



Onondaga County Planning Board

August 04, 2021

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
Marty Masterpole
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 04, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from July 14, 2021 were submitted for approval. David Skeval made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-47	TLysPB	<i>No Position</i>	S-21-48	CSyrPB	<i>No Position</i>
S-21-49	TClaPB	<i>No Position With Comment</i>	S-21-50	TElbPB	<i>No Position With Comment</i>
S-21-51	TPomPB	<i>No Position</i>	S-21-52	TSkaPB	<i>Modification</i>
Z-21-230	TClaZBA	<i>No Position With Comment</i>	Z-21-231	TLysPB	<i>Modification</i>
Z-21-232	TGedZBA	<i>No Position With Comment</i>	Z-21-233	TCicPB	<i>No Position</i>
Z-21-234	TOnoTB	<i>Modification</i>	Z-21-235	TManTB	<i>No Position With Comment</i>
Z-21-236	CSyrZA	<i>No Position With Comment</i>	Z-21-237	TSkaPB	<i>No Position With Comment</i>
Z-21-238	TSkaPB	<i>Modification</i>	Z-21-239	VNsyPB	<i>Modification</i>
Z-21-240	VNsyZBA	<i>No Position With Comment</i>	Z-21-241	TFabTB	<i>No Position</i>
Z-21-242	VEsyVB	<i>No Position</i>	Z-21-243	TClaPB	<i>Modification</i>
Z-21-244	TSkaZBA	<i>No Position With Comment</i>			



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # S-21-47

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Alberici Excavation & Develop for the property located at 8245 Loop 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 NYS Route 31, a state highway; and
- WHEREAS, the applicant is proposing to subdivide an 11.44-acre parcel into three new lots, Lot 1 (8.69 acres), Lot 2 (1.14 acres) and Lot 3 (1.61 acres), in Planned Unit Development (PUD) and Industrial zoning districts; and
- WHEREAS, the site is located just north of the highly traveled Route 31 corridor and adjacent to the Anheuser-Busch Budweiser Plant; the site is part of the Radisson Corporate Park with other surrounding land uses that include professional and municipal offices, and warehouse space; and
- WHEREAS, the submitted Preliminary/Final Survey dated June 10, 2021 shows the site has frontage on Loop Road, a local road serving the office park, and contains a two-story office building (1,750 sf) and six self-storage buildings, all to be contained on proposed Lot 1 (8.69 acres); aerial imagery dated May 2021 indicates the office building and two of the storage buildings are existing; the remaining structures are yet to be built; there is an existing concrete pad for one of the other storage buildings, which appears to be used for RV and boat storage currently; and
- WHEREAS, per the plan, proposed Lots 2 (1.14 acres) and 3 (1.61 acres) will each have frontage on Loop Road; the local application indicates these vacant lots are intended for previously-approved commercial buildings, with no tenant indicated; the plan shows two proposed buildings, one on each lot, with interconnected parking areas at the front and rear of the buildings; and
- WHEREAS, the site has an existing driveway onto Loop Road, to be contained on Lot 1; a new proposed driveway is shown on Lot 3, as well as an interconnection to Lot 1; all three lots will be accessible from the existing and proposed driveways; and
- WHEREAS, the plan shows three wetland areas, 1.11, 0.94, and 0.31 acres in size; the smallest of the areas appears to be a riverine wetland; per the plan, wetland boundaries were delineated by Terrestrial Environmental Specialists, Inc. on April 17, 2013 and located by Ianuzi & Romans Land Surveying, P.C. on May 3, 2013; all existing and proposed development appears to be outside the wetland areas; it is not clear if the wetlands are under state or federal jurisdiction;
- 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, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; new municipal connections will be required for development of the proposed commercial lots;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity early in the planning process; the applicant is also 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, the project is within 2,000 feet of a site (ID: 734003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # S-21-48

- 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 City of Syracuse Planning Commission at the request of Syracuse University for the property located at 914-922 East Genesee Street & 410-418 South Crouse Avenue; 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 Hutchings Psychiatric Center and SUNY Upstate Medical Center, both state-owned facilities; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot, Lot #1C (1.316 acres), in a Business, Class A zoning district; and
- WHEREAS, in 2015, the Board offered no position for a subdivision referral (S-15-56) to combine 5 parcels into 1 new lot; a resubdivision appears to have occurred, though it combined 4 parcels instead of 5 creating one of the subject parcels; the remaining parcel is the other subject parcel; and
- WHEREAS, the site is located in the University Hill neighborhood with surrounding commercial land uses, medical offices, parking garages, and surface parking lots; the site has frontage on three city streets, East Genesee Street, Irving Avenue, and South Crouse Avenue; and
- WHEREAS, the submitted subdivision plan dated June 30, 2021 shows the two parcels, to be combined into Lot #1C (1.316 acres), contain an existing 3-story building, set along the South Crouse Avenue frontage, and 1- and 2-story attached buildings along East Genesee Street; the remainder of the site is covered by an asphalt parking lot with a parking lot booth, gated access onto South Crouse Avenue, and access to Irving Avenue; and
- WHEREAS, per the local application, interior renovations and site modifications, to include installation of an exterior generator and rooftop ductwork, are also planned for the site subject to project site review; the project site review will be considered under a separate application; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # S-21-49

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of John Kempisty for the property located at 8728 Henry Clay Boulevard; 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 Henry Clay Boulevard (Route 265) and Ver Plank Road (Route 141), both county highways; and
- WHEREAS, the applicant is proposing to subdivide a 38.465-acre parcel into two new lots, Lot 1 (5.0 acres) and Lot 2 (33.465 acres), in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located near the intersection of Henry Clay Boulevard and Ver Plank Road, with surrounding single-family residences to the north and agricultural and undeveloped lands to the south and east; the site is east across Henry Clay Boulevard from an active farm field; and
- WHEREAS, the submitted Final Plan dated July 8, 2021 shows the site has two frontages on Henry Clay Boulevard that are separated by two residential lots and contains an existing house, detached garage, and three shed structures, all to be contained on proposed Lot 1 (5.00 acres); Lot 1 will have one of the Henry Clay Boulevard frontages and an existing driveway; and
- WHEREAS, per the plan, proposed Lot 2 (33.465 acres) will contain the other frontage and remaining lands; aerial imagery shows the remaining lands to include an active farm field and undeveloped, wooded areas; there is also a 300' wide New York Power Authority right-of-way with overhead utility lines crossing the site, which occurs on both of the proposed parcels; and
- WHEREAS, the site is served by public drinking water and an individual septic system; per the plan, "Lot 2 is not a residential building lot under Onondaga County Health Department subdivision regulations and therefore is not approved by that department for residential use. Individual sewage disposal plans must be approved by the health department prior to conversion to residential building lots and issuance of a building permit"; and
- WHEREAS, the site may contain the pied-billed grebe or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # S-21-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Elbridge Planning Board at the request of Robert Hill Jr. for the property located at 1565 State Route 5; 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 NYS Route 5, a state highway, Fikes Road (Route 135), a county highway, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 179.39-acre parcel into two lots, Lot #2 (remaining lands) and Parcel "3" (1.347 acres), in Agricultural (AG) and Business (B-1) zoning districts; and
- WHEREAS, the Board recently recommend modification of a site plan referral (Z-21-199) to establish a retail use and showroom on proposed Parcel "3"; the Board cited coordination requirements with the NYS and Onondaga County Departments of Transportation to finalize access plans and address potential encroachment concerns; previously, the Board recommended disapproval of a subdivision referral (S-13-81) to subdivide the subject parcel, indicating that a conservation easement was executed and filed in 2003 and prohibits subdivision of the Hill Villa Farm; the Board noted that the proposed subdivision was in conflict with the spirit and intent of the conservation easement; the subdivision appears to have been approved; and
- WHEREAS, the site is located in a rural area with surrounding residential, agricultural, and low-density, roadside commercial land uses; the site and surrounding parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; the site is bisected by a parcel owned by National Grid and containing overhead utility lines; and
- WHEREAS, aerial imagery dated May 2021 shows the site has frontage on NYS Route 5 and Fikes Road and contains an existing house, farm structures, and active farm fields, all part of the Hill Villa Farm; the site also contains a vacant one-story building at the corner of the site, close to both frontages, to be contained on proposed Parcel "3"; proposed Lot #2, the remaining lands, will include the structures and fields contributing to Hill Villa Farm; and
- WHEREAS, per the site plan referral (Z-21-199), the vacant building on Parcel "3" will be renovated for a stone countertop shop with showroom and storage space; the building is served by two existing driveways, one each on Fikes Road and Route 5; both driveways appear to be entirely within the state right-of-way at the front of the building; the existing access to Fikes Road will be removed, access to Route 5 will remain as is, a new driveway onto Fikes Road will be added at the rear of the building, farther away from the intersection, and new crushed stone will be added for on-site parking and access drives; two proposed dumpsters are shown at the rear of the developed area; the plan

shows a proposed covered entry (9' x 14') at the front of the building, which would encroach into the state right-of-way;

ADVISORY NOTE: the proposed driveway onto Fikes Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the Hill Villa Farm, which includes other nearby parcels, has a "Purchase of Development Rights" (PDR) conservation easement on it that is held by the American Farmland Trust (AFT); the farm owner received funds from the NYS Department of Agriculture and Markets, through Onondaga County, in return for permanently extinguishing development rights on the land, with the intent to preserve farmland, agricultural soils and the viability of the farm enterprise; as part of the site plan referral (Z-21-199) review, the AFT was contacted and they confirmed the proposed project area, Parcel "3", is an excluded area from the agricultural conservation easement for Hill Villa Farm;
ADVISORY NOTE: any proposed or future development that may occur in the conservation easement area is subject to written approval by the easement holder, AFT; and

WHEREAS, the Town Zoning Map indicates the subject parcel is split-zoned with Parcel "3" in the B-1 zoning district and the remaining lands in the AG district; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows the site may contain a federal wetland area; all proposed development appears to be outside the potential wetland; and

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

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

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 following comments are reiterated from the previous site plan review as they may impact final subdivision plans:

1. Per the New York State Department of Transportation, the proposed parking and covered entry will not be permitted in the state right-of-way. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 5, in order to satisfy commercial driveway standards, which may require reducing the width of the driveway or eliminating access to Route 5. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant is required to coordinate Fikes Road access plans with the

Onondaga County Department of Transportation. The site plan must be modified to show the county highway boundary with all proposed features outside of the right-of-way. 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 Town is encouraged to require revised plans that show the entirety of the parcel and adjacent properties to ensure any future or proposed development or subdivision of land occurs outside the lands owned by National Grid/Niagara Mohawk.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # S-21-51

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Pompey Planning Board at the request of Carol O'Hara for the property located at 3488 Henneberry 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 Henneberry Road (Route 182), a county highway, Pratts Falls, a county-owned park, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is seeking to subdivide a 4.5-acre lot with an existing house from a 23-acre parcel in an Agricultural zoning district; and

WHEREAS, the site is located in a rural area and surrounded by farmland and rural housing and also backs up to land owned by Onondaga County as part of the Pratts Falls County Park to the east and south of the site; and

WHEREAS, the submitted undated plan shows the 23-acre parcel with approximately 950' of frontage onto Henneberry Road, a county highway, to be subdivided into two lots; Lot 1 (4.5 acres) is to contain an existing house with an attached garage building (shown as detached on plan) and a u-shaped driveway; also shown on Lot 1 is a presumed swimming pool outline and portions of a driveway, which per aerial photography now connects only to the attached garage building;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing and proposed driveways onto Henneberry Road must meet

WHEREAS, per the submitted plan, proposed Lot 2 (17.85 acres) contains a small barn, an existing farm field and wooded lands, with 350 feet of frontage onto Henneberry Road; and

WHEREAS, a 25-foot wide "Existing Access Right-Of-Way" runs east to west across the entirety of the parcel, leading to the rear lands owned by Onondaga County; a portion of the gravel driveway leading to the garage occurs within the right-of-way; and

WHEREAS, the plan shows two sets of wells and individual septic locations on proposed Lot A, one near the existing house and the other near the swimming pool; it is unclear why the second set of systems occurs, though it is presumably not in use; and

WHEREAS, the site may contain the Indiana Bat or Northern Long-Eared Bat which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site are to be cleared; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # S-21-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Marian Wirsig Trust for the property located at 1665 Pork Street; 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 Pork Street (Route 259), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a two-lot conservation subdivision of two existing parcels totaling approximately 5.44 acres in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral to construct a house on a new 44,000 sf lot (Z-21-238); and
- WHEREAS, the site is located along Pork Street, approximately 1 mile east of Skaneateles Lake; surrounding land uses include farming and large lot residential, and all surrounding lands including the subject parcel are enrolled in the NYS Agricultural District 2; an Ag Data Statement was provided; and
- WHEREAS, the existing survey shows tax parcel 34.-04-16 (1.13 acres) with an existing house, detached garage and back building with 233 feet of frontage onto Pork Street; tax parcel 34.-04-15 (3.81 acres) surrounds the prior parcel in a U-shape, with 200' and 100' of separate frontage onto Pork Street, and contains seasonal stream, barn and shed; the remainder of the site includes a farm field and deciduous wooded land; and
- WHEREAS, per a submitted project narrative from the applicant, the two lots were filed as separate lots in the 1980s without Planning Board approval, and Town comments indicate the existing lots were established without Town approval approximately 30-40 years ago and the built parcel is non-compliant to current zoning; the proposed subdivision will create compliant lots and set aside a portion of one lot as conservation land; and
- WHEREAS, a Town Preliminary Review document indicates the applicant wishes to apply local law 148-6-3 for a conservation subdivision, which offers flexible subdivision design, provided the development density for residential uses is maintained at 2 acres per dwelling unit and that natural attributes of the site are preserved; and
- WHEREAS, the applicant proposes to create Lot A, a 44,000 sf lot (for a house) at the southwest corner of the site, including a new well and septic and the 200' of frontage on Pork Street, and a remaining Lot B to contain 46,666 sf of developable land including the existing house, driveway, accessory buildings and existing well and septic system, and 3.13 acres of open space; and

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing and proposed driveways onto Pork Street must meet Department requirements; new driveways require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and;

WHEREAS, per the applicant narrative and Subdivision Sketch Plan, the conserved lands will become part of proposed Lot B, and include lands outside of the identified setbacks from the 'buildable portion' of the lot as shown on the Subdivision Sketch Plan; no proposed improvements, public use or activity is proposed for the conservation lands; it is unclear whether the lands would be held in easement by any outside entity, or how the conserved lands would be monitored; and

WHEREAS, the narrative outlines buildable areas on each lot, and related impermeable surface coverage limits for each, up to 20%; the site is located approximately one mile upland from Skaneateles Lake, and is located within the Skaneateles Lake Watershed Overlay District, which requires approval for construction within 200 feet of a watercourse; an unnamed seasonal stream tributary to Skaneateles Lake runs through the rear of proposed Lot B; just under 200 feet away from the proposed house on Lot A; and

WHEREAS, Lot B is to be served by the existing well and septic system; Lot A is to have a new well and septic system; the Onondaga County Health Department is currently reviewing a proposed septic system for the site; and

WHEREAS, the City of Syracuse Water Department offered comments dated 7/8/2021 which indicated that initial soil testing/evaluation on Lot A did not indicate site conditions were suitable for a conventional onsite wastewater treatment system, and deferred further comment until review of additional soil testing or an onsite wastewater treatment system design proposal; and

WHEREAS, an overhead electric utility line and associated easement crosses the frontage of the parcel; and

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

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed new building lot prior to Department endorsement of the subdivision.
2. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The Board also offers the following comment:

The Town may wish to explore formal options to articulate expectations and responsibilities for maintenance, protection and monitoring of identified conservation lands, to be filed with the subdivision.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-230

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Benjamin Kaye / Superior Self Storage for the property located at 4356 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 31, a state highway, and Euclid Pump Station, a county-owned facility; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking spaces from 16 to 10 to allow for a retail use on a 3.4-acre lot in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, in 2020, the Board reviewed an area variance referral (Z-20-173) for the same variance request currently under review; the previous application was denied by the Town because the applicant did not attend the ZBA meetings; and
- WHEREAS, in 2014, the Board recommended disapproval of zone change (Z-14-270), site plan (Z-14-346) and area variance (Z-14-347) referrals associated with the construction of the existing five-building self-storage facility on the subject parcel; the Board advised against such intensive use of the site, citing numerous practical and environmental limitations of the site, including driveway location, wetlands, and sewage disposal; and
- WHEREAS, the site is located along NYS Route 31 in the Town of Clay with a mix of surrounding land uses including residential, commercial, civic, and religious; the site abuts Mud Creek to the west and is partially encumbered by its associated floodplain and floodway; and
- WHEREAS, aerial imagery and the submitted Asbuilt Survey dated September 15, 2015 show the site contains an existing square building (9,000 sf) and four rectangular-shaped storage buildings, A, B, C, and D, (3,000 sf each); the storage buildings are surrounded by gravel and there is an existing asphalt parking area (6 spaces) at the front of the larger building; there is an existing asphalt driveway onto Route 31; and
- WHEREAS, per the local application, the requested area variance is intended to allow for a recently-added 1,000 sf retail use on the site, which appears to occupy the larger building; no additional information regarding the retail use was included; additional parking (4 spaces) will be added adjacent to the front parking; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area, and notably uses a grinder pump for onsite wastewater management; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Asbuilt Survey, there is a 0.49-acre wetland area on the western portion of the site; and

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

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

Given the existing sensitive environmental features on site and site planning limitations noted in prior reviews, the Board discourages site plan modifications which would necessitate increases in impervious surface or encroachment into sensitive areas or rights-of-ways on the site.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-231

- 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 Lysander Planning Board at the request of Ranalli ALA, LLC for the property located at 8626 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Hencle Boulevard (Route 95 / Route 631) and Church Road (Route 192), both county highways, and Route 690 and Route 48 (Oswego Road / Oswego Street), both state highways; and
- WHEREAS, the applicant is proposing construction of a 360,000 sf warehouse (United Auto Supply) with associated site amenities on three vacant parcels totaling 122 acres in an Industrial zoning district; and
- WHEREAS, the Board recently reviewed a previous iteration of this site plan referral (Z-21-145), which was proposing a one million square foot warehouse for United Auto Supply; and
- WHEREAS, the site is located in a rural area in the Town of Lysander with surrounding land uses being low-density commercial, residential and agricultural; the site is just east of the Three Rivers State Wildlife Management Area; aerial imagery shows the site is vacant with active agricultural land and forest; and
- WHEREAS, the site is located at the signalized intersection of Hencle Boulevard/Church Road and NYS Route 690/Oswego Road; the submitted survey map dated January 24, 2021 shows the site has frontage on Hencle Boulevard and two frontages on Oswego Road, which are separated by two properties containing utility uses; per the Onondaga County Department of Transportation, Hencle Road is "without access" and therefore no driveways or roads may be constructed on this frontage; and
- WHEREAS, the submitted Overall Layout plan dated March 17, 2021 shows the proposed warehouse (360,000 SF) will be constructed on the southern half of the property; there will be 33 loading docks on the north side of the building; vehicle parking will occur at the front of the building and along the south side with 407 parking spaces shown in total; all of the development is shown to occur on TM # 055.-01-19.1; the Overall Layout shows a proposed driveway onto Oswego Road near the northern end of the site;
ADVISORY NOTE: the proposed driveway onto Oswego Road requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Onondaga County Department of Transportation, Hencle Boulevard is without access in this location, which has been discussed with the Town and applicant as part of the Department's review of the previous site plan (Z-21-145); the previous site plan showed a proposed driveway onto Hencle Boulevard; a driveway is still shown in the Overall Layout plan, with slight

modifications; per the Town, the driveway is intended for emergency access only though it is not indicated on the plan; and

WHEREAS, other notable changes from the previous iteration of the site plan include reductions in building size (1,007,500 SF to 360,000 SF), number of loading docks (141 to 33), and number of parking spaces (750 to 407); and

WHEREAS, the referral materials include a revised Traffic Impact Study (TIS) that has also been submitted to the Onondaga County and NYS Departments of Transportation for review; the TIS notes that a capacity analysis was performed which indicated the proposed development will have no significant impact on traffic operations in the area with the following mitigation: construction of a 425' southbound left turn lane on Oswego Road at the site driveway; and

WHEREAS, GIS mapping shows NYSDEC and Federal wetland limits in the wooded areas generally to the north and east sides of the site; the Overall Layout shows the State wetland limits and the 100' wetland buffer, but not the Federal wetlands; all proposed development appears to be outside both wetland areas and the buffer; the submitted Environmental Assessment Form (EAF) dated March 16, 2021 indicates a wetland delineation has been scheduled to determine the wetland boundary; and

WHEREAS, per the EAF, 51 acres of the site will be disturbed by the proposed project; stormwater will be directed to on-site management and then discharged at a controlled rate equal or less than existing conditions in conformance with NYS DEC regulations; there is no information regarding where the stormwater will be discharged to;

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

WHEREAS, new connections to existing public drinking water and wastewater services are proposed; the northern half of the site is located outside of the Onondaga County Sanitary District boundary; the southern half is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the local application indicates extensions to public water and sewer will be required to serve the project; per the EAF, anticipated water usage per day and anticipated liquid waste generation per day are each estimated at 11,250 gallons; per the Onondaga County Department of Water Environment Protection, a capacity assurance letter has already been issued for the proposed project;

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

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

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

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

1. Per the Onondaga County Department of Transportation, no access is permitted to Hencle Road, and the Site Plan must be revised to remove any proposed or future driveways, including emergency access, onto Hencle Road from the site.

The applicant must continue to coordinate vehicular access plans and submit copies of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plans to both the New York State and Onondaga County Departments of Transportation. The Town must ensure any NYSDOT or OCDOT required mitigation is reflected on the approved site plan, and approvals are obtained prior to, or as a condition of, municipal approval of the project.

2. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection (WEP), including continued coordination with WEP regarding tie-in requirements. The Town must ensure any approvals or mitigation agreements are obtained prior to, or as a condition of, municipal approval of the project.

3. Federal and state wetland boundaries and the 100-foot state wetland buffer must be confirmed by the US Army Corps of Engineers or NYS Department of Environmental Conservation, respectively. All confirmed wetlands should be shown on the plans for the site. The municipality must ensure any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The NYS DOT reminds the Town and applicant that any changes in potential trip generation or additional proposed access due to expansion or other development will require a new Traffic Impact Study and may necessitate additional mitigation.

2. Given the proximity of the project to wetland areas and a wildlife management area, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement, green roofs, rain gardens) wherever possible to reduce stormwater and protect stormwater quality.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-232

- 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 Geddes Zoning Board of Appeals at the request of Abundant Solar Power, Inc. for the property located at 300 Belle Isle 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 Bridge Street (Route 297), a state highway, the New York State Fairgrounds, and the municipal boundary between the Town of Geddes and the Village of Solvay; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 3.25 MegaWatt solar energy system on a 71.64-acre parcel in an Industrial A: General Industrial zoning district; and
- WHEREAS, in 2011, the Board offered no position for a site plan referral (Z-11-103) to install a temporary water treatment facility on the site for the environmental remediation of Geddes Brook and its surrounding floodplain, pursuant to NYSDEC order; and
- WHEREAS, the site is located just outside the Village of Solvay; surrounding land uses are mostly industrial, including an electric utility company, metal recycling facility, and auto sales and service business; the site is south across a CSX rail line from the NYS Fairgrounds; Geddes Brook, an impaired water body, runs north-south through parcels west of the site; and
- WHEREAS, the site has limited frontage on Bridge Street and is separated from Belle Isle Road, a local road, by roughly 100' of land in the Village boundary, some of which is under common ownership; aerial imagery dated May 2021 shows a closed landfill on the eastern half of the property and undeveloped, wooded areas on the remainder; the site appears to have access to Belle Isle Road and Bridge Street through adjacent parcels; and
- WHEREAS, a letter from the applicant to the Town, dated June 25, 2021, indicates that Honeywell, the property owner, has entered into a lease agreement with the applicant to allow for use of the site for the proposed solar arrays; per the submitted Environmental Assessment Form (EAF) dated May 7, 2021, the proposed solar project will occupy 21.4 acres of the site and include 7,800 solar panels, to be constructed on the landfill cap; the solar racking tables will be free-standing structures utilizing a ballast system to prevent penetrating the cap; maximum ground disturbance is estimated at 0.5 acres; stormwater will be directed to the landfill's existing storm water system; and
- WHEREAS, the submitted site plan dated June 22, 2021 shows the solar panels will be enclosed by a 7' tall fence; a new electrical equipment area is shown and the arrays will connect via new underground and overhead lines from the equipment area to an existing utility feeder along Bridge Street; access to the

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solar energy system will come from an existing driveway on Bridge Street that occurs on an adjacent parcel under common ownership; and

WHEREAS, the Town does not appear to have solar regulations in their Zoning Code; power generating facilities are permitted in the Industrial A district upon issuance of a special permit; and

WHEREAS, the site does not have existing wastewater or drinking water services and none are proposed as part of the project; however, the site is located in an area that has access to public drinking water and sewers and is within the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

WHEREAS, GIS mapping shows the northern half of the site may contain state wetlands; the proposed solar arrays appear to be entirely outside the wetland and buffer areas;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734049, 734066, C734116, C734073, C734102, C734119, 734026) 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 may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that the solar panels will be confined to the part of the site that has already been cleared; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

1. The Town and applicant are advised to ensure all proposed plans are submitted to and reviewed by the Village of Solvay as necessary.
2. The Town is encouraged to consider enacting solar regulations to aid in review of future solar energy projects. The Town may wish to consult with the CNY Regional Planning and Development Board (RPDB) Energy Management office regarding best practices for regulating solar energy systems, in particular to ensure a balance between adequate regulation and ease of review for the municipality and applicants.

For additional guidance on reviewing and regulating solar energy systems and a summary of available resources, visit:
<http://www.ongov.net/planning/solar101.html>.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-233

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of NYS Lineman's Safety Training Fund for the property located at 8545 Brewerton Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and

WHEREAS, the applicant is proposing construction of an 11,200 sf vehicle storage barn to expand a lineman's training facility on a 65-acre parcel in a General Commercial zoning district; and

WHEREAS, the site abuts a parcel to the south that contains existing structures for the lineman's training facility; previously, the Board reviewed site plan referrals (Z-15-336, Z-17-372) to convert an abandoned landing field runway for the facility and construct two new buildings on the adjacent parcel; and

WHEREAS, the site is located along Brewerton Road, west of I-81 with surrounding land uses that include mostly vacant parcels and commercial sales operations; the site abuts the municipal boundary between the Town of Cicero and the Town of Clay to the west and abuts an auto dealership to the north; and

WHEREAS, per the submitted Overall Grading and Erosion Control Plan dated July 7, 2021, the site is undeveloped and forested; an area roughly 11.5 acres in size will be cleared to allow for construction of the proposed storage building (11,200 SF); a future pole/line training area, final layout to be determined, is also shown in the cleared area and includes 5 parallel gravel access roads; the new development will connect to existing training facility to the south by two interconnections; no new access to Brewerton Road is proposed; and

WHEREAS, per the local application, hours of operation will be Monday through Friday 8AM to 5PM; the site is intended to provide storage space only and will not have employees on-site; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 6, 2021, 11.5 acres will be disturbed by the proposed project; stormwater will be directed to on-site detention basins, three are shown in the plans, and then released to an on-site low area before flowing west towards on-site wetland areas;

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

- WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the EAF, the new building will connect to the existing training center's water supply to provide outdoor water spigots; no sanitary connection is proposed for the new building;
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, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, GIS mapping shows the possible presence of federal wetlands at the rear of the site, in a forested area; the proposed and existing development does not appear to encroach on the wetland 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, 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-234

- 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 Crazy Daisies for the property located at 4693 Kasson 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 Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to modify on-site parking, add an outdoor patio, and extend the covered deck for a café and garden center (Crazy Daisies) on a 74.06-acre parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding residential and agricultural land uses; the site is enrolled in NYS Agricultural District 1 and contains active farmland; the submitted Site Layout and Materials Plan dated January 28, 2021 shows the site has frontage on Kasson Road and contains an existing one-story building and greenhouses for a garden center and café, Crazy Daisies; there is an existing gravel driveway onto Kasson Road, to remain; and
- WHEREAS, the plan shows parking improvements to include two new gravel parking areas (70 spaces total) at the front of the site; a second gravel driveway is proposed, which will extend to the rear of the café building and connect to the existing drive; additional site modifications include extending the covered porch on the café building to run the entire length of the building and adding paver and gravel walkways, boulder retaining walls, new stairs, and two paver patios to the building entrances;
ADVISORY NOTE: the proposed driveway onto Kasson Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, a portion of Crazy Daisies occurs on an adjacent parcel to the north, under common ownership; no site modifications are shown for the adjacent parcel; and
- WHEREAS, per the plan, hours of operation are 9:30AM to 6PM with limited evening events by reservation only; Crazy Daisies closes seasonally from December to April every year; the north entrance (existing) will be dedicated to the garden center and the south entrance (proposed) will be dedicated to the café, including deliveries; the remainder of the site is used for agriculture that supports the business ventures, with active farm fields visible in aerial imagery; and
- WHEREAS, the site is served by public drinking water and an individual septic system, which is shown in the plan to occur in the front yard and outside the new parking areas; no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows the rear of the site may contain state and federal wetland areas at the rear of the site; all existing and proposed development appears to occur outside the wetland and buffer areas; 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. Given the increased intensity of uses on the site, the Onondaga County Health Department's Bureau of Public Health Engineering must review and formally accept the existing septic system to service this property prior to, or as a condition of, municipal approval of the site plan.
2. The applicant is required to coordinate with the Onondaga County Department of Transportation regarding Kasson Road access plans and submission of a Stormwater Pollution Prevention Plan (SWPPP) or drainage report, to ensure no impacts to the County right-of-way. 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 David Skeval and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-235

- 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 Manlius Town Board at the request of Town of Manlius 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 amending Chapter 155 Zoning to create a new Article IX suspending the processing of applications for Solar Photovoltaic Energy Systems under Section 155-27.2 of the Town Code; and
- WHEREAS, the proposed moratorium will prohibit the review, approval and creation by the Town Planning Board of any expansions to existing solar collection systems or solar farms or approval of any new solar collection systems or solar farms anywhere in the Town; the moratorium applies specifically to solar collection systems that collect and transfer energy to the public electric grid for off-site use, and will be in effect for 6 months unless renewed or deemed no longer necessary by the Town Board; and
- WHEREAS, per the submitted resolution dated the July 14, 2021, “[i]t is the purpose of this moratorium to enable the Town of Manlius to have sufficient time to review the Town’s existing laws, (primarily Section 155-27.2 (the “Law”)), pertaining to large scale Solar Photovoltaic Energy Systems (“Solar PV collections systems” or “Solar Farms”) requiring a special permit and site plan approval, and to determine if modifications to the Law regarding such operations are necessary”; and
- WHEREAS, the Statement of Legislative Intent notes that a review of the Town’s existing laws is “in accordance with the goals, objectives and policies of the Town Board related to the creation of a Town of Manlius Comprehensive Plan and in conjunction with the process for creating said Comprehensive Plan”; and
- WHEREAS, the Town has three additional goals during the time of the moratorium, including 1) make sure policies and procedures are in place to develop Payment in Lieu of Tax (“PILOT”) agreements; 2) complete a solar use and capacity study to understand how many collection systems may be installed in the Town; and 3) ensure the Comprehensive Planning process takes into consideration the Town’s solar regulations; and
- WHEREAS, exceptions to the moratorium include 1) solar systems designed to provide residential homes or commercial or public structures on-site with renewable energy; 2) any solar system that has already been granted a special permit and site plan approval; 3) reviews of existing special use permits or site plans that are required to go before the Town Planning Board regularly for re-approval, provided there are no changes to the solar system; and 4) the proposed solar farm at Bowman Road, which is to be developed on the former Town Landfill pursuant to a lease with the Town of Manlius; and

WHEREAS, the Town of Manlius is currently teaming with the Syracuse-Onondaga County Planning Agency, as part of the County's Agriculture & Farmland Protection Plan project, to look at best practices in local regulation and protection of farmland, including managing solar development in rural communities; recommendations will be shared with the Town in the Fall of 2021; 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 commends the Town for taking the initiative to examine solar development and regulation, particularly as it relates to the Town's comprehensive planning efforts.

The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws. A summary of available resources and additional guidance on reviewing and regulating solar energy systems may also be found at:
<http://www.ongov.net/planning/solar101.html>.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-236

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Helio Health for the property located at 506-524 Pearl Street and 330 & 344 North Salina 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 Interstates Route 81 and 690, both state highways; and
- WHEREAS, the applicant is seeking Project Site Review for partial demolition of three connected buildings and construction of a new Helio Health Training Center on three parcels totaling 0.7 acres in a Commercial, Class A (CA) zoning district; and
- WHEREAS, in 2013, the Board offered No Position With Comment on a referral (Z-13-99) for a proposed bar/banquet facility with live entertainment in one of the subject buildings; and
- WHEREAS, the site is located on three parcels near Downtown Syracuse, with frontage on Pearl, North Salina and Laurel Streets, all City streets; the attached buildings have contained apartments and storefronts in recent years, including a diner and Thanos Market; the local site plan application cites Home Headquarters, a local non-profit housing development agency, as owner of all three parcels; and
- WHEREAS, the three parcels, as well as nearby parcels along North Salina, State, Salt and Pearl Streets are part of the North Salina Street National Register Historic district, may include a building listed on the National Register, and the area has been the subject of significant planning and public investment, including streetscape enhancements in recent years; review of the project is presumably required to be reviewed by the Syracuse Landmark Preservation Board; and
- WHEREAS, per the local application, the two-story 344 North Salina building at the corner of North Salina and Laurel Streets would be renovated (interior and exterior); adjacent buildings at 330 and 350 North Salina Street would be demolished; a new one-story addition with roof terrace will be constructed along North Salina Street to maintain the street line and provide a two-story brick façade; the parking lot would be reconfigured, improved and screened; and
- WHEREAS, the Preliminary Site Plan dated May 2021 shows a new building at the corner of North Salina and Laurel Streets, built to the sidewalk edge at the front and partially connected to a three-story building to the rear at Laurel and North State Streets; the building narrows along the North Salina Street frontage and extends to the Pearl Street intersection; sidewalks occur along the entirety of the building frontages, and rear walkways and a landscaped area borders the rear of the building; and
- WHEREAS, floor plans and elevation renderings show the interior would contain office

space and training rooms; the Laurel Street facing portion of the building to be two stories, and the remainder to be single-story with a roof terrace, which includes a full-story façade wall along North Salina Street to maintain a consistent and compatible “street wall”; and

WHEREAS, primary building entries would occur on North Salina Street, and at the rear of the building; building façade features include a brick veneer, large aluminum and glass storefront windows and entryways on the first and glass and open sill windows at the second floor, a decorative fascia, a balcony overhang and varied building heights, an accent band above the first floor for signage (internally illuminated);

WHEREAS, the existing parking lot along Pearl Street is shown to be reconfigured to include 49 parking spaces, a single vehicular entry on Pearl Street; parking lot screening includes a metal fence with brick and metal posts with ornamental lighting along the frontage; grassed areas and landscaping is shown to surround the parking areas on all sides; and

WHEREAS, the site is to be served by City of Syracuse drinking water and public wastewater and is located in the Metropolitan Wastewater Treatment Plant service area;

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

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

WHEREAS, per the Environmental Assessment Form, stormwater from building roofs and pavement will be conveyed to catch basins and manholes, to an underground detention system, and ultimately conveyed to the municipal storm system at a reduced rate; a new city catch basin at North Salina and Pearl Streets is shown on the site plan; and

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

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

The Board commends the applicant for incorporating traditional architecture and high-quality urban design features into the site and parking areas, to help maintain a cohesive character with the existing and historic neighborhood.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Eric Brillo for the property located at 1760 Coon 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 Coon Hill Road (Route 27), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to install a pond and stream diversion channel as stream remediation along a portion of Willow Creek Stream, on a 14.75-acre parcel containing two houses and a service business in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board has previously reviewed referrals for the construction of a pole barn on the site in 2017 (Z-17-283, 284 and 285) including comments to ensure sensitivity to the stream corridor at the rear of the parcel; and
- WHEREAS, the parcel is located along Coon Hill Road, approximately 3,500 feet from Skaneateles Lake, and is located within the Skaneateles Lake Watershed Overlay District, which requires approval for construction within 200 feet of a watercourse; the site slopes down approximately 20-40 feet to the southwest, where Willow Creek Stream, a Class AA stream, crosses the rear of the parcel, leading to Skaneateles Lake; and
- WHEREAS, surrounding land uses include farming and large lot residential, and all surrounding lands including the subject parcel are enrolled in the NYS Agricultural District; an Ag Data Statement was provided; and
- WHEREAS, the parcel contains two single-family houses near the frontage on Coon Hill Road, each with their own gravel driveway; a portion of the site also appears to contain tilled farm field along the western parcel edge; and
- WHEREAS, further set back on the parcel, 3 commercial storage buildings (for Brillo Excavating & Waste Disposal) are surrounded by gravel parking and aerial photography shows significant storage of construction equipment, large trucks, vehicles and other materials; a gravel driveway is shown to serve this portion of the site, which also provides access to a house which has been subdivided from the land at the front of the parcel;
ADVISORY NOTE: The Town is advised to ensure appropriate access and maintenance agreements are in place for the shared driveway; and
- WHEREAS, the 14.74 acre site contains multiple wells and septic systems, with individual wells and septic systems serving each house and two of the barns, and another serving the most recently constructed barn building; and
- WHEREAS, per the site plan application, the applicant notes Willow Creek flows east to west toward Skaneateles Lake and is approximately 5 feet wide from bank to

bank, and an existing retention pond occurs approximately 25 feet north of the Creek and is not hydraulically connected to Willow Creek; and

WHEREAS, per the site plan review comments from the Town, the project is described as intending to reduce discharges of solids and nutrients within the Willow Creek Stream channel by constructing diversions (timber structures) within the channel to connect to the retention pond; part of the diversion strategy is to construct a second and separate retention pond to accept high water flow events that will help slow water flows; diversion structures will be installed within the existing Willow Creek channel to redirect water to the pond; and

WHEREAS, a Proposed Conditions plan includes only the portion of the parcel containing the project area of the site at the south end of the parcel, which shows the proposed bypass channel, existing and proposed ponds, upstream flow diversion structure and berms; and

WHEREAS, GIS mapping shows the presence of federal wetlands associated with the stream on the site; a wetland delineation report dated March 2021 and a completed New York State DEC/OGS/DOS/Army Corps Joint Application Form for activities affecting the stream were included in referral materials; describing the activity to take place in additional detail; and

WHEREAS, the City of Syracuse Water Department offered comments dated 7/8/2021 which included a question as to the area of disturbance and requirements to review a Sediment & Erosion Control Plan should disturbance exceed 5,000 sf; and

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

1. The municipality is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
2. The applicant is asked to contact the Onondaga County Department of Environmental Health (Jeff Till) for review of the project in relation to existing onsite septic service.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-238

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Linda Lavery for the property located at Lot A Pork Street (west of 1665 Pork 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 Pork Street (Route 259), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to construct a 2,345 sf single-family dwelling on a proposed 44,000 sf lot in a Rural & Farming (RF) zoning district and Skaneateles Lake Watershed Overlay District; and

WHEREAS, the Board is concurrently reviewing a subdivision referral to subdivide two existing parcels totaling approximately 5.44 into two new lots, including the subject lot (S-21-52); and

WHEREAS, the site is located along Pork Street, approximately 1 mile east of Skaneateles Lake; surrounding land uses include farming and large lot residential, and all surrounding lands including the subject parcel are enrolled in the NYS Agricultural District; an Ag Data Statement was provided; and

WHEREAS, the house would be constructed on a newly created 44,000 sf lot with 200' of frontage on Pork Street, which is part of a concurrent 2-lot subdivision to also include 3 acres of adjacent conservation lands; and

WHEREAS, the site plan dated July 1, 2021 shows the 1-acre lot with a proposed 2,456 sf house, attached garage and porch, driveway with turnaround area, two bio-swales, and a permeable walkway;

ADVISORY NOTE: The proposed driveway onto Pork Street requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the site plan also indicated the location of a proposed individual well behind the house and septic field at the front of the site; the City of Syracuse Water Department offered comments dated 7/8/2021 on the proposed subdivision which indicated that initial soil testing/evaluation on Lot A did not indicate site conditions were suitable for a conventional onsite wastewater treatment system, and deferred further comment until review of additional soil testing or an onsite wastewater treatment system design proposal; and

WHEREAS, the site is located approximately one mile upland from Skaneateles Lake, and is located within the Skaneateles Lake Watershed Overlay District, which requires approval for construction within 200 feet of a watercourse; an unnamed stream tributary to Skaneateles Lake occurs to the rear of the subject lot, just under 200 feet away from the proposed house; the site plan

notes impermeable surface coverage to be 9.9% where 20% is allowed; and
WHEREAS, the site plan shows an approximately 10 foot wide National Grid utility easement crossing the frontage of the lot; and

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Joe Markert for the property located at 340 Gateway Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Cicero; and
- WHEREAS, the applicant is seeking Site Plan approval to construct a 14,000 square foot expansion to an existing manufacturing and warehouse building on a 3.55 acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral for the expansion project (Z-21-240); and
- WHEREAS, the Board previously reviewed a site plan referral (Z-15-58) for a planned 22,000 sf, two-phased building expansion plan which did not occur, although the associated parking expansion did occur in 2018 per referral materials; and
- WHEREAS, the site is located along Gateway Park Drive, a dead end local road with multiple existing commercial buildings which back up to the Interstate 81 southbound exit ramp to West Taft Road; and
- WHEREAS, the parcel currently contains an estimated 27,000 square foot manufacturing and warehouse business, DL Manufacturing, in the center of the parcel, with loading docks, approximately 70 existing parking spaces, two driveways onto Gateway Park Drive, and a detention basin at the rear of the site; and
- WHEREAS, the 14,000 square foot single-story expansion would include 60% warehouse and 40% manufacturing uses, a new restroom, break area, patio and training center; the existing parking lot would be expanded by six spaces; existing driveways, parking and building entrances would remain, and a new stormwater management area would be constructed along the side parcel boundary; and
- WHEREAS, a parking variance is required to decrease the number of required parking spaces for the expansion from 75 to 24, for a net increase of six spaces on site; the applicant notes that existing parking adequately serves the existing building and only six new employees will be added; and
- WHEREAS, the referral and EAF note that the expansion will have an anticipated water usage/demand of 300 gallons/day; the site is currently served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plan and Davis Road Pump Station service area;
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the Davis Road Pump Station service area is designated as flow constrained or impacted by excessive wet weather flow or is

tributary to a Combined Sewer Overflow (CSO) and the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer for any increase in intensity of use on the site; and

WHEREAS, GIS mapping indicates most of the site including the building and parking areas are located within a NYS wetland; the EAF notes that the project will involve filling approximately 0.2 acres of wetlands; a letter from the applicant notes a NYSDEC permit was obtained 1/21/21 to perform work in the wetland, and an ACOE Jurisdictional Determination was obtained on 6/10/21 stating that the wetlands on site are not waters of the US and ACOE authorization is not required to perform work in the wetlands; the grading and drainage plan shows a 100' drainage easement at the rear of the building and notes that a NYSDEC permit has been obtained for placement of a stormwater facility within a wetland (at the side and rear of the building);and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, submitted site plans show a 30' wide Onondaga County Church Street Trunk Sewer right-of-way crossing the rear, vegetated area of the parcel, outside of the proposed expansion area; and

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

1. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must submit a lighting plan to the New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The Board also offers the following comments:

1. The Town is encouraged to require the Site Plan to show the location of

delineated wetlands on site.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact Nick Capozza at the Department at (315) 435-2260 early in the planning process to discuss potential wastewater flow offset options.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of Joe Markert for the property located at 340 Gateway Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 81, a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Cicero; and
- WHEREAS, the applicant is seeking an area variance to reduce the required number of parking spaces as part of a project to construct a 14,000 square foot expansion to an existing approximately 27,000 square foot manufacturing and warehouse building on a 3.55 acre parcel in a Planned Development District (PDD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the expansion project (Z-21-239); and
- WHEREAS, the Board previously reviewed a site plan referral (Z-15-58) for a planned 22,000 sf, two-phased building expansion plan which did not occur, although the associated parking expansion did occur in 2018 per referral materials; and
- WHEREAS, the site is located along Gateway Park Drive, a dead end local road with multiple existing commercial buildings which back up to the Interstate 81 southbound exit ramp to West Taft Road; and
- WHEREAS, the parcel currently contains an estimated 27,000 square foot manufacturing and warehouse business, DL Manufacturing, in the center of the parcel, with loading docks, approximately 70 existing parking spaces, two driveways onto Gateway Park Drive, and a detention basin at the rear of the site; and
- WHEREAS, the 14,000 square foot single-story expansion would include 60% warehouse and 40% manufacturing uses, a new restroom, break area, patio and training center; the existing parking lot would be expanded by six spaces; existing driveways, parking and building entrances would remain, and a new stormwater management area would be constructed along the side parcel boundary; and
- WHEREAS, a parking variance is required to decrease the number of required parking spaces for the expansion from 75 to 24, for a net increase of six spaces on site; the applicant notes that existing parking adequately serves the existing building and only six new employees will be added; and
- WHEREAS, the referral and EAF note that the expansion will have an anticipated water usage/demand of 300 gallons/day; the site is currently served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plan and Davis Road Pump Station service area;

ADVISORY NOTE: Per the Onondaga County Department of Water

Environment Protection, the Davis Road Pump Station service area is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer for any increase in intensity of use on the site; and

WHEREAS, GIS mapping indicates most of the site including the building and parking areas are located within a NYS wetland; the EAF notes that the project will involve filling approximately 0.2 acres of wetlands; a letter from the applicant notes a NYSDEC permit was obtained 1/21/21 to perform work in the wetland, and an ACOE Jurisdictional Determination was obtained on 6/10/21 stating that the wetlands on site are not waters of the US and ACOE authorization is not required to perform work in the wetlands; the grading and drainage plan shows a 100' drainage easement at the rear of the building and notes that a NYSDEC permit has been obtained for placement of a stormwater facility within a wetland (at the side and rear of the building);and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, submitted site plans show a 30' wide Onondaga County Church Street Trunk Sewer right-of-way crossing the rear, vegetated area of the parcel, outside of the proposed expansion area; and

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

While the Board offers No Position on the proposed variance, it shares the following recommendations related to the concurrent site plan referral:

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

2. The applicant must submit a lighting plan to the New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project

plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

3. The Town is encouraged to require the Site Plan to show the location of delineated wetlands on site.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact Nick Capozza at the Department at (315) 435-2260 early in the planning process to discuss potential wastewater flow offset options.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-241

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 Fabius Town Board at the request of Town of Fabius Town Board 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 Town of Fabius proposes a local law governing Farm Event Centers in the town's A-2 Agricultural zoning district with the issuance of a Special Permit; and

WHEREAS, per the local law, the A-2 district is identified in the zoning code as areas of less intensive uses and productive farming, and by allowing Farm Event Centers in this district, "it is felt that this will help preserve existing farmland and farm structures"; and

WHEREAS, a Farm Event Center is defined as "an agricultural site located in an A-2 Agricultural District that includes a repurposed existing agricultural building(s) originally constructed for agricultural purposes, used or rented for use, in exchange or remuneration, as a location for group celebration events including but necessarily limited to weddings, reunions, graduations, and similar celebrations. The existing agricultural and farming operations on property must be continued concurrently with the agricultural event center, and the use/rental may not be detrimental to the farming or agricultural operation on the property, the use shall serve to augment farming and agricultural operations on the property, and shall be compatible with said farming and agricultural operations."; and

WHEREAS, the law outlines submission requirements including plans for parking, ingress/egress, tents/structures, live outdoor music with amplification and noise levels identified and generally measured from adjoining property lines, lighting, and sanitary facilities, and clearing/grading including a SWPPP; and

WHEREAS, the local law notes that "water and sanitary waste facilities will be adequately provided in accordance with requirements of the Onondaga County Health Department and all other agencies with jurisdiction"; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-242

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of East Syracuse Village Board at the request of MJ Commercial Properties for the property located at 201 & 201A Bagg Street; and

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

WHEREAS, the applicant is requesting a zone change on two parcels totaling 0.40 acre parcel to reverse a prior Village rezoning of the parcel from Commercial to Residential zoning; and

WHEREAS, in 2006 the Board reviewed changes to the Village Zoning Code (Z-06-44), which consolidated the number of zoning districts in the Village from 10 down to 5: Main Street, General Commercial, Industrial, Land Conservation and Residential; according to the current zoning map, the entirety of the block is now zoned Residential, with commercial zoning across Bagg Street and the paper street, Third Street; and

WHEREAS, the subject site includes two adjacent parcels under common ownership (MJ Commercial Properties), each 0.2 acres in size, with access onto Bagg Street, a local street; surrounding land uses include commercial and residential buildings, and a public right-of-way, presumably a paper street (Third Street per tax map); and

WHEREAS, each parcel contains a simple commercial frame building with garage door at the frontage, a shared front yard parking area, two separate driveways onto Bagg Street; exterior storage of materials appears on aerial photos and submitted photos between the buildings and within the paper street; and

WHEREAS, per the referral form and a submitted letter from the applicant, the properties were incorrectly rezoned from Commercial to Residential zoning in approximately 2007 as part of a Village-wide rezoning effort; the property was in commercial use at that time and continues to be so; the referral notice completed by Town representatives states "This section of Bagg Street should have stayed commercial. However, the re-zoning in 2007 was improper, it should have stayed commercial"; and

WHEREAS, a letter from the applicant states they are in the process of leasing out space and are in a holding pattern due to the zoning discrepancy; and

WHEREAS, the two buildings are each served by municipal water and sewer and are in the Ley Creek Pump Station and Metropolitan Wastewater Treatment Plant service area; no changes are proposed;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the Ley Creek Pump Station service area is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the applicant must develop

a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer for any increase in intensity of use on the site; and

WHEREAS, the site is also located in the Bear Trap & Ley Creek Drainage Districts, which is maintained by the Onondaga County Department of Water Environment Protection;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer for any increase in intensity of use on the site; and

WHEREAS, while the EAF indicates the site is not in the 100-year flood plain, the entirety of the site is within the FEMA designated floodplain associated with the South Branch of Ley Creek, and the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-243

- 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 David Clement / Classy Chassy for the property located at 3610 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 31, a state highway, and Oswego Road (Route 91), a county highway; and
- WHEREAS, the applicant is seeking site plan approval for construction of an automobile car wash facility (Classy Chassy) on a 1.507-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently recommended Modifications on a special permit referral (Z-21-209) for the car wash, with requirements for traffic data and site plan changes to improve internal circulation and screening; and
- WHEREAS, the site is located at the major regional intersection of NYS Route 31 and Oswego Road, known as Moyers Corners; surrounding land uses are primarily commercial; and
- WHEREAS, the site currently contains an existing building, previously a restaurant, surrounded by parking, access drives and grassed areas near the frontages; the site has two existing driveways onto an internal road network that serves the adjacent shopping plaza and outparcels; the internal road network has access to Route 31 at a signalized intersection to the west and two full access connections to Oswego Road to the south; and
- WHEREAS, per the Site Plan With Vehicle Stacking dated July 2021, amended since the Board's special permit review, the existing building will be renovated and used for the automatic car wash bay; an addition will be constructed at the rear of the building and the side parking lot will be extended to provide 23 vacuum stations (reduced and reorganized from 25 in prior review) along the east side of the building and 7 (previously 3) employee parking spaces and a dumpster pad near the exit; and
- WHEREAS, the site plan shows minor changes to the access and circulation for the site to improve driveway delineation, showing two entry lanes at the west driveway; upon exiting the car wash, vehicles can exit via a delineated driveway or access the vacuum area; the existing eastern driveway is shown to be narrowed and has added a "proposed exit only lift gate"; and
- WHEREAS, the landscaping plan shows minimal landscaping, with most existing lawn area to remain, except for within the vacuum area; grassed islands are to be added; it does not appear that any stormwater detention or plantings are to be added to the site; and
- WHEREAS, a photometric lighting plan and site lighting details have been included in the

referral materials; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Gaskin Road Pump Station wastewater service area, which flow to either the Wetzel Road or Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed though the new use will likely increase water demand and wastewater generation by the site; and

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

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

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

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

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

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

The Board also offers the following comments:

1. The Town is encouraged to consider the addition of planting within the grassed areas on site or other site improvements near the public right-of-way, to improve aesthetics, aid in stormwater management and for noise reduction, including screening of vacuum stations located in such a prominent location.
2. The Onondaga County Department of Water Environment Protection advises the Town to assess conveyance capacity in local sewers as part of site plan approval, given the potential for increased flow from the car wash use.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 04, 2021

OCPB Case # Z-21-244

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Christopher Malinowski for the property located at 1659 Van Camp Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is seeking area variances related to watercourse setbacks, to construct a single-family dwelling and barn on a 7.43 acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, in 2020, the Board offered No Position With Comment on a Subdivision referral (S-20-59) for the subject site to be subdivided from an 17-acre lot as Lot 2 of the Ryan Subdivision, encouraging formal delineation of wetlands; in 2008, the Board recommended modification of a subdivision referral (S-08-34) to subdivide the subject parcel into two new lots, which does not appear to have occurred; and
- WHEREAS, the new parcel has approximately 500 feet of frontage onto Van Camp Road, a town road; the subject parcel as well as the majority of nearby lands are enrolled in the NYS Agricultural District and much of the land is actively farmed; and
- WHEREAS, the Lot 2 Ryan Subdivision Plan dated July 6, 2021 shows a proposed house with garage, deck and porch and proposed barn near the front building setback on the lot; the Onondaga County Health Department has reviewed and approved a sewage disposal system for the proposed house, which would be served by an individual well; and
- WHEREAS, per the subdivision map and GIS mapping, the site contains a stream pathway as well as significant federal and state wetland areas near the proposed structures; a 100-foot buffer surrounding only the federal wetland is shown on the plan; and
- WHEREAS, New York State requires permits from the NYS Department of Conservation for any development in, placement of fill in, or drainage of a state wetland or within a 100-foot state wetland buffer area; the Town of Skaneateles also locally prohibits development within 100 feet of a watercourse, including federal wetlands; and
- WHEREAS, proposed structures within the 100 foot locally required buffer from a federal wetland boundary, including a house (78.1 feet from wetland), attached deck (69.4 feet) and pole barn (20.1 feet from the wetland); the site plan does not show the 100-foot NYS wetland buffer, and therefore staff cannot determine whether the barn is also within the 100-foot state regulated buffer area; and
- WHEREAS, it is unclear whether the wetland areas have been formally delineated and

confirmed by the NYS Department of Environmental Conservation or extracted from wetland mapping;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any state and/or federal wetlands on the site. Any delineated wetlands must be confirmed by the DEC and U.S. Army Corps of Engineers and shown on the plans for the site; and

WHEREAS, an email from the applicant indicates that the new owners plan to install a riparian buffer to help offset the runoff and help filtration of water; riparian buffering is mentioned along the road and “on the back part of the yard closer to the woods to help aid with any runoff and help with water retention in the ground”, including River Birch trees; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings wetlands and wetland buffers can negatively affect the free flow of nearby waterways and drainage, and building within these areas is therefore generally discouraged; and

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

WHEREAS, the site is also located near the Kelsey-Davey Farm, 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

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 advises the Town to require formal delineation of wetlands to confirm current boundaries and buffer areas, and show them on an updated plan, and encourages the use of riparian buffers as described to help mitigate any negative effects of development within the buffer areas.

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