



Onondaga County Planning Board

August 17, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Danielle Salisbury
Robin Coon

GUESTS PRESENT

David Herkala
Shane O'Connor
Joe Durand
Tom Cerio
John Charters

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 17, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from July 27, 2022 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-22-46	TDewPB	No Position	S-22-48	TGedPB	Modification
Z-22-203	TDewPB	No Position	Z-22-204	TDewPB	No Position
Z-22-205	TDewPB	No Position With Comment	Z-22-207	TCicPB	Modification
Z-22-208	CSyrZA	No Position With Comment	Z-22-209	TDewPB	Modification
Z-22-210	TSpaTB	Modification	Z-22-211	TSpaTB	No Position
Z-22-213	TOnoTB	No Position With Comment	Z-22-214	TOnoTB	No Position
Z-22-215	TDewPB	No Position With Comment	Z-22-216	TMarTB	No Position
Z-22-217	TManTB	No Position With Comment	Z-22-222	CSyrPB	No Position
Z-22-226	TDewPB	No Position With Comment	Z-22-227	TDewPB	Modification
Z-22-231	TVanPB	Modification	Z-22-232	TVanPB	Modification

V. ADMINISTRATIVE REVIEWS



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # S-22-46

- 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 DeWitt Planning Board at the request of Quarryside Veterinarian Hospital for the property located at 4905 & 4915 Jamesville 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 Jamesville Road (Route 7), a county highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, Lot 1 (0.690 acres), as part of a parking lot expansion project in an Office and Professional (O&P) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-204) to expand parking on two parcels as part of the proposed project; and
- WHEREAS, in 2014 the Board offered no position on a site plan referral (Z-14-219) to install a prefabricated 12 X20' detached garage on a 0.5 acre lot containing an existing animal hospital; in 2005 the Board offered no position on a use variance referral (Z-05-118) to allow for an animal daycare in an existing structure with a fenced in yard in an Office and Professional zoning district; and
- WHEREAS, the site is located south of Route 481 with surrounding commercial and industrial uses, including the Jamesville Rock Quarry; Butternut Creek borders the site to the west; and
- WHEREAS, per aerial imagery dated May 2021, the northern parcel contains a two-story building, Quarryside Animal Hospital (to remain), with a parking lot containing 25 parking spaces and a driveway on Jamesville Road, a County road (to remain); the southern parcel contains what appears to be a single-family dwelling (to be demolished) and a walkway that connects to the animal hospital parking lot; there is no driveway on the southern parcel; per the submitted subdivision map dated June 14, 2022, it appears as though the dwelling may already be demolished; and
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, per the local application, the applicant proposes to combine the two lots to create Lot 1 to facilitate the parking lot expansion; per the Layout Plan dated July 7, 2022, nine new asphalt parking spaces are proposed on the southern part of the site where the single-family dwelling was; a planting island is proposed in the parking area to assist with traffic flow; three trees are proposed in front of the proposed parking lot expansion along Jamesville Road; and

WHEREAS, per the referral notice, the site is served by public water and no changes are proposed to the existing infrastructure; and

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Meadowbrook- Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and

WHEREAS, the Layout Plan shows a small amount of land in the rear of the site, including part of the proposed parking area, is located within the 100-year FEMA floodplain, which may require avoidance or elevation of structures and other mitigation; and

WHEREAS, the site may contain the Indiana Bat and/or Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # S-22-48

- 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 PRELIMINARY SUBDIVISION from the Town of Geddes Planning Board at the request of Tullio Heights, LLC (Tom DiTullio) for the property located at 647 South Terry 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 Terry Road (Route 75), a county highway in the Town of Onondaga, and the municipal boundary between the Town of Geddes and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to subdivide an 11.99-acre parcel into 26 new residential lots in a Residential A: Single-Family Residential zoning district; and
- WHEREAS, the site is located in the southern portion of the Westvale neighborhood within the Town and west of the Bishop Ludden Junior Senior High School; surrounding land uses are primarily residential uses; Geddes Highway Department is across the road from the parcel on South Terry Road, and the Town's transfer station is the neighboring parcel to the west of the subject parcel; and
- WHEREAS, per the Existing Conditions and Demolition Plan dated July 29, 2022, the site is a mix of wooded and cleared land with a gravel driveway on South Terry Road, a local road, that leads to a cell tower on the site (to be relocated); a Niagara Mohawk Power Corporation cell tower easement and 10' right-of-way and access easement cover the area of the cell tower and gravel drive; the site also has frontage on Ludden Parkway, a local road, with existing turn-around easements (to be vacated); and
- WHEREAS, the Site Plan dated July 29, 2022 shows 26 proposed lots arranged around Road "A", a road that extends from Ludden Parkway on the neighboring site and ends in a cul-de-sac at the south end of the site, and Road "B", which extends from South Terry Road and connects to Road "A"; the plan shows the residential lots will be developed in four phases; Phase 1 will consist of the five lots to the northeast, Phase 2 will consist of the five lots to the northwest, Phase 3 will consist of the six lots south of Phases 1 and 2, and Phase 4 will consist of the 10 southernmost lots; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated April 12, 2022, the site has access to public water and proposes a new connection to serve the subdivision; per the EAF, "new 8-inch water mains will be installed generally within proposed public rights-of-way. New mains will be extensions of existing mains"; the water use of the proposed project is anticipated to be 10,500 gallons per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering

Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the EAF, the site has access to public sewers and is located within the Metropolitan Wastewater Treatment Plant and Airport Road Pump Station service area; a new connection is proposed to serve the subdivision, and per the EAF “new 8-inch gravity sewer mains will be installed generally within proposed public rights-of-way”; anticipated liquid waste generation per day is 10,500 gallons per day; a 20’ wide Onondaga County trunk sewer easement crosses the northwestern corner of the property;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of the subdivision approval; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the EAF states that that 10 acres of the site will be disturbed by the proposed project; per the Grading Plan dated July 29, 2022, there are two proposed stormwater management basins for the project, one south of the Terry Road entrance and one north of the Ludden Parkway extension; no Stormwater Pollution Prevention Plan was submitted with the referral;

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

WHEREAS, a north-south ridge runs through the entire site with the center of the ridge reaching 630’ in elevation; the site has 60’-70’ steep downward slopes on the east and west sides of the ridge, and has an 80’ gradual downward slope to the north; per the Grading Plan, the sites will be graded to be suitable for a dwelling; and

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

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

The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation for review. The municipality must ensure any

mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-203

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of PPC/ Napierala Consulting for the property located at 6176 & 6188 East Molloy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is proposing parking lot and site improvements on two parcels totaling 5.5 acres in an Industrial zoning district; and
- WHEREAS, in 2009, the Board offered no position on an area variance in order to expand an existing building on a site consisting of two lots; the Board took no position on two referrals in 2006 and 2007 (Z-06-385 and Z-07-54) to reduce the side yard setback for a cafeteria extension and to construct a building expansion, respectively; and
- WHEREAS, the site is located south of Syracuse Hancock International Airport with surrounding commercial and industrial land uses; per aerial imagery dated May 2021 and the Demolition Plan dated April 4, 2022, the site contains two adjacent parcels along Molloy Road, a county road; the western parcel contains a multi-story building with two disconnected parking areas in front of the building and one large parking area in the rear; the eastern parcel contains a one-story building with a parking area in front of the building and one in the rear; a sidewalk connects the three front parking areas to the buildings; the site has three full-access driveways of varying widths on Molloy Road, two of which are on the western parcel and one on the eastern parcel; the western parcel also contains a portion of a private road or driveway that connects to a southern parcel with access on Boss Road, a local road; access to the private road from the front parking area is blocked off by a gate; and
- WHEREAS, per the Overall Layout plan dated April 4, 2022, the applicant is proposing to demolish the eastern two parking lots and extend the western parking lot eastward to create one contiguous parking lot across the front of the two parcels; per the plan, the proposed parking lot expansion will change the front parking capacity from 42 spaces to 54 spaces; a new sidewalk is proposed to line the southern border of the parking lot, which will cut off access to the private road on the western parcel; and
- WHEREAS, the middle driveway on Molloy Road is proposed to be removed and it appears as though the curb cut will be restored; the two remaining existing driveways on Molloy Road, one on each parcel, will remain unchanged;
- ADVISORY NOTE: The proposed curb cut restoration within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the Lighting Plan dated April 4, 2022, new lighting for the parking area is proposed and will spill into the County right-of-way;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, light spillage into the county right-of-way is prohibited; and

WHEREAS, per the referral notice, the site is served by public water and no changes to the existing infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers and is in the Metropolitan Wastewater Treatment Plant and Brooklawn and Ley Creek Pump Stations service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated April 1, 2022, 0.3 acres of the site will be disturbed by the proposed project; per the EAF, stormwater discharge will be directed to the existing conveyance system in the OCDOT right-of-way, similar to existing conditions;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, GIS mapping shows a small portion of the existing rear parking area on the site may contain federal wetlands; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734129, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-204

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Quarryside Veterinarian Hospital for the property located at 4905 & 4915 Jamesville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jamesville Road (Route 7), a county highway; and
- WHEREAS, the applicant is proposing a parking lot expansion on two parcels totaling 0.690 acres in an Office & Professional (O&P) zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-22-46) to combine two parcels into one new lot as part of the proposed project; and
- WHEREAS, in 2014 the Board offered no position on a site plan referral (Z-14-219) to install a prefabricated 12 X20' detached garage on a 0.5 acre lot containing an existing animal hospital; in 2005 the Board offered no position on a use variance referral (Z-05-118) to allow for an animal daycare in an existing structure with a fenced in yard in an Office and Professional zoning district; and
- WHEREAS, the site is located south of Route 481 with surrounding commercial and industrial uses, including the Jamesville Rock Quarry; Butternut Creek borders the site to the west; and
- WHEREAS, per aerial imagery dated May 2021, the northern parcel contains a two-story building, Quarryside Animal Hospital (to remain), with a parking lot containing 25 parking spaces and a driveway on Jamesville Road, a County road (to remain); the southern parcel contains what appears to be a single-family dwelling (to be demolished) and a walkway that connects to the animal hospital parking lot; there is no driveway on the southern parcel; per the submitted subdivision map dated June 14, 2022, it appears as though the dwelling may already be demolished; and
- ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, per the local application, the applicant proposes to combine the two lots to create Lot 1 to facilitate the parking lot expansion; per the Layout Plan dated July 7, 2022, nine new asphalt parking spaces are proposed on the southern part of the site where the single-family dwelling was; a planting island is proposed in the parking area to assist with traffic flow; three trees are proposed in front of the proposed parking lot expansion along Jamesville Road; and

- WHEREAS, per the referral notice, the site is served by public water and no changes are proposed to the existing infrastructure; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located within the Meadowbrook- Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Layout Plan shows a small amount of land in the rear of the site, including part of the proposed parking area, is located within the 100-year FEMA floodplain, which may require avoidance or elevation of structures and other mitigation; and
- WHEREAS, the site may contain the Indiana Bat and/or Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of JWP Construction for the property located at Crossbow 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 East Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is proposing construction of two manufacturing facilities (28,000 sf and 39,600 sf) with associated amenities on three parcels totaling 8.48 acres in an Industrial zoning district; and
- WHEREAS, the site is located southeast of Syracuse Hancock International Airport with surrounding commercial and industrial land uses; per aerial imagery dated May 2021, the site is the remaining lands in a commercial cul-de-sac with three existing buildings and an additional parcel to the north with a single-family house; the northern parcel with the dwelling has a driveway on Kinne Street, a local road, and the rear of the parcel contains actively farmed land; and
- WHEREAS, per the Layout Plan dated April 2022, the 39,600 sf building with a potential additional storage area is proposed on the southern two parcels and the 28,000 sf building is proposed entirely within the northern parcel; per the local application, 65 parking spaces are proposed to serve the site, where 45 are required; the space between the buildings will be paved to facilitate loading docks for each building; the site has three proposed driveways on Crossbow Drive, a local road; a tree landscaping buffer is proposed at the front of the site along Crossbow Drive; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated June 30, 2022, the proposed project will be resubdivided into two parcels, one for each building; a shared drive access easement between the two separate properties will be included with the subdivision; no subdivision referral was submitted as part of the project; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the house on the northern parcel is served by public drinking water, and there is no existing service to the two adjacent parcels, however they have access to public drinking water; per the EAF, new connections are proposed to serve the two new manufacturing facilities;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the house on the northern parcel is served by public sewers, and there is no existing service to the two adjacent parcels, however they have access to public sewers; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Brooklawn and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, new connections are proposed to serve the two new manufacturing facilities;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, per the EAF, 5.1 acres of the site will be disturbed by the proposed project; the EAF states that stormwater will be conveyed by pipes, sheet flow, and drainage structures into on-site stormwater facilities; the Layout Plan shows two stormwater management areas on the southernmost parcel; no Stormwater Pollution Prevention Plan (SWPPP) was submitted as part of the referral materials;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows a small portion of the site may contain federal wetlands, which appears to include the proposed potential storage area south of the larger building; per the EAF, the wetlands on-site have been deemed non-jurisdictional, referring to an attached letter that was not submitted with the referral materials;
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734124, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

1. When considering the subdivision for the site, the applicant and municipality are encouraged to consider further subdividing the site to allow for the residential dwelling to be on a separate parcel, if the intent is for the residential dwelling to remain.

2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioretention, including maintaining as much existing tree cover as possible, and bioswales to further reduce stormwater runoff and improve stormwater quality.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-207

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Pandora's Barn, LLC for the property located at 9289 & 9291 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to establish an antique sales business in a vacant commercial building on a 2.02-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of a site plan referral (Z-08-57) to establish a motorcycle repair, parts, and sales facility on the site; and
- WHEREAS, the site is located along Brewerton Road, a State road, in an area of low density within the Town; the site is bordered to the west and south by Plank Road Park, a local park owned by the Town; and
- WHEREAS, per the survey dated May 9, 2022, the site contains an existing building with a gravel driveway on Brewerton Road, that wraps around to the back of the building; aerial imagery dated May 2021 shows a paved area in front of the building that extends into the State right-of-way creating over 170' of unrestricted access onto Brewerton Road; the survey shows a fragmented sidewalk in front of the building; a sign exists on the northern corner of the property, just outside of the State right-of-way;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements; and
- WHEREAS, the Site Plan dated July 20, 2022 shows the building footprint of the existing building will remain the same; a 22' wide paved driveway on Brewerton Road is proposed, which includes work within the State right-of-way; the asphalt in front of the building will remain as a drive lane and the asphalt that falls within the State right-of-way will be removed and replaced as lawn to restrict access to Brewerton Road; a paved parking area with 15 spaces is proposed on the south side of the building; a pre-existing gravel drive will extend from the back of the parking area to the back of the building; landscaped island is proposed south of the parking area, just outside of the State right-of-way; the sign will remain and be refaced with the new business's logo;
ADVISORY NOTE: The proposed work within the State right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;
ADVISORY NOTE: Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures

permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated July 19, 2022, 0.3 acres of the site will be disturbed by the proposed project; the EAF states that the project will not create additional stormwater discharge;

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

WHEREAS, the local application states that the project, Pandora's Barn, will be open from Wednesday-Sunday from 10am-4pm; a maximum of three employees will be on the site at one time; 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 and the Short's Sedge which has been listed by the state or federal government as a threatened or endangered plant 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-208

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of One Remington, LLC (Gregory Cleghorn) for the property located at 466 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 81, a state highway; and
- WHEREAS, the applicant is proposing to construct an 18,000 sf pre-fabricated building and associated amenities on a 2.53-acre parcel in a Commercial, Class B (CB) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment on a project site review referral (Z-17-202) to construct an 11,000 sf addition to an existing storage facility and a three-story 37,500 sf storage building on the site; per aerial imagery dated May 2021, it appears the project was not completed; and
- WHEREAS, the site is located east of Interstate 81 near the interchange with Interstate 481; surrounding land uses include various commercial businesses and professional service offices along East Brighton Avenue, residential neighborhoods west of I-81, and several apartment complexes, including Clarendon Heights Apartments and Newbury Apartments, to the east; the site abuts a railroad line to the rear; and
- WHEREAS, the submitted survey dated February 10, 2020 shows that the site has frontage on East Brighton Avenue, a local road, and contains an existing one-story brick and metal building (COR Brighton Avenue Company) that is bordered at the front and southern side by existing asphalt pavement; the site accesses East Brighton Avenue via two wide curb cuts; and
- WHEREAS, per the Site Plan Concept dated June 17, 2022, the proposed one-story building will be located behind the existing building; part of the front and side of the proposed building will be bordered by asphalt, which will connect to the existing parking lot and include two new parking spaces; per the plan, wall-mounted flood lights will be placed on the proposed building; the local application states the applicant plans to move offices and storage from the existing building to the new building and rent out the principal building; and
- WHEREAS, per the referral notice, the site is served by public drinking water and a new connection is proposed to serve the proposed building;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; a new connection is proposed to serve the proposed building;

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

WHEREAS, per the Environmental Assessment Form dated June 17, 2022, 1.3 acres of the site will be physically disturbed; a stormwater system including an underground stormwater line from the proposed asphalt area to a proposed infiltration basin on the northwest corner of the site is shown on the Site Plan Concept map; no Stormwater Pollution Prevention Plan was submitted with the referral materials;

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

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

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

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

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

1. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, bioswales, and bioretention, to further reduce stormwater runoff and improve stormwater quality.

2. The City is advised to ensure that the proposed project will not negatively impact the adjacent properties containing the railroad line and overhead transmission lines and their associated easements. All neighboring easements should be reflected on the site plan.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-209

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of ONX1, LLC for the property located at 6600 New Venture Gear 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 New Venture Gear Drive (Route 76) and Fly Road (Route 77), both county highways, and the New York State Thruway (Interstate Route 90), a state highway; and
- WHEREAS, the applicant is proposing 221,000 sf of replacement warehousing on an existing concrete building pad within an existing industrial facility (former New Venture Gear) on a 109.02-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2021, the Board offered no position with comment on a preliminary subdivision referral (S-21-42) to subdivide a 109-acre parcel into two lots and recommended modification of site plan referral (Z-21-204) to construct a 70,000 sf warehouse and distribution facility on one of the two lots, noting lighting, stormwater, and access requirements; the Board recommended modification of a site plan referral (Z-21-101) for a new access road and new loading dock areas on the subject site; in 2016, the Board recommended modification of concurrent site plan (Z-16-344) and special permit (Z-16-345) referrals to operate a commercial garage for a bus service in an existing facility previously used for the same purpose; previously, the Board reviewed referrals (Z-15-179, Z-15-251, S-15-47) for construction of a FedEx warehouse and distribution facility on a portion of the site and a site plan referral (Z-13-131) to construct a large stormwater detention pond on the overall site; and
- WHEREAS, the site is located in an industrial node along the NYS Thruway (I-90); aerial imagery dated May 2021 shows the site has frontage on New Venture Gear Drive, Fly Road, both county roads, and Chrysler Lane, a local road, and contains two large existing warehouse/industrial buildings and associated parking areas; the site has two existing driveways on New Venture Gear Drive and one driveway onto Chrysler Lane;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on New Venture Gear Drive must meet Department requirements; and
- WHEREAS, there is a 60' transmission line easement with overhead utility lines on the eastern half of the site; a portion of the existing parking appears to encroach in the easement; and
- WHEREAS, per the Overall Layout Plan dated May 27, 2022, two buildings are proposed (78,000 sf and 135,000 sf with a 5,000 sf unoccupied tenant space) on the existing concrete building pad within the existing industrial facility; a parking

field with 564 parking spaces and landscaped parking islands is proposed at the south end of the site, 47 new parking spaces are proposed east and south of the proposed buildings, 48 new parking spaces are proposed on the east side of the existing building labeled "East Building" and 577 existing parking spaces will be restriped; wayfinding signage is proposed in three different locations throughout the site;

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

WHEREAS, the Detailed Layout Plan dated May 27, 2022 shows that the two proposed buildings will be connected by an egress corridor and the northern proposed building will connect to the existing building to the north; the proposed northern building will have a 60' X 60' vehicle wash-down area which will drain to an oil-water separator and the proposed southern building will have a 95' X 213' loading dock; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; per the Grading and Utility Plan dated May 27, 2022, the applicant intends to connect to existing infrastructure to serve the proposed buildings;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the Grading and Utility Plan dated May 27, 2022, the applicant intends to connect to existing infrastructure to serve the proposed buildings, including the County force main which runs along the east and north perimeter;

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated May 27, 2022, 6.5 acres of the site will be disturbed by the proposed project; per the Overall Layout Plan, two bioretention areas are proposed on the southern portion of the site; no Stormwater Pollution Prevention Plan was submitted with the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is

advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval;

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

WHEREAS, GIS mapping shows a potential federal wetland area that appears to coincide with a stormwater management area on the site; the project is within 2,000 feet of a site (ID: 734068) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); 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 no trees will be removed as part of the proposed project; and

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

1. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a lighting plan, and contact the Onondaga County Department of Transportation regarding traffic data requirements for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Given the likelihood of the project connecting to the County's force main, the applicant must receive capacity assurance approval from the Onondaga County Department of Water Environment Protection. The applicant must also submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
4. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-210

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Town of Spafford for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law A-2022 to repeal and replace Article XVI of the Town of Spafford Zoning Law with new comprehensive regulations regarding solar energy systems in the Town of Spafford; and
- WHEREAS, in 2021, the Board offered no position on a local law referral (Z-21-324) to amend the Town of Spafford Zoning Law to limit the installation of commercial solar energy systems on important farmlands; and
- WHEREAS, the proposed local law includes an updated section newly titled “Purpose and Intent” which provides an acknowledgement of the benefits and importance of solar energy and the need for responsible regulation; the local law states the intention is “to promote the effective and efficient use of solar energy systems [and] establish provisions for the placement, design, construction, operation and removal of such systems in order to uphold the public health, safety and welfare”; additionally, the section mentions the Town’s wishes to avoid negative aesthetic impacts and maintain the rural character of the Town; the Town also states the intent to mitigate the impacts of solar energy systems on environmental resources such as prime agriculture land, forests, wildlife, and other protected resources; and
- WHEREAS, additional definitions and updated definitions are proposed in the new local law including definitions for Atterberg limits and field tests, commercial solar project, environmental manager, farmland of local importance, farmland of statewide importance, host community agreement, kilowatt, megawatt, native perennial vegetation, net-metering, pollinator, prime farmland, prime soils, and prime soil lands, qualified solar installer, solar access, solar collector, solar energy system, building-integrated solar energy system, flush-mounted solar energy system, ground-mounted solar energy system, rooftop-mounted solar energy system, solar panel, solar skyspace, and solar storage battery; and
- WHEREAS, the proposed local law includes a new section regulating building-integrated solar energy systems, permitting them in all areas of the Town with review and issuance of a building permit; the section of the law regulating rooftop-mounting solar energy systems has been expanded in the proposed law to include new requirements including the following: a building or solar permit, a minimum perimeter area around the edge of the roof and structurally supported pathways to provide space for firefighters and other emergency responder safety, ensure access to the roof, provide for smoke ventilation opportunity areas, emergency egress from the roof, with specific exceptions;

and

WHEREAS, the section of the law regulating ground-mounted solar energy systems has been expanded in the proposed law to include new requirements including the following: a building permit and site plan approval, the lot size must be 20,000 square feet or larger, the system height cannot exceed 12', screening where possible and practicable, the system must be located in a manner to reasonably minimize view blockage for surrounding properties and shading to the north, the system may not be located in a required buffer area, easement, right-of-way, or setback, and the total surface area of the energy system shall not exceed the area of the ground covered by the largest building structure on the property; a new section titled "General requirements applicable to solar energy systems" is included in the proposed local law; general requirements include rules and regulations pertaining to installation, use, maintenance, connection to the utility grid, solar storage batteries, removal, aesthetics, glare, marking of equipment with warning and guidance signs, and the establishment of fees for applications and permits; and

WHEREAS, "Commercial Solar Projects" is an existing section of the local law allowing commercial solar projects in Residential Agriculture and Planned Development District zoning districts that was edited to include more information; the new local law proposes that commercial solar projects now also be subject to a site plan review as well as a special use permit and that commercial solar projects may be permitted in a State Certified Agricultural District if no negative soil impacts are found; new lot area and yard regulations were added or updated to include a minimum street frontage of 200' where no previous restrictions existed, minimum lot area of 50 contiguous acres (previously 5 acres), minimum front yard setback of 250' and rear and side yard setbacks of 200' to the fence enclosing the solar energy system where previously the setback requirements were that of the underlying zoning district; to prevent saturation, no Commercial Solar Project shall be approved if it is within one mile of the property boundary of an already approved Commercial Solar Project; the applicant must avoid areas that substantially contribute to the scenic quality of the landscape and assess availability and feasibility of alternative sites; and

WHEREAS, special use permit criteria for commercial solar projects were updated in the proposed local law and outline determinations that must be made by the Town Board in order for the permit to be granted; new determinations include that the project be done safely and is in the best interest of the Town, be suitable for the property in question including regarding traffic safety, comply with all local laws, have appropriate parking and accessibility, not overload the drinking or wastewater systems, not degrade any natural resource, ecosystem or historic resource or have any significant impact on local flora and fauna or their critical or significant habitats, provide screening and buffer areas, have emergency/ safety measures and be secure, not be installed within 1,000' of any wetland as identified by the NYS Department of Environmental Conservation or U.S. Army Corps of Engineers, or local governing body, and include native, pollinator-friendly plantings under the solar panels; and

WHEREAS, site plan submission requirements for commercial solar projects are proposed as part of the new local law; requirements include detailed plans and drawings of all aspects of the project including a landscape plan, clearing and grading plan, and Stormwater Pollution Prevention Plan (SWPPP), photographic simulations from neighboring properties, documentation of utility notification,

a sunchart where the Town Board deems appropriate, warning signage on the solar panels, regulations on the height of the solar panels, a perimeter fence around the project, a full Environmental Assessment Form, and details of potential noise from the project; and

WHEREAS, commercial solar projects also require a public hearing and compliance with New York State Uniform Fire Prevention and Building Code and state, local and national electrical codes; projects also require a post-construction/installation certification from a professional engineer as well as insurance coverage; the local law requires a Decommissioning Plan and decommissioning cash security deposit of 150% of the cost of the removal of the solar panels and restoration of the site, to be reviewed and adjusted at 5 year increments; per the New York State Model Solar Energy Local Law, “despite many municipalities’ choice to require a financial mechanism for decommissioning, there is no specific authority to do so as part of a land use approval for solar PV projects”; an additional road remediation security deposit is required “in an amount sufficient to compensate the Town for any damage to local roads that is not corrected by the applicant”; and

WHEREAS, a new proposed section “Agricultural resources” outlines rules and regulations for commercial solar projects located on agricultural lands; rules and regulations include limiting disturbance to 50% of the parcel’s Prime Farmland, Prime Soils, Prime Soil Lands, Farmlands of Local Importance and/or Farmland of Statewide Importance, following requirements set by the New York State Department of Agriculture and Markets, hiring an environmental monitor to oversee construction, restoration, and monitoring of the agricultural lands, regulations regarding overhead collection lines, access roads, cut and fill, existing drainage and erosion controls, and other requirements pertaining to the construction phase of the solar systems; specific and detailed restoration requirements for the restoration of agriculture lands are included; the section includes information directing the applicant to consult with the Onondaga County Planning Department (SOCPA) about the type of intercept drain lines in regards to buried electric cables and soil drainage patterns; SOCPA does not consult on this issue; and

WHEREAS, a new proposed section “Payment in Lieu of Tax (“PILOT”) Agreement and Host Community Benefit Program” requires every applicant to enter into a PILOT agreement in addition to observing the requirements of Real Property Tax Law Section 487; in addition to the PILOT agreement, on projects of 2 MW or above, a Host Community Benefit package must be proposed by the applicant to the Town; and

WHEREAS, the proposed local law includes an appendix titled “Schedule ‘A’ Commercial Solar Project Guidelines” which is a document that presents guidelines as to what lands are considered best suited for Commercial Solar Project use in the Town; the document outlines the order of importance of lands to avoid for Prime Farmlands including active rotational farmland (most important) to fallow/inactive farmland (least important); per the appendix, a site specific soil survey, topographic map, and visibility map must be submitted prior to submitting engineering drawings; the document also outlines features of a solar project to consider when on agricultural land and guidelines on visual mitigation; additionally, the document outlines woodland sites to avoid including sites dominated by the growth of a native plant species including sugar maple, red maple, black birch, beech, hickory, red oak, white oak, shadblow, and white pine; using GIS, SOCPA created a draft map showing the

area in the Town that remains available to commercial solar projects after application of certain selected siting restrictions noted in the law (minimum parcel size, wetland buffering, agricultural soils); the map shows approximately 650 acres of land would meet these criteria, however much of these lands also appear to contain critical features such as cropland or forestlands, and would be subject to other limitations set forth in the proposed law; 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 Town must edit Section 16-7 Commercial Solar Projects subsection T.6.b to remove Onondaga County Planning Department as the entity to be consulted concerning the type of intercept drain lines to be used for a community solar project, as this is not a service that the Department is equipped to conduct. The Town is encouraged to contact other potential entities, such as the County Soil & Water Conservation District or a consulting engineer, to discuss potential partnerships for this activity, prior to approval of this local law.

The Board offers the following comments:

1. The Town is encouraged to update its Comprehensive Plan to incorporate discussion of siting considerations for solar energy systems, including refinement of locational preferences and viewshed analyses.
2. Comments, considerations, minor edits, and mapping for the proposed law have been provided to the Town Supervisor in a mark-up document. The Town is encouraged to consider the feedback when finalizing the proposed law. SOCPA also offers its GIS mapping services in relation to analyzing and articulating the proposed amendments.
3. With the exception of steeply sloped and wooded hillsides which are naturally inhospitable to commercial solar development, the majority of land within the Town of Spafford is classified with prime or statewide important soil types. While highly sympathetic to the potential negative impacts of solar installations on important farmland in Onondaga County, the Board discourages laws which effectively preclude the feasibility of commercial solar installations. The Town is encouraged to consider renewable energy intentions as set forth in the Purpose and Intent section of the solar code, as well as landowner input, including farm operators, in considering such a potentially restrictive action.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-211

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Town of Spafford for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law B-2022 to amend the Town of Spafford Zoning Law to add a new Article regarding steep slope protections; and
- WHEREAS, per the proposed local law, the purpose of the Steep Slope Protection Law “is to conserve the sensitive environment of steep slope areas, and to regulate land use within these areas in a manner which protects the public interest by minimizing detrimental effects of land disturbance and development on steep slopes”; and
- WHEREAS, according to the proposed law, development cannot “induce soil erosion, unreasonably alter the natural topography of the area, require excessive grading, increase slope instability, increase stormwater runoff, contaminate surface waters, or create onsite sewage treatment problems”; the law also guards against property damage and personal injury; the potential for erosion, slope failure, stream siltation, increased stormwater runoff, flooding, contamination of surface waters are minimized to help protect the water quality of Skaneateles Lake, Otisco Lake, and other downstream bodies of water; existing steep slope woodlands are conserved for air and water quality benefits and the preservation of wildlife habitats; and
- WHEREAS, the section regarding definitions includes detailed definitions for “watercourse”, “land disturbance” and “clearing”; and
- WHEREAS, the section titled “Steep slope protection areas (SSPA)” defines the protection area as all lands having slopes 15% or greater; the slopes are further categorized as “Moderately Steep” with a 15% to less than 25% slope, “Very Steep” with 25% to less than 40% slope, and “Extremely Steep” with a slope of 40% or greater; according to the local law, a Town of Stafford Steep Slopes map was created, however no map was submitted with the referral material; the section notes that regulations applicable to Steep Slope Protection Areas shall be in addition to and take precedence over the zoning regulations otherwise applicable in each zoning district; and
- WHEREAS, per the proposed law, the following activities within an SSPA require a site plan review: 1000 sf or greater of land disturbance on a Moderately Steep Slope and 500 sf or greater of land disturbance on a Very Steep or Extremely Steep Slope within a Lake District or within 100’ horizontal distance from any watercourse, and 3000 sf or greater of land disturbance on a Moderately Steep Slope and 2000 sf or greater of land disturbance occurring on a Very Steep or Extremely Steep Slope outside a Lake District and beyond 100’ horizontal feet

from any watercourse; the law states that farming operations, other than timber harvesting, are exempt from site plan approval for an SSPA; the law notes that “all land disturbance that occurs on the steep slope protection area portion of the parcel (1) within two years or (2) that adjoins and adds to a previous area of disturbance (such as an extension of a driveway) shall be used to calculate the total area of land disturbance”; and

WHEREAS, the “General regulations” section requires that all development proposed within an SSPA be designed to work with the natural elements of the site and minimize land disturbance, cut and fill operations, tree removal, and alterations to natural drainage; for SSPAs on single-family residential parcels, land disturbance within the SSPA must be minimized and cannot exceed 10,000 sf of disturbance; the section states that changes to the natural elevation of steep slope development site shall be minimized and provides criteria for any changes to the natural elevation of the site; and

WHEREAS, additional “General regulations” include regulations pertaining to new or existing retaining walls incorporated within proposed project designs, temporary construction roads/driveways, erosion control for disturbed lands within an SSPA left bare or exposed for seven days or more, and the protection of trees with a diameter of six inches or greater measured at four feet about the uphill grade; and

WHEREAS, the proposed local law puts the burden of proving that the proposed activity is fully consistent with the standards of the local law on the applicant; and

WHEREAS, the “Steep slope protection area review process” section outlines the criteria required in addition to the Town’s Site Plan Regulations, including additional information to include on the submitted site plans; per the law, the application shall be prepared in accordance with the New York State Standards and Specifications for Erosion and Sediment Control and the New York State Stormwater Management Design Manual; 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: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-213

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law E-2022 amending Chapter 285 of the Code of the Town of Onondaga to allow vehicle sales in the Neighborhood Shopping - Nedrow (NS-N) zoning district subject to a special permit and special requirements; and
- WHEREAS, per the local law, the title of Section 285-26 of the Town Code would read “Special Requirements for highway vehicle service stations, convenience stores with fuel service, and vehicle sales.”; and
- WHEREAS, a new subsection (C) is proposed that would include special requirements for vehicle sales located within the NS-N District; special requirements include: specific lot area and frontage sizes, distance requirements for accessory structures from the nearest residential district boundary line, a principal building of at least 1000 sf, allowing up to one vehicle for sale for every 750 sf of lot area, and surface and stormwater requirements for the outdoor vehicle sales area; additional special requirements include vehicle repair, vehicle parking, and vehicle sales area storage requirements, and general site storage, screening, and lighting requirements; additionally, dismantled, inoperable, or wrecked vehicles are prohibited on the property and anyone purchasing a vehicle is required to have a New York State driver’s license; and
- WHEREAS, Section 285-28(B)(1) of the Town Code pertaining to nonresidential districts adjoining residential districts and nonresidential uses within residential districts will be amended to include a requirement of at least a 15’ buffer of a combination of trees, shrubs, groundcovers, elevation changes, and/or fences between dissimilar uses (i.e. retail and residential); guidelines for the buffer are added as part of the proposed amendment; and
- WHEREAS, per the local law, Section 285-33(C)(2) titled “Nonresidential Uses” will be amended to include “Other commercial enterprises” with a parking space requirement of 1 per 300 sf of gross floor area; and
- WHEREAS, the Town’s Code allows the following uses by right in the Neighborhood Shopping-Nedrow District: banks without drive-in windows, restaurants serving customers only within doors, retail businesses, offices, religious uses, public and private elementary or secondary schools, public libraries, home occupations, and funeral homes, and accessory uses including off-street parking and loading space, private swimming pools, and signs; and
- WHEREAS, the Town’s Code allows the following uses with a special permit in the

Neighborhood Shopping-Nedrow District: indoor recreation facilities, highway vehicle service stations, one-family dwellings, vocational schools, private residential noncommercial towers, including but not limited to radio transmitting and radio receiving towers, television towers and wind turbines, banks with drive-in windows, parking facilities, restaurants with drive-in windows, athletic clubs, facilities for the delivery of natural gas, electrical service, telephone service, and cable television service to the local community, and fire station; and

WHEREAS, per the Town's Zoning Map dated April 19, 2016, only one small section of the Town along Salina Street between the City of Syracuse and Onondaga Nation Territory within the Nedrow hamlet is zoned NS-N; parcels within the NS-N district often abut parcels in the Residential R-3 zoning district, which contain primarily single-family dwellings; and

WHEREAS, the Syracuse Metropolitan Transportation Council is embarking on a Transportation Study for the Nedrow corridor; the study is anticipated to analyze ways to facilitate orderly redevelopment, bicycle and pedestrian activity, transit, access, and compatibility of land uses; and

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

The Town should ensure the proposed action is compatible with long-term planning goals, including community character, walkability, and aesthetics.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-214

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law F-2022 amending Chapter 285 of the Code of the Town of Onondaga regarding Announcement Signs; and
- WHEREAS, the Town Code Section 285-34 Sign regulations provides standards for the regulation of the height, size, location, appearance, and maintenance of signs and other advertising devices; the code provides a schedule of permitted signs, general provisions for all signs, provisions applicable to specific signs, approval process for signs, and enforcement; and
- WHEREAS, per the proposed local law, the proposed amendment of Section 285-34(D)(2), the section for provisions applicable to specific announcement signs, would change subsection (a) to include fire stations and emergency service facilities; the new heading of the subsection would read “announcement signs for churches or other places of worship, fire stations, and emergency service facilities.”; and
- WHEREAS, the proposed amendment would allow fire stations and emergency service facilities to have announcement signs that can be double-faced and exterior-lighted by shielded floodlights in all zoning districts, and internally lit in all districts except Residential and Country R-C, Residential R-1, R-2 and R-3, Planned Residential and Planned Residential Community Districts; the signs can be up to 12 sf maximum surface area and can be up to 8’ tall; signs can be affixed to a building wall or freestanding in the front yard with a minimum 15’ setback from the front property line and minimum 25’ from any other property line; 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: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-215

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Anderson Equipment for the property located at 6317 Thompson 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 a County drainage basin; and
- WHEREAS, the applicant is proposing to renovate and expand an existing industrial building and upgrade site amenities on a 3.09-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located in Dewitt near the municipal border with the City of Syracuse in an industrial area; the site is bordered by a CSX railway to the west and South Branch Ley Creek to the northeast; and
- WHEREAS, per the Existing Conditions plan dated April 2021, the site contains six (6) one-story metal buildings (all but one to be demolished) and blacktop area which surrounds the existing buildings; the remainder of the site appears to be gravel that encroaches on the neighboring County of Onondaga Department of Water Environment Protection (WEP) parcel to the northeast; a fence with gates that surrounds the property also encroaches on the neighboring WEP parcel (sections in the front to be removed); the site also contains a tower with lot lights (to be removed), an existing diesel fuel tank pad (to be relocated) and an existing utility pole (to be relocated);
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, the site has access to Thompson Road, a state highway, via a 50' wide access easement through the neighboring WEP property to the east and the Northern Industrial Holdings property to the southeast; a parking area in front of the buildings serves the site and extends beyond the southeast parcel boundary and beyond the access easement immediately adjacent to the property and encroaches on the Northern Industrial Holdings property to the southeast;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Thompson Road must meet Department requirements; and
- WHEREAS, the Site Plan dated April 2021 shows a proposed commercial building in the center of the site which includes the one remaining existing building (17,511 sf) and an approximate 10,000 sf addition to the rear of the building; the area surrounding the building will be repaved and the area behind the building that was previously gravel will be paved, including what appears to be a 30' wide concrete strip around the rear addition; two 2,000 gallon fuel tanks are

proposed at the rear of the addition; a parking area with 25 spaces is proposed on the west side of the building, with room for an adjacent future parking expansion area of an additional 30 parking spaces; and

WHEREAS, a 16' wide grass buffer is proposed along the west and northeast property lines which appears to rectify the encroachment onto the adjacent WEP property, although it appears as though the encroaching fence will remain; the previous parking lot encroachment into the Northern Industrial Holdings property to the southeast will be rectified with greenspace; the total greenspace of the site will meet the 20% required by the Town; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;
ADVISORY NOTE: Due to the new construction, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: Due to the new construction, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated July 14, 2022, 0.59 acres of the site will be disturbed by the proposed project; per the Utility Plan dated April 2021, a trench drain from the loading area at the front of the building will be piped directly into Ley Creek; an existing ditch that drains directly to the creek on the northeast border of the property will remain; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734032, 734064, and 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is adjacent to South Branch Ley Creek which is listed as a water-quality impaired waterbody (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 applicant is encouraged to rectify all existing encroachments.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-216

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Marcellus Town Board at the request of Town of Marcellus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law B-2022 amending Chapter 235 ("Zoning") of the Code of the Town of Marcellus to repeal / amend certain provisions pertaining to signs and to add a new Section 235-26.1 ("Signs"); and
- WHEREAS, the proposed local law states the purpose is to "promote and protect the public health, safety, and welfare of the Town by regulating existing and proposed signs located within the corporate limits of the Town"; the local law cites the intent to protect property values, preserve aesthetics and scenic beauty, and reduce distractions and obstructions sometimes caused by signs; the local law is "intended to promote attractive signs which clearly present the visual message in a manner that is compatible with their surroundings"; and
- WHEREAS, the proposed local law repeals "Political Sign" and "Signs" from Section 235-4 Definitions; furthermore, the local law repeals Section 235-26(D) Signs in its entirety; the local law states that any reference to Section 235-26(D) shall be replaced with Section 235-26.1; and
- WHEREAS, per the proposed local law, a new section will be added to the Zoning Code titled Section 235-26.1 "Signs"; Section 235.26.1(1) "Definitions" includes definitions for the following words: animated sign, billboard, canopy sign, flag ,farming operation, freestanding sign, illuminated sign, marquee sign, mobile sign, permanent sign, projecting sign, roof sign, sign, temporary sign, and wall sign; and
- WHEREAS, Section 235.26.1(2) "Allowed locations and design specifications" includes a section about design specifications for all zoning districts, including guidelines for compatible aesthetics and placement of proposed signs, how to compute the area of the sign, and safety regulations about sign lighting and design; and
- WHEREAS, in the proposed local law, regulations for freestanding signs in residential zones are the same as the existing regulations with the exception that sign length, width, height, design and vacant lot requirements in the existing code are not included in the proposed law; in the proposed local law, wall sign area has been increased from the existing 12 sf maximum to a proposed 16 sf maximum and height restrictions and sign content restrictions have been removed; per the proposed law, illuminated signs are prohibited in a residential zone and only one sign is permitted per lot unless a special permit is obtained; farming operations may apply for a special permit to exceed the number and size limitations; and

WHEREAS, per the proposed law, regulations for freestanding signs in B-1 Business Zones, L-1 Light Industry Zones, Highway Overlay Zones, and Agricultural zones are the same as the existing regulations with the exception that sign length, width, height, design and vacant lot requirements in the existing code are not included in the proposed law; additionally, the proposed law removes the existing sign content restrictions for freestanding signs on complexes with multiple occupants and all wall signs; under the proposed local law, wall signs are restricted to an area of 32 sf, however existing height and length restrictions have been removed; projecting, marquee, and canopy signs are regulated to have the bottom edge at least 7' above the ground and may extend the full length of the marquee or canopy, but not beyond; the proposed local law notes that residences located within an Agricultural Zone that are not part of a farming operation are limited to one sign per residence, 16 sf in size; and

WHEREAS, the proposed law includes a new section pertaining to the procedures for obtaining a sign permit; the section states that replacing or maintaining an existing sign does not necessitate obtaining a permit; the law also proposes a section outlining signs that are allowed without a permit, which are any signs required by federal, state, or county law and any temporary sign, with the exception of real estate signs; and

WHEREAS, per the proposed law, signs existing as of the date the law passes that do not conform with the law will be discontinued and removed six months after the adoption of the law; signs prohibited in all zoning districts include animated signs, mobile signs, roof signs, any sign that could be confused for a traffic control sign, signs permanently painted or attached to any rock, fence, or utility pole, billboards, and all signs not expressly permitted by the "Sign" section; and

WHEREAS, the proposed law also outlines a section pertaining to sign maintenance in order to keep signs within the Town in good working order and appropriate physical appearance; a proposed section titled "Enforcement and remedies" outlines the penalties for not complying with the law, which include a \$100 fine for each violation, where each day that the violation is permitted to exist constitutes a new violation; if the owner of the sign does not comply with the notice from the Town to fix the sign, the Town will remove the sign at the owner's cost; 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: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-217

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Twin Shores for the property located at North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of North Burdick Street (Route 94), a county highway, North Manlius Road (Route 257), a state highway, Old Erie Canal State Park and Green Lakes State Park, state-owned facilities, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing a zone change on portions of a 128.90-acre parcel from Restricted Agricultural (RA) and Commercial A (CA) to Residential 5 (R-5) to be consistent with proposed future development; and
- WHEREAS, previously this year the Board offered no position with comment on a zone change referral (Z-22-6) to change six parcels totaling 128.9 acres from Restricted Agricultural (RA), Residential (R-1), and Neighborhood Shopping (NS) to Restricted Agricultural (RA) and Commercial A (CA) zoning districts, as part of a proposed commercial and residential development; the zone change was approved February 23, 2022, however the applicant is now applying for a different zone change; in 2018, the Board recommended modification of concurrent zone change (Z-18-8), site plan (Z-18-9), and subdivision (S-18-3) referrals as part of a proposed project to change the zoning of the 6 subject parcels from RA, RM, R-1, and NS to R-5 to allow for a subdivision and residential development to include 17 single-family lots, 3 lots for apartments and related facilities, and 1 lot with remaining lands; these referrals were received on December 29, 2017 and an extension was granted in order to conduct a Coordinated Review Meeting for the project, which was held on January 29, 2018 to allow representatives for the applicant, municipality, planning and town boards, and relevant agencies to discuss issues and requirements related to the proposed project; the project was ultimately withdrawn by the applicant; and
- WHEREAS, the Board has reviewed a number of other proposed actions for this area, recommending: modification of a zone change referral (Z-07-451) proposing to rezone 126.9 acres, including the subject site, to RA, R-1, RM, and NS (the current zoning for the site) in 2007; no position on a subdivision referral (S-08-17) proposing to subdivide 0.608 acres from a portion of the subject site to combine it with an adjacent lot, and modification of subdivision (S-08-96) and site plan (Z-08-435) referrals proposing to subdivide the six subject parcels into 27 lots and construct a bank and two retail buildings on three of the proposed lots in 2008; modification of a subdivision referral (S-09-58) proposing to divide the six subject parcels into 22 lots in 2009; and

modification of another authorization referral (Z-16-42) requesting a permit to fill a one-acre portion of one of the subject parcels in 2016 to address safety concerns regarding kids jumping off a quarry cliff into the pond; and

WHEREAS, the proposed project is located along North Burdick Street, a county road, near the Old Erie Canal State Park, Northeast Medical Center, auto dealerships, and Fayetteville Towne Center, a park in the Village of Fayetteville, and adjacent to the municipal boundary between the Town of Manlius and Village of Fayetteville; a small vacant parcel (086.-02-01.0) owned by the Village of Fayetteville is shown to be contained within the site, though it is not subject to the zone change application; and

WHEREAS, aerial imagery dated May 2021 and the submitted survey map dated December 28, 2021 show the site has frontage on North Burdick Street and is mostly undeveloped except for 8 vacant structures (houses, garages, storage buildings/sheds) and 2 houses; the site also contains two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to Limestone Creek; the rear of the site abuts another Limestone Creek Tributary, Pools Brook, which is an impaired waterbody; GIS mapping shows the site is largely encumbered by state and federal wetland, 100-year floodplain, and floodway areas associated with the water bodies on, and adjacent to, the site; and

WHEREAS, the current zoning for the site that was approved February 23, 2022, does not follow current property lines; roughly 110 acres of the site including the ponds and tributary are zoned Restricted Agricultural (RA) and two different areas at the front of the site are zoned Commercial A (C-A) and cover 10.39 and 9.44 acres; and

WHEREAS, per the Proposed Zone Change Plan dated July 18, 2022, the area surrounding South Pond and part of North Pond, as shown within the Proposed Multi-Family Residential Tract on the Proposed Boundary Plan (54.9 acres), is proposed to change from RA and C-A to Residential (R-5); per a letter to the Town Supervisor dated July 18, 2022, this change is due to feedback from the Town Planning Board that R-5 is more appropriate zoning for the development of multi-family units planned in this area; additionally, the C-A zone south of South Pond is proposed to expand eastward and change from RA to C-A to accommodate the creation of two future parcels, Commercial Tracts 1 and 2; per the letter to the Town Supervisor, this expanded C-A zone “will be better suited to allow for light commercial and potential municipal use while complying with the Town’s zoning and planning regulations”; the remaining land to the north of North Pond and the land to the east containing Limestone Creek will remain RA; no information regarding future development was included in the referral materials, though an Overall Site Plan dated June 28, 2022 was posted on the Town of Manlius Planning Board website for the August 8th Planning Board meeting; the plan does not show arrangements for the multi-family units, however three commercial buildings (70,500 sf, 7,250 sf, and 2,500 sf) and associated parking along North Burdick Street, south of South Pond, are shown; and

WHEREAS, aerial imagery and GIS mapping shows the proposed R-5 zoning district around South Pond to be relatively unencumbered and covered by trees and overgrown vegetation; the land also contains the two unoccupied houses; more than two-thirds of the land in the proposed eastward expansion of the remaining C-A zone, including the three commercial buildings shown on the Overall Site Plan, appears to be within the 100-year floodplain and the more

restrictive floodway;

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

WHEREAS, per the Town Zoning Code, the R-5 district permits multifamily dwellings, accessory structures and uses incidental to multiple-family dwellings, and structures and uses permitted in a Residential (R-1) District, subject to approval of the Town Board; the RA district permits single-family dwellings, two-family dwellings, public or private schools, churches, parish houses and other places of worship, home occupations, hospitals, hospices, homes for elderly adults, convalescent homes, nursing home, cemeteries, landing fields, greenhouses, farms, farm structures and farming, sale of products raised or produced on the farm, public utility structures, public or private golf courses, mobile home sites, dog kennels, bed-and-breakfasts, and rural occupations by right or upon issuance of a special permit; the CA district permits artisans, commercial businesses, congregate-care services, gathering places, light manufacturing, outdoor display and storage, places of entertainment, professional offices, personal service establishments, restaurants, and retail sales by right; special permit uses in the CA district include commercial storage, pet-care services, landing fields, and landscaping businesses, vehicle dealerships, used car sales, vehicle repair, and recreation vehicle sales; and

WHEREAS, the Proposed Zone Change Plan shows three entrances to the site are proposed on North Burdick Street; two entrances are located at the northern end of the site between North Pond and South Pond, one of which is at an existing signalized intersection with Medical Center Drive, and the other across the street from the Towne Center Retirement Community; the proposed third entrance to the site is located on the southern end of the property across the street from an entrance to a shopping plaza; a proposed interior road, with a noted "tentative alignment" is shown through the site, and currently crosses over a County-owned Meadowbrook-Limestone intercepting sewer; the Onondaga County Empire State Trail Local Economic Opportunities Plan dated June 2022 identifies the area of North Burdick Street in front of the site as an Opportunity Area to connect the Empire State Trail to the Village of Fayetteville; specific recommendations for the area include intersection improvements at North Burdick Street and Cedar Bay Road, sidewalks within the existing right-of-way on the east side of North Burdick Street, and a protected sidepath within the existing pavement on the west side of North Burdick Street; and

WHEREAS, the site has access to public drinking water and sewers; the submitted project is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

WHEREAS, per the survey map, the site contains a County-owned Meadowbrook-

Limestone intercepting sewer and easement to Onondaga County; this sewer line is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse, Towns of DeWitt, Manlius and an area in Pompey, and the Villages Fayetteville and Manlius; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the site; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area; there is an additional 40' wide Onondaga County easement and right-of-way for a concrete sluice along the southern lot line; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734106, 734052) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are some significant wooded areas on-site;

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

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

The Board supports a mix of multi-family residential and commercial land uses along North Burdick Street, presuming development will not be allowed to impact sensitive environmental and infrastructure conditions on site. Regarding proposed zoning, the Town is encouraged to consider restrictions on commercial zoning within the critical FEMA floodway.

The Board also offers the following items for consideration in the next stages of development:

A) Wastewater Services – The Town should have assurances that the proposed zoning and any future development is sensitive to the location of the existing regional wastewater easements and infrastructure on site. Coordinated planning with the Onondaga County Department of Water Environment Protection is strongly advised to ensure the Department is involved at an early stage in the process.

B) Potential Floodplain/Floodway Impacts – The site is significantly

encumbered by floodplain and floodway areas associated with on- and off-site water courses. The Town should consider the implications of rezoning these sensitive environmental areas to allow for more intense development, particularly within the more restrictive floodway. The applicant should provide a plan for mitigation given any future development in the floodplain and/or floodway.

C) Potential Wetland Impacts – The current wetland delineation should be confirmed by the DEC and/or ACOE. Optimally, a DEC-approved mitigation plan will be developed for any wetland disturbance and/or crossings.

D) Potential Stormwater Impacts – The applicant should provide a more detailed analysis of potential regional stormwater impacts and workable on-site accommodations. This is necessary given on- and off-site water courses, the proximity and encroachment into floodplain and floodway areas, and potential state and federal wetlands.

E) Potential Traffic Impacts – The applicant should provide additional detail and coordinated planning to review potential traffic impacts of the project. The applicant is advised to coordinate with the Onondaga County Department of Transportation (OCDOT) early in the planning process. Traffic data for full build out and a Stormwater Pollution Prevention Plan (SWPPP) will be required as part of the Department's review of any future development of the site.

F) Site Layout – The Town should facilitate subdivision of lands to coincide with any future zoning changes, in order to avoid difficulties with split-zoned parcels. To facilitate urban mobility, preserve open space resources, and minimize extensive infrastructure, the applicant and Town may also wish to consolidate potential multi-family residential uses toward the front of the site rather than the encumbered area to the rear.

G) Coordination with State Parks- Since the proposed project site is located within 500' of the Old Erie Canal State Park and Green Lakes State Park, the Town should coordinate with the Office of Parks, Recreation, and Historic Preservation to ensure any future projects in the proposed zoning areas will not negatively impact nearby parklands.

H) Mobility- Per the recommendations from the Onondaga County Empire State Trail Local Economic Opportunities Plan, the applicant should consider working with OCDOT and CENTRO to include sidewalks and bus stop facilities along the North Burdick Street frontage, including pedestrian push buttons and crosswalks at intersections and bicycle racks where appropriate.

I) Open Space- The Town and applicant should explore options to dedicate the remaining RA lands to the Town or a land trust to ensure that the sensitive environmental areas are maintained as open space and protected from future development.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-222

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of JMA Wireless for the property located at 2 Mount Olympus 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 SUNY Health Science Center and SUNY College of Environmental Science and Forestry, both state-owned facilities; and
- WHEREAS, the applicant is proposing to install two rooftop mounted antennas on Syracuse University Flint Hall in a Planned Institutional District (PID); and
- WHEREAS, in 2022, the Board offered no position on concurrent other authorization referrals (Z-20-78, Z-20-79, and Z-20-80) to install signage on the Syracuse University Campus; and
- WHEREAS, the site is located in the University Hill neighborhood and contains a portion of the Syracuse University campus, including the Crouse College and Hall of Languages buildings, which are all listed on the National Register of Historic Places, and Flint Hall, a residence hall; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated July 2022, the proposed project includes the installation of two wireless non-penetrating roof mount antennas on Flint Hall; per the EAF, the approximate height from ground level to the top of the antennas will be 41'; wireless equipment will be installed on the fourth floor to support the antennas, and power and communications connections will be provided from the existing building facilities; it is unknown if there are existing antennas on the building; and
- WHEREAS, per the referral, the site is served by public drinking water and no changes are proposed to the existing infrastructure; and
- WHEREAS, per the referral, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no change to the existing infrastructure is proposed; and
- WHEREAS, the project is within 2,000 feet of a site (ID: E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species; the site may contain Glomerate Sedge, which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and
- WHEREAS, the site is located near the Oakwood Cemetery, Walnut Park Historic District,

Berkeley Park Subdivision Historic District, Estabrook House, Ward House, and Pi Chapter House of Psi Upsilon Fraternity, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-226

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Robert J. Blood/ Lauer-Manguso & Associates Architects for the property located at 3275 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street (Route 290) and Erie Boulevard East (Route 5), both state highways; and
- WHEREAS, the applicant is proposing to renovate an existing restaurant building and establish a restaurant and a gym as two separate tenants on a 0.8-acre parcel in a Commercial zoning district; and
- WHEREAS, the site is located at the intersection of Bridge Street and Erie Boulevard, both state highways; the site is surrounded by primarily commercial land uses with residential land uses further west; and
- WHEREAS, per the Site Preparation Plan dated March 28, 2022, the site contains an existing 3,528 sf building (to remain, formerly a Friendly's restaurant) with a front entrance (to be demolished) with a surrounding paved parking lot; access to the site is provided by a driveway on Erie Boulevard (to remain); the site has frontage on Bridge Street and contains a driveway blocked off by three existing bollards and a chain (to remain) that connects to a neighboring property with a full access driveway on Bridge Street; there is an existing sidewalk within the state right-of-way along the Erie Boulevard frontage; a 30' existing joint utility easement crosses the property; and
- WHEREAS, the Site Plan dated March 28, 2022 shows the building interior will be modified to include two tenants, Rachel's Mediterranean Grill (1,667 sf) and another tenant yet to be determined (1,500 sf), with a separate mechanical room (176 sf); parking in front of the building will be restriped, a concrete pad is proposed for the dumpster area, pavers are proposed for a section of the west side of the building and sidewalks are proposed along the rear, front, and west side of the building; and
- WHEREAS, a 36 sf building-mounted "Rachels" sign is proposed for the front of the building along Erie Boulevard; a building-mounted 29 sf "Rachels" sign and an unknown 16 sf sign are proposed for the southeast side of the building that faces Bridge Street; it is unclear whether the signs will be lit;
ADVISORY NOTE: Per the NYS Department of Transportation, light spillage into the State right-of-way is prohibited; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;
ADVISORY NOTE: Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and

service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; a county trunk sewer and easement runs through the parking lot of the site; no work is proposed within the county trunk sewer easement;

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

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The applicant is encouraged to remove the existing bollards and chain and reopen the cross connect to Bridge Street to facilitate traffic flow.
2. The applicant is encouraged to connect the sidewalk in the front of the building to the existing sidewalk along the Erie Boulevard frontage to facilitate pedestrian mobility.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-227

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Chris Cooke for the property located at 4626 North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jamesville Road (North Street / Route 6), a county highway; and
- WHEREAS, the applicant is proposing to renovate an existing vacant restaurant on a 3.77-acre parcel in a Hamlet zoning district; and
- WHEREAS, in 2019, the Board offered no position on a three-mile limit referral (Z-19-388) to subdivide a 6.01- acre parcel into two new lots; based on the tax map data, it appears the subdivision was completed; in 2014, the Board recommended modification of a site plan referral (Z-14-368) to renovate and construct an addition to the existing restaurant and event center on the site (formerly the Glen Loch), citing traffic and access requirements; the Board previously recommended modification of a site plan referral (Z-14-220) for this project, requiring a traffic study, coordination regarding driveway access and permits, and a wetland delineation, and commenting about sewers, green infrastructure, floodplains, and parking concerns; and
- WHEREAS, the site is located in the Jamesville hamlet of DeWitt; aerial imagery and the submitted survey dated July 28, 2022 show the site has frontage on North Street, a county road, and contains an existing building, formerly the Glen Loch Restaurant and Catering Co., which has been partially demolished; per the plan, the site also contains a concrete pad with pavilion, though the pavilion appears to have been demolished from aerial imagery; and
- WHEREAS, the Overall Site Plan dated July 11, 2022 shows 2,110 sf of the existing building and a 2,061 sf addition attached to the west side of the existing building and a 1,447 sf addition attached to the east side of the existing building; a 2,834 sf deck is proposed behind the building and landscaping is proposed for the front of the building; the referral materials did not indicate a proposed use for the site; and
- WHEREAS, the existing parking area is proposed to be repaved and expanded to include 85 parking spaces where 289 are required; a 5' wide concrete sidewalk is proposed in front of the building and within the County right-of-way along North Street to connect to the sidewalk system south of the site; the two existing driveways on North Street will be repaved and curbed;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on North Street must meet Department requirements and the proposed work within the county right-of-way is subject to a work permit from the Department; and
- WHEREAS, per the referral notice, the site is served by Town of Dewitt water supply and

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E-mail Address: countyplanning@ongov.net

no changes to the existing infrastructure are proposed;

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; ADVISORY NOTE: Given the new construction, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 1, 2022, 0.4 acres of the site will be disturbed by the project; per GIS mapping, it appears as though over one acre of land may be disturbed by the project; per the EAF, stormwater will flow over the land to Butternut Creek; no stormwater management plan or drainage plan was submitted as part of the project; ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; 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, Butternut Creek, a class C(T) stream and tributary of Limestone Creek, occurs on the site at the rear of the building; aerial imagery shows the creek is generally buffered by existing trees and vegetation; current FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the creek and potentially part of the proposed deck and parking area are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734006) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); the site is located near the following natural communities: Limestone Woodland (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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant is required to coordinate North Street access plans with the

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

The Board offers the following comments:

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain. All floodplains should be shown on the site plan.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as planting islands, permeable pavement, and bioretention, to further reduce stormwater runoff and improve stormwater quality.
3. The Board recommends the Town require a stormwater management plan that prevents untreated runoff from entering Butternut Creek. The Town may wish to consult with the New York State Department of Environmental Conservation regarding best practices for stormwater management on this environmentally sensitive and constrained site.
4. Given previous challenges of proposed projects on the site to find adequate parking solutions for the intensity of the proposed site use, the Town and applicant are encouraged to find creative parking solutions to meet the need for parking to serve the proposed development and meet the parking requirements set forth by the Town.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-231

- 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 Van Buren Planning Board at the request of Genete Denagil Saint Arsema for the property located at 7382 O'Brien 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 O'Brien Road (Route 216A), a county highway; and
- WHEREAS, the applicant is proposing construction of several new buildings for religious purposes on a 4.71-acre parcel in a Residential (R-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-22-232) as part of the proposed project; and
- WHEREAS, the site is located north of Catherine M McNamara Elementary School and west of the Seneca River; the site is primarily surrounded by residential land uses to the north, west, and south and undeveloped wooded land to the east; and
- WHEREAS, per aerial imagery dated May 2021, the site contains two connected one-story buildings, an accessory building totaling 4,508 sf (to remain), and two gravel parking areas; there are two gravel driveways on O'Brien Road that serve the site; the remaining land is partially cleared and partially forested land; a property sign is located at the front of the property near the gravel driveway; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on O'Brien Road must meet Department requirements; and
- WHEREAS, the undated Site Development Plan shows six proposed buildings (11,124 sf total) as part of the expansion; a church is proposed in the front of the property, a building titled "Hall" is proposed behind the existing buildings, a residence, or priest/guest reception, is proposed south of the existing buildings, two retreat center buildings, one for men and one for women, are proposed behind the Hall, and a shed is proposed near the southern boundary line; the area behind the retreat center is labeled "Forest/Playground Area"; the area north of the gravel drive is labeled "Parking Area" although it is unclear whether this will be paved or not; concrete sidewalks are proposed through the complex, and a cloister is shown in the middle of the complex; and
- WHEREAS, per the referral notice, the site is served by public drinking water, however a well is marked on the Site Development Plan;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated July 25, 2022, 0.5 acres of the site will be disturbed by the proposed project;

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

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

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Development Plan it appears that some trees will be removed as part of the proposed project;

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

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

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

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

2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering early on in the process to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed building expansion. Additionally, the 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 and special permit.

3. Applicant is encouraged to consider impervious material such as gravel or grass for the parking area to aid in stormwater management on site and reflect the chosen material on the site plan.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 17, 2022

OCPB Case # Z-22-232

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 Van Buren Planning Board at the request of Genete Denagil Saint Arsema for the property located at 7382 O'Brien 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 O'Brien Road (Route 216A), a county highway; and

WHEREAS, the applicant is requesting a special permit to allow construction of several new buildings for religious purposes on a 4.71-acre parcel in a Residential (R-40) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-231) as part of the proposed project; and

WHEREAS, the site is located north of Catherine M McNamara Elementary School and west of the Seneca River; the site is primarily surrounded by residential land uses to the north, west, and south and undeveloped wooded land to the east; and

WHEREAS, per aerial imagery dated May 2021, the site contains two connected one-story buildings, an accessory building totaling 4,508 sf (to remain), and two gravel parking areas; there are two gravel driveways on O'Brien Road that serve the site; the remaining land is partially cleared and partially forested land; a property sign is located at the front of the property near the gravel driveway; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on O'Brien Road must meet Department requirements; and

WHEREAS, the undated Site Development Plan shows six proposed buildings (11,124 sf total) as part of the expansion; a church is proposed in the front of the property, a building titled "Hall" is proposed behind the existing buildings, a residence, or priest/guest reception, is proposed south of the existing buildings, two retreat center buildings, one for men and one for women, are proposed behind the Hall, and a shed is proposed near the southern boundary line; the area behind the retreat center is labeled "Forest/Playground Area"; the area north of the gravel drive is labeled "Parking Area" although it is unclear whether this will be paved or not; concrete sidewalks are proposed through the complex, and a cloister is shown in the middle of the complex; and

WHEREAS, per the referral notice, the site is served by public drinking water, however a well is marked on the Site Development Plan; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

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E-mail Address: countyplanning@ongov.net

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated July 25, 2022, 0.5 acres of the site will be disturbed by the proposed project;

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

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

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Development Plan it appears that some trees will be removed as part of the proposed project;

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

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

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

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

2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering early on in the process to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed building expansion. Additionally, the 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 and special permit.

3. Applicant is encouraged to consider impervious material such as gravel or grass for the parking area to aid in stormwater management on site and reflect the chosen material on the site plan.

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

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

DATE: 8/8/2022

RE: Administrative Review – Syracuse Quality of Living Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-47

DATE RECEIVED: 7/26/2022

30-DAY DEADLINE: 8/25/2022

REFERRING BOARD: CSyrPC

TYPE OF ACTION: SUBDIVISION

APPLICANT: Syracuse Quality of Living

LOCATION: 1610 & 1612 East Fayette Street and 205 1/2 Cherry Street

WITHIN 500' OF: State Route 5

TAX ID(s): 047.-04-29.0

RELATED CASES:

Project Summary:

The applicant is proposing to combine three parcels into one new lot, Lot 1A (0.482 acres), in a Business, Class A (BA) zoning district.

The site is located in the City's Eastside neighborhood with primarily residential land uses nearby and commercial uses along Erie Boulevard to the north. The submitted Final Plat dated May 26, 2022 shows the site contains a one-story building with a porch, deck, and surrounding asphalt pavement and gravel parking lot. The site has frontage on East Fayette Street and a gravel drive on Cherry Street, a local road, with a proposed 20' wide ingress-egress and utility easement next to the gravel drive on the adjacent property to the north. Per an email sent from the City Planner, the referral is to formally combine three properties that are already combined under one tax parcel. The local application states that the purpose of the resubdivision is to convert an existing former church into a six-unit apartment building, and there is no current development proposed for the vacant lots. The site is served by public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are proposed at this time.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Salina Town Board

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

DATE: 7/25/2022

RE: Administrative Review – Town of Salina Smoke Shop Moratorium

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-206

DATE RECEIVED: 7/20/2022

30-DAY DEADLINE: 8/19/2022

REFERRING BOARD: TSaITB

TYPE OF ACTION: LOCAL LAW

APPLICANT: Town of Salina Town Board

LOCATION:

JURISDICTION: Local law adoption

TAX ID(s):

RELATED CASES:

Project Summary:

The applicant is proposing a local law imposing a six-month moratorium on the establishment of new smoke shop businesses within the Town of Salina which intend to engage in the retail-sale of smoking related products.

The local law proposes to add Chapter 196 Smoke Shop Moratorium to the Town of Salina Code. The proposed law cites the moratorium is due to concern with the fast-growing proliferation of new businesses within the Town that engage in the retail-sale of smoking related products. The Town proposes to halt the establishment of new smoke shops while the Town's Codes Task Force considers an amendment to the Town Code imposing reasonable restrictions on the time, place and manner of such operations.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Cicero Planning Board

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

DATE: 8/2/2022

RE: Administrative Review – Loguidice Site Plan

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

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

CASE NUMBER: Z-22-212

DATE RECEIVED: 7/28/2022

30-DAY DEADLINE: 8/27/2022

REFERRING BOARD: TCicPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Daryle Loguidice

LOCATION: 5703 State Route 31

WITHIN 500' OF: State Route 31

TAX ID(s): 091.-01-24.0

RELATED CASES:

Project Summary:

The applicant is proposing to establish a doggie daycare business in an existing vacant commercial building on a 0.34-acre parcel in a General Commercial zoning district.

The site is located west of the State Route 11 and State Route 31 intersection within the Town with surrounding land uses including commercial and residential land uses to the east, west, and south, and forested land to the north. The submitted survey revised December 20, 2021 shows a two-story building on a long narrow property with a parking area in front of the building and a driveway on State Route 31. Aerial imagery shows the parking area on-site connects to a parking area on the property adjacent to the west, which is also owned by the applicant. Per aerial imagery dated May 2021, there is a sign in front of the parcel within the State right-of-way.

Per the Parking Site Plan dated April 26, 2022, the applicant intends to keep the site as is with minor site improvements. The existing parking area will be restriped and a new accessibility sign will be added. A fenced-in area will be added to the rear and side of the existing building. The existing sign in front of the property will be relocated 20' from the property line on the adjacent parcel to the west. Two additional external wall-mounted lights will be added on the rear of the building. Per the local application, the doggie daycare facility will run Monday through Friday from 6:30am- 6:00pm and would not include boarding or weekend hours. The site is

served by public drinking water and sewers and is located within the Oak Orchard Wastewater Treatment Plant and Davis Road pump station, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed.

Advisory Note:

1. Per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements, signage is not permitted in the state right-of-way, and light spillage into the State right-of-way is prohibited.
2. Given the change in use, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system. The Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>
3. Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

Recommendation: NO POSITION WITH COMMENT

Per the NYS Department of Transportation, the sign should be located outside of the State right-of-way and on the subject parcel.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Geddes Zoning Board of Appeals

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

DATE: 8/5/2022

RE: Administrative Review – Renpro, LLC Area Variance

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-219

DATE RECEIVED: 8/2/2022

30-DAY DEADLINE: 9/1/2022

REFERRING BOARD: TGedZBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Renpro, LLC

LOCATION: 362 Long Branch Road

WITHIN 500' OF: County Route 35, State Route 90, and Long Branch Park, a county-owned park

TAX ID(s): 018.-08-10.0

RELATED CASES:

Project Summary:

The applicant is requesting an area variance to replace an existing front porch with a 24' setback where 30' setback is required on a 0.29-acre parcel in a Residential A: Single-Family Residential zoning district.

The site is located south of Long Branch Park (Onondaga Lake Park), a County-owned park, and north of the New York State Thruway in a residential area. The submitted survey dated June 1, 2022 shows a one-story house with a porch, a detached garage, and a driveway on Long Branch Road, a County road, and a fence behind the property on lands owned by the New York State Thruway. Per the Area Variance Drawings dated April 7, 2022, the existing 258.6 sf porch will be demolished and a new porch will be rebuilt within the same non-conforming footprint. Additional modifications to the house will include the demolition of the back porch, replacing the existing roof and rafters as needed, and filling in an existing door with a new window. Per the referral notice, the site is served by public drinking water and public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Farrell Road Pump Station service area. No changes to the existing infrastructure are proposed.

Advisory Note:

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

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

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

DATE: 8/5/2022

RE: Administrative Review – Pyramid Network Services, LLC Site Plan

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER:	Z-22-220
DATE RECEIVED:	8/3/2022
30-DAY DEADLINE:	9/2/2022
REFERRING BOARD:	CSyrPC
TYPE OF ACTION:	SITE PLAN
APPLICANT:	Pyramid Network Services, LLC
LOCATION:	1654 West Onondaga Street
WITHIN 500' OF:	Harbor Brook, a county-owned drainage channel
TAX ID(s):	091.-02-32.1
RELATED CASES:	

Project Summary:

The applicant is proposing to modify an existing rooftop antenna array in a Residential, Class B zoning district.

In 2022, SOCPA offered no position on an administrative review of a site plan referral (Z-22-134) to modify an existing unmanned wireless telecommunication facility on the subject building. The Board has reviewed previous referrals to replace antennas on the subject building (Z-21-337, Z-18-97, Z-17- 94, Z-13-9).

The site is located along West Onondaga Street and has additional frontage on Loehr Avenue, both city streets, in the City's Westside neighborhood. Aerial imagery dated May 2021 shows the site contains an existing five-story building owned and operated by Catholic Charities, an attached three-story building, a detached one-story garage, and a large rear parking area. Per the Environmental Assessment Form dated April 28, 2022, the applicant proposes to remove all existing antennas and associated equipment owned by the company on the rooftop and add four new antennas and associated equipment in the same location.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

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

DATE: 8/5/2022

RE: Administrative Review – T-Mobile Site Plan

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-221

DATE RECEIVED: 8/4/2022

30-DAY DEADLINE: 9/3/2022

REFERRING BOARD: CSyrPC

TYPE OF ACTION: SITE PLAN

APPLICANT: T-Mobile

LOCATION: 1654 West Onondaga Street

WITHIN 500' OF: Harbor Brook, a county-owned drainage channel

TAX ID(s): 091.-02-32.1

RELATED CASES:

Project Summary:

The applicant is proposing to modify an existing rooftop antenna array in a Residential, Class B zoning district.

In 2022, SOCPA offered no position on an administrative review of a site plan referral (Z-22-134) to modify an existing unmanned wireless telecommunication facility on the subject building. The Board has reviewed previous referrals to replace antennas on the subject building (Z-21-337, Z-18-97, Z-17- 94, Z-13-9).

The site is located along West Onondaga Street and has additional frontage on Loehr Avenue, both city streets, in the City's Westside neighborhood. Aerial imagery dated May 2021 shows the site contains an existing five-story building owned and operated by Catholic Charities, an attached three-story building, a detached one-story garage, and a large rear parking area. Per the local application, the applicant proposes to replace six existing antennas, remove one antenna, mount, and ancillary equipment, and add and upgrade accessory equipment owned by the applicant.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

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

DATE: 8/5/2022

RE: Administrative Review – Colin Robinson/ Verizon Site Plan

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-223

DATE RECEIVED: 8/4/2022

30-DAY DEADLINE: 9/3/2022

REFERRING BOARD: CSyrPC

TYPE OF ACTION: SITE PLAN

APPLICANT: Colin Robinson for Verizon

LOCATION: 405 Hiawatha Boulevard East

WITHIN 500' OF: CNY Regional Market, a state-owned facility

TAX ID(s): 001.2-02-08.0

RELATED CASES:

Project Summary:

The applicant is proposing to modify an existing tower-mounted antenna array on a commercial facility located on a 2.21-acre parcel in an Industrial, Class A (IA) zoning district.

In 2021, the Board offered no position with comment on a project site review referral (Z-21-249) to renovate a vacant industrial building for a new self-storage facility.

The site is located in the City's Northside neighborhood with surrounding industrial and residential land uses and abuts parcels to the rear that contain part of the CNY Regional Market. Aerial imagery dated May 2021 shows the site contains a large warehouse building that appears to occupy a majority of the property and a small parking area with a fenced-in communications tower, with a curb cut on Hiawatha Boulevard East, a city street. Per the Environmental Assessment Form dated July 14, 2022, the applicant proposes to remove 9 antennas and supporting equipment and install 12 antennas and supporting equipment on the existing tower.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of LaFayette Planning Board

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

DATE: 8/9/2022

RE: Administrative Review – Rite Aid Site Plan

RECOMMENDATION: MODIFICATION

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

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

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

CASE NUMBER: Z-22-224

DATE RECEIVED: 8/5/2022

30-DAY DEADLINE: 9/4/2022

REFERRING BOARD: TLafPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Rite Aid

LOCATION: 2521 US Route 11

WITHIN 500' OF: Interstate Route 81, U.S. Route 11, and U.S. Route 20, all state highways

TAX ID(s): 019-01-06.2

RELATED CASES:

Project Summary:

The applicant is proposing to establish a pharmacy on the first floor of an existing commercial building on a 1.07-acre parcel in a Hamlet (H) zoning district.

In 2016 the Board offered no position with comment for an area variance referral (Z-16-347) to allow sign placement with a reduced setback on the site. The Board previously recommended modification of a special permit referral (Z-16-38) to operate a scientific laboratory in an existing 5,500 square foot office building on the site.

The site is located at the north end of the Hamlet of LaFayette. The submitted Site Plan dated June 10, 2021, shows the site contains an existing two-story building with front yard parking that encroaches into the State right-of-way, and shared side yard parking with a neighboring building to the south. The site has two driveways onto New York State Route 11, one to serve each parking lot. Per aerial imagery dated May 2021, there is a sign between the two driveways that may be in the State right-of-way.

Per the local application, a dentist office occupies the second floor and the pharmacy (Rite Aid) is proposing to occupy the first floor with no changes to the building footprint or parking area. The submitted Site Plan indicates

new parking lot striping and patching are proposed where required, and the asphalt at the entrance to the building will be regraded to provide ADA accessibility. Per the Environmental Assessment Form dated July 25, 2022, the site is served by an individual well and individual septic system and no changes to the existing infrastructure are proposed.

Advisory Notes:

Per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements and signage is not permitted in the state right-of-way.

Recommendation: MODIFICATION

Per the NYS Department of Transportation, the existing parking lot encroachment within the State right-of-way must be eliminated.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Dewitt Planning Board

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

DATE: 8/8/2022

RE: Administrative Review – Kim’s Tailor Shop Site Plan

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-225

DATE RECEIVED: 8/5/2022

30-DAY DEADLINE: 9/4/2022

REFERRING BOARD: TDewPB

TYPE OF ACTION: SITE PLAN

APPLICANT: Kim's Tailor Shop

LOCATION: 4603 East Genesee Street

WITHIN 500' OF: State Route 5

TAX ID(s): 062.-05-31.1, 062.-05-32.1

RELATED CASES:

Project Summary:

The applicant is proposing to renovate a vacant restaurant building to establish a tailor's shop, Kim’s Tailor Shop, on two parcels totaling 0.75 acres in a Business Transitional zoning district.

The site is located at the corner of Erie Boulevard and East Genesee Street with primarily commercial land uses nearby and residential land uses behind the site to the northwest. The site contains an existing 1-story building, previously an IHOP, with an existing asphalt parking lot and an ingress only driveway on East Genesee Street and an egress-only driveway on Erie Boulevard East, both state highways. Per the local application, interior building improvements include remodeling to transform the site from a restaurant use to a tailor shop, and exterior building improvements include new paint and two new 10' X 2'-10" building-mounted signs with downward-facing light fixtures on the south and west facing sides of the building. The site is served by public drinking water and public sewers and is located in the Meadowbrook- Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed.

Advisory Notes:

1. Per the NYS Department of Transportation, light spillage into the State right-of-way is prohibited.
2. Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;
3. Given the change in use, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

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

DATE: 8/8/2022

RE: Administrative Review – Ryan Benz, Acropolis Center, LLC Special Permit

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER:	Z-22-230
DATE RECEIVED:	8/8/2022
30-DAY DEADLINE:	9/7/2022
REFERRING BOARD:	CSyrPC
TYPE OF ACTION:	SPECIAL PERMIT
APPLICANT:	Ryan Benz, Acropolis Center, LLC
LOCATION:	333 South Salina Street
WITHIN 500' OF:	Onondaga County Public Library, a public facility located on county-owned land
TAX ID(s):	101.-06-02.3
RELATED CASES:	

Project Summary:

The applicant is proposing to establish a live music venue, The Song And Dance, in the basement of an existing building on a 0.57-acre parcel in a Central Business-Retail (CBD-R) zoning district.

The site is located within the South Salina Street Downtown Historic District, across the street from the Landmark Theater with surrounding commercial and retail businesses nearby. Per the submitted survey dated August 31, 2019, the site has frontage on South Salina Street and West Jefferson Street, both local roads, and solely consists of a three-story building which appears to house many different tenants. The local application states the space was previously “Bogarts”, a nightclub dating back to the mid-late 1980’s and has been vacant for some time. The Demolition Plan dated June 17, 2022 shows interior modifications to facilitate space for a main floor, a live band platform, a bar area, and new bathrooms. The Environmental Assessment Form dated June 27, 2022 states the proposed basement venue will have capacity for 390 people. Per the Cover and Signage Information plan dated June 17, 2022, a building-mounted sign consisting of “The Song And Dance” that will be 1’-6” tall and 22’-6” wide is proposed on the building on the side facing West Jefferson Street. The site is served by public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are proposed.

Advisory Notes:

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

Recommendation: NO POSITION