the driveway entrances, and along road frontages; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/28/24, 0.57 acres of the site will be disturbed by the proposed project and stormwater will be “directed into public storm drains”; per the Utility Plan dated 4/3/24, stormwater infrastructure will be installed under the drive-thru;

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

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

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the coffee shop; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

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

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 site is located in an Onondaga County Drainage District for Ley Creek, which is maintained by the Department of Water Environment Protection in

this area; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2021, there are no sidewalks along Brewerton or South Bay Roads at the site, but there are sidewalks along Brewerton Road north of the site; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located adjacent to the site; and

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

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

1. The applicant is required to coordinate Brewerton Road access plans with the New York State Department of Transportation and South Bay Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The applicant and Town are encouraged to work with the New York State Department of Transportation to include sidewalks along the Route 11 frontage.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-217

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Amerco Real Estate / U-Haul for the property located at 8015 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing a maintenance shop and storage for the current U-Haul facility in a portion of a 48.24-acre shopping center in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board has previously reviewed multiple referrals regarding this site, most recently recommending Modification of a site plan referral (Z-23-237) to construct a 21,210 sf addition to the current U-Haul facility on the southern end of this site, advising the site plan must reflect formally delineated wetlands and the 100' buffer and the applicant must follow any requirements of the NYS Department of Environmental Conservation; the Board also required the site plan must reflect any local fire marshal or NYS Department of State mitigation related to the hydrant relocation; the Board offered a comment encouraging the applicant to make improvements on the site including adding pedestrian accommodations, frontage landscaping, landscaped refuge island, and other green infrastructure elements which will increase appearance, site design, functionality, and improve stormwater function; the Board has also reviewed a site plan referral (Z-20-279) for U-Haul at Seneca Mall shopping plaza to install 6 pre-fabricated storage units, a site plan referral (Z-19-31) to construct a vehicle preparation drive, vehicle access with an overhead door, and two prefabricated storage unit buildings, and a special permit referral (Z-18-44) to allow motor vehicle rentals; and
- WHEREAS, the site is located along Oswego Road, a county road, in the Town of Clay; the site contains an existing shopping plaza, the Shops at Seneca Mall, and is part of the old Route 57 commercial corridor; the primary land use across Oswego Road is single-family residential; and
- WHEREAS, per the Site Plan dated 4/12/24, the applicant is proposing to open a repair and maintenance shop with storage in an existing building on the northern end of the Seneca Mall site; exterior changes to the site include removing an existing loading dock and replacing with asphalt, removing a sunken loading dock area at the northwest corner of the building, filling to match the surrounding grades, and paving and restriping a portion of the northwest corner of the lot to have 14 parking spaces and 14 trailer parking spaces; other changes to the site as detailed in the Environmental Assessment Form (EAF) dated 7/12/24 are relocating an existing water line and utilities and internal renovations to convert the interior of the building to "shop and

storage”; the locations of the “water line and utilities” to be relocated are not detailed on the Site Plan or in the EAF; and

WHEREAS, GIS mapping shows the rear of the site may be encumbered by state and federal wetlands; per the EAF Mapper, the state wetland area is part of a much larger wetland (BRE-19) which is over 400 acres in size; the Site Plan shows the wetland boundary, but does not depict the 100’ buffer or provide information regarding when the wetland was delineated;

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear, forested portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Site Plan depicts the northwest corner of the building and portions of the rear parking lot encroaching on the 100-year and 500-year floodplains;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/12/24, 0.8 acres of the site will be disturbed by the proposed project and the proposal will not create additional stormwater; per the Site Plan, any existing stormwater infrastructure depicted on the Plan will remain;

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

WHEREAS, per the referral notice, the site is served by public drinking water and a new connection is proposed;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; a new connection to public sewers is proposed;

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat, bald eagle), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from the submitted plans it appears that no wooded areas on site will be removed; 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 site plan must reflect formally delineated wetlands, and the 100' buffer, and any requirements of the NYS Department of Environmental Conservation relating to disturbance within any wetlands or buffer area, prior to Town Site Plan approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance, site design and functionality. The applicant is further encouraged to improve the appearance and stormwater function of the expansive parking lot, through addition of pedestrian accommodations and addition of frontage landscaping, landscaped refuge islands and other green infrastructure elements.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024
OCPB Case # Z-24-218

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Tully Town Board at the request of Town of Tully for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing a local law to update the Town of Tully Zoning Law; and

WHEREAS, the Town states the purpose of the proposed changes is to “promote health, safety, and general welfare of the community,” “reduce congestion on streets and highways and prevent overcrowding of land,” to facilitate the adequate provision of Town infrastructure, to “conserve the value of property,” and to establish areas where the “most appropriate development” is encouraged as detailed in the recently updated Town Comprehensive Plan; updating land-use regulations and procedures to “enhance the general appearance of commercial and industrial lands” is a stated objective of the updated Comprehensive Plan; and

WHEREAS, the Town and Village Comprehensive Plan (2023) notes the desire for the properties surrounding the I-81 interchange to respect surrounding residential and natural landscapes and complement the village mixed use center, with town-center style development; use of PUD regulations for individual projects is suggested, to support mixed use, storefronts along rights-of-ways, and lower intensity uses near neighborhoods or open space; and

WHEREAS, the Town was awarded a New York State Department of State Smart Growth Grant for zoning updates and the Town subsequently has been reviewing existing regulations; Phase 1 recommendations were made for updating the commercial and industrial portions of the Town zoning regulations; recommendations and changes to the portions of the Town Zoning code pertaining to Residential uses and districts will be made in later Phases; and

WHEREAS, §280-4.B Definitions will have the term “Planned Development” removed with new terms pertaining to the Planned Unit Development process added including “Planned Unit Development (PUD),” “PUD District,” “PUD Site Plan,” “District Plan,” and “District Plan Approval”; some terms being added providing clarity to uses including “Automotive Repair Shop,” “Gasoline Service Station,” and “Retail or Personal Service Use”; and

WHEREAS, the “Planned Unit Development” zoning district will be added to the list of zoning districts and description of zoning districts within the Town; §280-11.1 “Planned Unit Development Process and Procedures” will be added, detailing the purpose of the district, process for establishing a PUD district, requirements, procedures, and PUD district plan review criteria; a list of factors is detailed for the Town Board to use when considering approval of the

PUD district plan with factors including efficient use of land, compatibility with the Comprehensive Plan, possible negative impacts, any improvements to housing availability within the Town, negative impacts to residential uses, farm business, character of the neighborhood, and access to Town recreation areas; and

WHEREAS, the Town Board may request a “Development Impact Statement” detailing possible impacts from the development and how those effects can be mitigated; the Town Board can require the Development Impact Statement to address anything specifically with possible concerns including “environmental factors, such as streams, rivers, air pollutions, wetlands, lakes, and the quality of surface and ground waters,” traffic congestion, “aesthetic qualities, quality of life and enjoyments, and blighting influences,” drainage, surrounding property values, and “wildlife and trees and forests”; the Town Board may also require statements and comments from other public agencies; and

WHEREAS, the existing Business B-1 District description will be altered to remove an emphasis on designating areas where service and commercial uses are already existing to focusing on transportation network needs, ensuring protection of natural resources, pedestrians, and bicyclists, and compatibility with surrounding uses and development while minimizing “adverse environmental impacts”; and

WHEREAS, the existing Industry IND District description will be altered to remove that the intent of the “IND District is to designate areas that are in transition from agriculture to a relatively concentrated mixture of commercial and industrial land uses” to concentrate on the appropriateness of the site as measured by topography, size, access to major traffic routes and railroad service, and compatibility between adjacent land uses;

WHEREAS, §280-11.C details requirements for special authorization for “certain land use activities”; multiple new requirements are proposed including the site having “direct access to potable water and adequate sewerage with ample capacity for certain intense uses,” “safe and efficient access by both vehicles and pedestrians,” detailing setback spaces must be landscaped with “a combination of trees, shrubs, and/or earthen berms to separate the commercial businesses from existing or future development in the adjacent zone”; ensuring the site “does not pose potentially adverse impacts on the health of nearby aquifers, streams, lakes or other waterbodies,” and ensuring a site does not produce “levels of noise, odors, and lighting that adversely affect adjoining residential properties”; and

WHEREAS, specific uses requiring special authorization include a “gas service station” which will only be allowed in the IND district and only when not adjacent to a residential zoning district; a “warehouse” in B-1 and IND districts will be required to have extensive landscaping along the front and sides, will not be permitted when the site is adjacent to a residential neighborhood” and outdoor storage will be not be allowed unless appropriately screened; drive-thru business will be required to have their service windows face a side or rear yard; and

WHEREAS, proposed changes to the Schedule of Land Uses or Activities include adding the PUD zoning designation and allowing most dwelling types, community uses, and retail businesses as permitted by right; uses including “Dwelling, mobile”, cemeteries, agriculture uses, commercial animal facilities, and gasoline service stations will not be permitted in a PUD; 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:

Given the proximity of portions of the Town's business zoning district to the Interstate 81 highway interchange, the Town may want to consider allowing gas stations within it's proposed PUD district. If done within a PUD, applicants could be offered certain flexibility in use, in exchange for limitations to protect community character, such as limits on number of pump islands, screening and buffering.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 01, 2024

OCPB Case # Z-24-223

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of NY Bus for the property located at 809 Hiawatha Boulevard East (formerly 309 Fourth North 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 NBT Bank Stadium, a county-owned facility, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to renovate an existing warehouse site and establish a bussing facility on 18.30 acres in a Light Industrial zoning district; and
- WHEREAS, the site is in an area characterized by a mix of industrial, commercial, and industrial with the west side of Hiawatha dominated by commercial and industrial uses and residential extending east into the northside of the City; neighboring businesses include American Limousine, STAS Auto dealer, ForTech Industrial Fabricators, and Pak Technologies; NBT Bank Baseball Stadium is nearby to the west; the site is separated from Hiawatha Boulevard East and the Stadium site by a CSX rail line abutting the site along the southwestern and southeastern boundaries; the site contain three large parcels comprising the rear of the site with 5 smaller parcels contains a small commercial building and single-family homes with frontage on the CSX rail line and Hiawatha Boulevard East; one single-family home in the middle of the site's road frontage is not included in the site; per aerial imagery, the site's frontage has intermittent decaying asphalt sidewalks along Hiawatha Boulevard East; the referral notice indicates three of the eight parcels comprising the site will be part of the overall project in future; per a conversation with City Zoning on 7/29/24, the applicant is in the process of acquiring these parcels, but has not secured ownership or control; all eight parcels are included in the plans; and
- WHEREAS, the applicant is proposing renovation of an existing 56,000 sf warehouse office building into a bus sales facility; per the Overall Demolition Plan dated 7/19/24, all of the smaller buildings will be demolished, including the southern commercial building and all of the buildings on smaller parcels with frontage along Hiawatha Boulevard East; all existing asphalt or gravel will be removed from the front of the site and the rear, vacant portion of the site will have all existing stone, gravel, and vegetation approximately extending to a wetland 100'-buffer will be removed to a depth of 6"; the Demolition Plan also shows several existing overhead electrical wires will be removed; per the referral material, parcel 001.1-01-25.0 (known as 819 Hiawatha Boulevard East) containing a single-family home will remain;
- 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, per the Overall Grading & Utilities Plan dated 7/19/24, the remainder of the site will be used for parking lots with bus parking to be located along the sides of the building and extending into the rear of the site; an employee parking lot will be constructed in the northeast corner along Hiawatha Boulevard East; per the Environmental Assessment Form (EAF), undated, the site currently has 12 parking spaces and a total of 293 are proposed; per the Overall Layout and Materials Plan dated 7/19/24, a portion of the rear and northern part of the site will have gravel and stone replaced with lawn which may account for the reported 2.54-acre reduction in “Non-vegetated (bare rock, earth or fill)” land use reported in the EAF; per the Overall Layout and Materials Plan, the building, parking, and asphalt will be installed outside of the buffer and only some gravel removal/lawn restoration will occur around the buffer area; and

WHEREAS, the Overall Demolition Plan shows an NYS “delineated wetland” along the rear of the site, adjacent to the rear boundary; a 100’ buffer is shown, approximating the rear of the subject area; there are no details regarding the delineation of the wetland;
ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the rear boundary of the site is located within the 100-year floodplain for Ley Creek, which may require avoidance or elevation of structures and other mitigation; the floodplain boundary is not depicted on the plans or the Topographic Survey map dated 5/3/24, but appears to be located outside of the subject area;
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the Environmental Assessment Form (EAF), undated, 9.20 acres of the site will be disturbed by the proposed project and the proposal will not create additional stormwater runoff; some stormwater infrastructure is depicted crossing the site, to the rear of the existing building;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Environmental Assessment Form (EAF), undated, the site is served by public drinking water and is expected to require 100 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; there were no details regarding anticipated wastewater generation in the referral materials;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated

that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

- WHEREAS, per the Topographic Survey, an easement and right-of-way for ingress and egress is depicted between two larger parcels within the site; a City of Syracuse 35'-wide right-of-way for "Sewer and Water Purposes" is depicted along the rear boundary; and
- WHEREAS, a Planting Plan dated 7/19/24 was included in the referral materials, depicting trees and shrubs to be installed around parking lots located at the front of the site, along a portion of the southwestern parking lot, and within the employee parking lot; a Site Lighting Plan dated 7/19/24 was included in the referral materials; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, C734152) in the 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); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process;
ADVISORY NOTE: 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 municipality must ensure the applicant owns or can demonstrate control over all lands included in the proposal prior to, or as a condition of, municipal approval of the site plan.
2. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Given the presence of state wetlands and floodplain at the rear of the site,

the Board encourages the City to require the applicant increase plantings on the site as a whole, but particularly at the rear of the site to provide buffering between the extensive parking lots of the site and nearby natural resources including Ley Creek and Onondaga Lake.

2. The Board encourages the installation of sidewalks, where feasible, along the site's frontage along Hiawatha Boulevard East.

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; Don Radke - yes; Jim Stelter - yes.

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of Cicero Town Board
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 7/24/2024
RE: Administrative Review – Extend Temporary Moratorium in the Lakeshore Area
RECOMMENDATION: No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

CASE NUMBER: Z-24-203
REFERRING BOARD: Town of Cicero Town Board
DATE RECEIVED: 7/11/2024
TYPE OF ACTION: Local Law
APPLICANT: Town of Cicero
LOCATION: Townwide
WITHIN 500' OF: n/a
TAX ID(s): n/a
RELATED CASES: Z-24-37

Project Summary:

The Town of Cicero is proposing to extend a six-month moratorium enacted on February 14th, 2024, by another six-months, prohibiting the consideration and/or approval of site plans, zone changes, building permits, special use permits and subdivisions within the subject area.

The area subject to this moratorium includes: all parcels wholly or partially located within a quadrangle with the following borders: the Oneida Lake shoreline (north), the Onondaga County/ Madison County line (east), the centerline of NYS Route 31 (south), and the centerline of South Bay Road Lakeshore Road due north to the Oneida Lake shoreline (west), all parcels contiguous to the south side of NYS Route 31 between the intersection of NYS Route 31 and Eastwood Road and the intersection of NYS Route 31 and Ferguson Road, and the area west of South Bay Road, bounded by Whiting and Lakeshore Roads.

The purpose of the moratorium is to “give the Town of Cicero adequate time to further develop its comprehensive plan, study the matter of Town policy and codes, consider the establishment of a new overlay district in said specified area, and to consider the possible application of the Town’s recently enacted design standards, modified versions thereof, and/or new design standards to part or all of the subject area”.

Recommendation: No Position

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of Onondaga, Town Board

FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)

DATE: 7/24/2024

RE: Administrative Review – Empower Federal Credit Union ATM Site Plan

RECOMMENDATION: No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocppreferableactions.html>.

CASE NUMBER: Z-24-208

REFERRING BOARD: Onondaga Town Board

DATE RECEIVED: 7/18/2024

TYPE OF ACTION: Site Plan

APPLICANT: Empower Federal Credit Union

LOCATION: 6001 South Salina Street

WITHIN 500' OF: South Salina Street (NYS Route 11) and municipal boundary with the City of Syracuse

TAX ID(s): 041.-01-19.1

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

Project Summary:

Empower Federal Credit Union is proposing to install a new drive-up ATM in an existing parking lot off South Salina Street in the Town of Salina in a Neighborhood Shopping Nedrow (NS-N) zoning district. The site is Green Hills Plaza, located at the corner of South Salina Street and Southland Drive. The ATM structure will be 9.5' high with a 6.5'-wide canopy protruding over the drive-thru lane. The ATM, drive-thru, and bollards will be installed along a planting island along the northern border of the parking lot. No parking spaces will be removed and no other changes to the site are proposed.

The property survey depicts easements for the "Cross-Town Sewer District" crossing the northeast corner of the site, outside of the subject area.

Recommendation: No Position

ONONDAGA COUNTY DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of DeWitt Planning Board
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 7/24/2024
RE: Administrative Review – Sunoco Thompson Road Site Plan
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 Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

CASE NUMBER: Z-24-212
REFERRING BOARD: Town of DeWitt Planning Board
DATE RECEIVED: 7/18/2024
TYPE OF ACTION: Site Plan
APPLICANT: Sunoco
LOCATION: 6325 Thompson Road
WITHIN 500' OF: Thompson Road (NYS Route 635)
TAX ID(s): 033.-04-05.0
RELATED CASES: Z-24-131

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

Project Summary:

The applicant is proposing to renovate a former gas station and pizzeria into a Sunoco gas station and convenience store. The site is located on Thompson Road in a commercial area south of Carrier Circle with two driveways to Thompson Road. An access road to a parcel located to the rear of the site occurs along the southern boundary of the site, also utilizing the site's southern driveway to Thompson Road. The Department previously offered No Position with Comment on an administrative review of a site plan referral (Z-24-131) to complete this proposed renovation, encouraging the Town and applicant to ensure any easement for other driveways users is shown on the site plan.

Previously, the applicant proposed interior renovations including creation of a new exit door at the rear, new signage, and the relocation of exterior AC units from the rear, northwestern corner of the building to the center of the rear of the building. The new site plan adds restriping the parking lot, replacement of some portions of asphalt, adding street trees and sidewalks along Thompson Road (coordinated with