



# Onondaga County Planning Board

August 21, 2024

Onondaga County Department of Planning

Carnegie Building

335 Montgomery Street, 1st Floor

Syracuse, New York 13202

J.Ryan McMahon, II  
COUNTY EXECUTIVE

## I. ATTENDANCE

### MEMBERS PRESENT

Mike LaFlair  
Marty Masterpole  
Don Radke  
David Skeval  
Jim Stelter

### STAFF PRESENT

Troy Waffner  
Megan Costa  
Robin Coon  
Ellison McMahon

### GUESTS PRESENT

John O'Brien

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 21, 2024.

## III. MINUTES & OTHER BUSINESS

Minutes from August 1, 2024 were submitted for approval. Marty Masterpole made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-24-30	TLysPB	<i>Modification</i>	S-24-31	CSyrPB	<i>No Position With Comment</i>
S-24-32	CSyrPB	<i>No Position</i>	S-24-33	TCicPB	<i>Modification</i>
S-24-34	TCicPB	<i>No Position</i>	Z-24-219	TPomPB	<i>Modification</i>
Z-24-220	TLysPB	<i>Modification</i>	Z-24-221	VJorVB	<i>No Position</i>
Z-24-222	VJorVB	<i>No Position</i>	Z-24-224	TClaPB	<i>No Position</i>
Z-24-225	TDewPB	<i>Modification</i>	Z-24-226	CSyrZA	<i>No Position With Comment</i>
Z-24-227	CSyrPB	<i>No Position With Comment</i>	Z-24-228	TSalZBA	<i>Modification</i>
Z-24-229	TSalZBA	<i>No Position With Comment</i>	Z-24-230	TDewZBA	<i>No Position With Comment</i>
Z-24-231	TDewZBA	<i>No Position</i>	Z-24-232	TDewZBA	<i>No Position</i>
Z-24-233	TDewZBA	<i>No Position With Comment</i>	Z-24-234	TDewPB	<i>No Position</i>
Z-24-235	TDewPB	<i>Modification</i>	Z-24-237	CSyrPB	<i>No Position</i>
Z-24-238	TCicTB	<i>No Position</i>	Z-24-239	TCicPB	<i>No Position</i>
Z-24-241	TVanZBA	<i>No Position With Comment</i>	Z-24-242	TVanPB	<i>No Position</i>
Z-24-243	TVanPB	<i>No Position</i>	Z-24-244	VManVB	<i>No Position</i>
Z-24-245	CSyrZBA	<i>No Position</i>			

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 21, 2024

OCPB Case # S-24-30

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Lysander Planning Board at the request of The Timbers, LLC for the property located at 3699 Patchett 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 a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to subdivide a portion of a 231-acre parcel into 44 new residential lots as part of Phase Four of the Timber Banks development in a Planned Unit Development (PUD) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-220) to allow construction on 44 residential lots; and

WHEREAS, the Board has reviewed numerous referrals for the Timber Banks Planned Unit Development (PUD), most recently offering No Position on a subdivision referral (S-16-5) to divide two existing lots containing the golf club and marina into four new lots; previous referrals include multiple subdivisions as the Timber Banks PUD has developed; the Board has required the applicant to work with the New York State and Onondaga County Departments of Transportation (NYSDOT, OCDOT) regarding impacts to River Road and NYS Route 31 and providing traffic and drainage studies, the Onondaga County Department of Water Environment Protection (OCDWEP) regarding sewer availability, Onondaga County Water Authority (OCWA) for public drinking water availability, and the US Army Corps of Engineers and NYS Department of Environmental Conservation regarding nearby wetlands; the Board has also offered comments expressing concerns regarding stormwater runoff, ensuring responsibility of maintaining common areas is established and funded, and encouraging pedestrian and bicycling accommodations; previous referrals include S-07-97, S-13-36, S-13-38, S-14-47, and S-16-5; and

WHEREAS, the Timber Banks PUD is located between the Seneca River and River Road, a county route, and south of NYS Route 31; multiple sections have previously been developed into nodes of single-family residential, townhouses, and apartment blocks along with a golf course and marina abutting the river; the proposed current development site is an irregularly shaped, 231-acre parcel at the southern end of the PUD containing active agriculture and wooded areas; portions of the site abut the golf course and the Seneca River; the southern end of the parent parcel has frontage along Patchett Road, a local road, and an approximately 8-acre portion of the site (per GIS mapping) is located south of Patchett Road; the subject area is located in the northwest corner of site; Forest Ridge Lane, a public road within the development extends into the subject area from the north; and

WHEREAS, per the Site Layout Plan dated 7/1/24, Forest Ridge Lane will extend south

into the subject area with “Road A” extending west from Forest Ridge Lane and creating a loop when connecting to “Road B”, which also extends west from Forest Ridge Lane; 44 residential lots ranging in size from 0.21 to 0.79 acres are proposed to line the three roads in this area; and

WHEREAS, an Environmental Assessment Form (EAF) dated 8/9/2006 is included with the referral materials and discusses the Timber Banks development as a whole and does include this area and proposal but does not contain specific information for the actions currently referred to this Board; the Overall Grading Plan (date illegible) depicts a stormwater management basin in the northwest corner of the site, adjacent to Forest Ridge Lane and the federal wetland traversing this area; per the Forest Ridge Lane Storm Plan & Profile (date illegible), multiple catch basins will be located along the proposed road segments, draining to the proposed basin;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the Timber Banks development is served by public drinking water, and an extension of the water main from the previous section is proposed;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the Timber Banks development is served by public sewer and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Timber Banks Pump Station service area; an extension of existing gravity sewer from the previous section is proposed;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, GIS mapping shows multiple federal wetlands on the site and specifically one riverine wetland traversing the subject area; the Site Layout Plan depicts two wetland areas and an additional boundary of “USACOE Covenants & Restrictions Area ‘WL10’”; these wetland areas encroach along the boundary of three of the proposed residential lots, Lots 6, 27 and 28; information regarding the delineation of the federal wetlands was not included in this referral;  
ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed within the past 5 years by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

WHEREAS, numerous proposed easements are depicted on a Site Layout Plan (date illegible); multiple proposed sanitary sewer easements are depicted along road frontages and drainage easements are depicted along the western site

boundary, the southern boundary of the subject area, and along the rear lot boundaries of the residential lots surrounded by Forest Ridge Lane, Proposed Road A, and Proposed Road B; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that portions of the site along the Seneca River are located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; per GIS mapping, the floodplain areas are outside of the subject area; and

WHEREAS, adjacent lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an Agricultural Data Statement dated 7/18/24 was included in the referral materials; and

WHEREAS, the site may contain the Indiana bat, Northern long-eared bat, or the Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that 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 the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

The applicant must provide an adequate wastewater disposal plan and the appropriate sewer approvals must be obtained from the Onondaga County Department of Water Environment Protection. Additionally, any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The Town is encouraged to consider revisiting the full build Environmental Assessment, which is now 18-years old, to reflect current site and community conditions and guide future buildout planning.

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # S-24-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Berwyn Ave Resubdivision for the property located at 148 Berwyn Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine three parcels into one new lot, New Lot 34A (6.040 acres), in a proposed Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and zone change referrals (Z-24-226 and Z-24-227) for proposed renovations to an existing building and to change one of the three lots comprising the site from High Density Residential (R5) to Commercial (CM); and
- WHEREAS, the site is comprised of three parcels abutting railroad tracks belonging to the Syracuse, Binghamton, and New York Railroad Corporation and Interstate 81 to the west with adjacent residential to the north, east, and south; nearby residential includes a mix of single family and multi-family homes and apartment complexes including the Aspen apartment complex, Benderson Heights, and the Summit Apartments (formerly Vincent Apartments); and
- WHEREAS, the site is comprised of three parcels containing the Hueber-Breuer Construction company located at the terminus of Berwyn Avenue, a local road; per aerial imagery, the site contains multiple connected buildings with parking along the eastern side of the building with an outdoor gravel storage yard at the southern end of the site; approximately 250' of lawn separate the southern end of the site from the adjacent apartment complex; and
- WHEREAS, the applicant is proposing renovation of their existing complex to allow expansion of office space into existing warehouse space; the internal renovations will convert existing warehouse and storage bays into offices, conference rooms, a kitchenette, bathroom, and conference/lecture area; external renovations will convert a loading area into a new entrance with the removal of two overhead doors and installation of windows, an entrance, staircase, and lift; no other exterior work is proposed; and
- WHEREAS, the applicant is proposing a zone change to one of the three parcels comprising the site from High Density Residential (R5) to Commercial (CM); per the City zoning ordinance, the CM district is "characterized by frequent visits of customers and clients in high volumes"; two of the parcels in the site are already in a CM zoning district; and
- WHEREAS, the applicant is seeking to combine the three parcels comprising the site into one new lot to "facilitate interior renovations of existing building and use"; per

the Resubdivision Plat dated 7/18/24, the proposed New Lot 34A will be 6.040 acres and will contain the whole Hueber Breuer complex; and

WHEREAS, per the referral notice, the site is served by public drinking water; construction of a kitchenette and new bathrooms may result in an increase in demand on site; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the proposed interior renovations may result in a increase in wastewater flow;

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

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

WHEREAS, per the Boundary Survey Map dated 5/30/24, the site contains a 50'-wide right-of-way to Hueber, located on an internal driveway, extending from the terminus of Berwyn Avenue; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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 add landscaping and other natural screening along the northern boundaries of the site to buffer adjacent residential properties.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # S-24-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Terry Horst Landscape Architecture PC for the property located at 413, 417-419 & 429 North State Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine three parcels into one new lot, New Lot 22-2B (0.256 acres), in an Urban Core (MX-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-237) to renovate the existing parking lot; and
- WHEREAS, the Board previously approved an “other authorization” referral (Z-19-253) to designate the former Angeloro Building as a Local Protected Site; in 2009, the Board offered No Position with Comment for a special permit referral (Z-09-268) to demolish two existing buildings, which appears to have occurred, to create additional restaurant parking on five parcels, including the subject parcel; and
- WHEREAS, the site is located in a mixed residential and commercial area of the north side of the City of Syracuse, characterized by row buildings with first floor commercial and upper floor residential uses, interspersed with parking lots; across North State Street from the site is the St. Joseph’s Hospital complex; the intersection of Interstates 690 and 81 occurs just southwest of the site; and
- WHEREAS, the site is the Angeloro Building, a three-story approximately 2,280 sf building which is located on the corner of North State Street and East Belden Avenue along with the two adjacent parcels, utilized as parking lots; the site has a driveway to North State Street on its 160’ of frontage plus access to adjacent parking areas to the southeast; and
- WHEREAS, per the Site Plan and Existing Conditions Plan both dated 7/31/24, the applicant is proposing renovation of the existing parking lot which will include removing asphalt and concrete adjacent to the sidewalk and installing lawn and trees, placing fill in an area at the rear of the lot to bring to grade, constructing a retaining wall with a 4’ fence at the rear boundary, and repaving/paving the parking lot and striping 24 parking spaces; per the Site Plan, it appears existing access to the adjacent parking lot to the southeast will remain; no changes to the building and existing exterior staircase are proposed; and
- WHEREAS, per the Resubdivision Plat dated 7/29/24, the applicant is proposing to combine the building parcel with two parking lot parcels to create a 0.256-acre

New Lot 22-2B; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/21/24, 0.07 acres of the site will be disturbed by the proposed project and “drainage will follow existing drainage patterns established in N State St”; per the Site Plan, two drywells will be installed in the lot; and

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

WHEREAS, the rear of the site is adjacent to buildings located within the North Salina Street Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site contains a Local Protected Site (the Angeloro building) and per a previous referral, the building was constructed in 1904 by Angelo Angeloro, an Italian immigrant and successful businessman who provided assistance and lodging to other new Italian immigrants in the community; the building is one of the last known “tied houses” for the Bartel Brewing Company, a significant company in the brewing history of Syracuse, and is an excellent example of early 20th century commercial/residential architecture; the exterior of the building is now designated as a Local Protected Site by the City of Syracuse; per the City zoning ordinance, any material change in appearance to any property in a Local Preservation District or designated a Local Protected Site is subject to review by the Syracuse Landmark Preservation Board (SLPB); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, V00588, C734089, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # S-24-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of T&L Companies, LLC for the property located at Cicero Center 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 Cicero Center Road (Route 14), a county highway; and
- WHEREAS, the applicant is proposing Phase 1 of a 73-lot residential subdivision to consist of the first 13 single family residential building lots on a 48-acre parcel in a Residential (R-12) zoning district; and
- WHEREAS, the Board is concurrently reviewing another subdivision referral for Lyons Runne (S-24-34) to split a 0.25-acre parcel into two residential lots; and
- WHEREAS, the Board most recently recommended Modification of a subdivision referral (S-21-10) to subdivide 11 residential lots from a 7.25-acre parcel, advising any extension of public wastewater infrastructure must be approved by the Onondaga County Department of Health (OCHD) and Onondaga County Department of Water Environment Protection (OCDWEP) and encouraging comprehensive and district specific land use and infrastructure planning in concert with State and County agencies to protect valuable and sensitive land while minimizing impacts to transportation networks; prior to that, the Board recommended Disapproval on multiple referrals (S-17-84 and Z-13-26) due to inconsistencies between the proposed zone change and development pattern and the goals of the Onondaga County 2010 Development Guide, as well as concerns from the New York State and Onondaga County Departments of Transportation regarding cumulative safety, capacity, and mobility impacts; and
- WHEREAS, the site is located on the fringe of the Syracuse Urbanized Area and near Oneida Lake; surrounding lands contain agriculture, wetlands, and suburban residential; and
- WHEREAS, the applicant is proposing Phase 1 of the Lyons Runne South Subdivision, a plan to subdivide 13 residential lots from a 10.47-acre portion of a 48-acre parcel; per the Lyons Runne South Phase 1 Plan dated 9/26/23, the lots will be arranged on extensions of Angus Path, Josette Junction Road, and Boardwalk Drive, internal public roads serving previously constructed phases of the Lyons Runne development; the lots will range in size from 0.285 unencumbered acreage to 0.456-acres; Lots 103 to 108 are arranged along the southern bend of Angus Path and will have a conservation easement covering the rear portion of the lots including significant rear yard areas; and
- WHEREAS, proposed Lot 107 will be 3.271 acres and extend from Angus Path at two points and then extend to the northwest and east, occurring in an area that coincides with a riverine federal wetland per GIS mapping, appearing to

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contain all of the wetlands in that area; proposed Lot 108 will be 0.292 acres unencumbered (1.446 acres total) and will contain the adjacent stormwater management area within a drainage easement; both Lots 107 and 108 would be residential building lots with these additional lands owned by residential homeowners; and

WHEREAS, the Subdivision Plan indicates 'Wetland A' (2.820 acres) is largely within the proposed conservation easement, except for three portions totaling 0.28 acres (per the Environmental Assessment Form [EAF] dated 8/1/24) which will be filled to allow construction of Meadowland View Trail and Angus Path roads and Lots 98, 99, and 100; no mitigation or protection is indicated for this wetland on residential lots; the Subdivision Plan notes wetlands depicted on the Plan were delineated by Environmental Solutions & Innovations, Inc on 4/24/14;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, per the EAF, 10.47 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on-site stormwater management facilities"; per the Subdivision Plan, a stormwater management area will be located along the south side of Angus Path between the unencumbered lands of Lot 108 and the federal wetlands;

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

WHEREAS, per the referral notice, new connections to public drinking water are proposed to serve the development; per the EAF, the development is anticipated to utilize 4,000 gallons of drinking water per day;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the development which per the EAF, is projected to produce 4,000 gallons of wastewater per day; the site is located within the Brewerton Wastewater Treatment Plant and the South Bay Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

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

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

WHEREAS, a Clay-Cicero Route 31 Transportation Study conducted by the Towns and the

Syracuse Metropolitan Transportation Council and completed in 2009 forecasted a 40% increase over 20 years in vehicle miles traveled along the already constrained NYS Route 31 corridor, assuming buildout projections provided by the Towns; recommendations from the study include lowering community vehicle miles traveled through orderly development of nodal, mixed use communities with multi-modal access and a density that can support walkability and enhanced transit, and a scale of development that minimizes future public investments in infrastructure, given fiscal limitations and regional need; and

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

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

1. The applicant must update the wetland delineation and wetland boundaries must be confirmed by the U.S. Army Corps of Engineers (USACOE). The municipality must ensure any mitigation as may be determined by USACOE is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The residential building lots as shown indicate various conditions which may impact sensitive lands and create difficulties in monitoring and maintaining drainage areas and wetlands. The Board strongly encourages the following:

- Removing residential building lots from conservation easement lands, to avoid encroachment of lawns/structures.
- Placing Conservation Easement lands as well as stormwater management ponds under separate ownership, either by the Town, land trust or other partner to ensure long term management and maintenance, and to remove liability or other responsibilities from a private, residential landowner.
- Ensure a reliable funding mechanism for long-term maintenance of non-residential lands.
- Ensuring adequate access easements are in place and labeled on subdivision plans for all conservation and stormwater management facilities on private lots.

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # S-24-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of T&L Companies, LLC for the property located at Cicero Center Road / Angus Path; 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 Cicero Center Road (Route 14), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a vacant 0.25-acre parcel into two new lots within a larger residential development in a Residential (R-12) zoning district; and
- WHEREAS, the Board is concurrently reviewing another subdivision referral for Lyons Runne (S-24-33) to create 13 residential lots; and
- WHEREAS, the Board most recently recommended Modification of a subdivision referral (S-21-10) to subdivide 11 residential lots from a 7.25-acre parcel, advising any extension of public wastewater infrastructure must be approved by the Onondaga County Department of Health (OCHD) and Onondaga County Department of Water Environment Protection (OCDWEP) and encouraging comprehensive and district specific land use and infrastructure planning in concert with State and County agencies to protect valuable and sensitive land while minimizing impacts to transportation networks; prior to that, the Board recommended Disapproval on multiple referrals (S-17-84 and Z-13-26) due to inconsistencies between the proposed zone change and development pattern and the goals of the Onondaga County 2010 Development Guide, as well as concerns from the New York State and Onondaga County Departments of Transportation regarding cumulative safety, capacity, and mobility impacts; and
- WHEREAS, the site is located on the fringe of the Syracuse Urbanized Area and near Oneida Lake; surrounding lands contain agriculture, wetlands, and suburban residential; and
- WHEREAS, the applicant is proposing to amend a previously approved subdivision, Lyons Runne Section No. 2A, to divide the remaining lot at the southeastern terminus of Angus Path into two new lots, proposed Lots 25 and 26, totaling 0.60 acres; this subdivision is directly adjacent to concurrently proposed subdivision S-24-33, Phase 1 of the Lyons Runne South Subdivision, a plan to subdivide 13 residential lots from a 10.47-acre portion of a 48-acre lot;
- WHEREAS, per the Environmental Assessment Form (EAF) dated 8/1/24, 0.60 acres of the site will be disturbed by the proposed project; and
- WHEREAS, per the referral notice, the Lots 25 and 26 have access to public drinking water and new connections are proposed;

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

WHEREAS, per the referral notice, the Lots 25 and 26 have access to public sewers and new connections are proposed; the site is located within the Brewerton Wastewater Treatment Plant and the South Bay Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

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

WHEREAS, a Clay-Cicero Route 31 Transportation Study conducted by the Towns and the Syracuse Metropolitan Transportation Council and completed in 2009 forecasted a 40% increase over 20 years in vehicle miles traveled along the already constrained NYS Route 31 corridor, assuming buildout projections provided by the Towns; recommendations from the study include lowering community vehicle miles traveled through orderly development of nodal, mixed use communities with multi-modal access and a density that can support walkability and enhanced transit, and a scale of development that minimizes future public investments in infrastructure, given fiscal limitations and regional need; and

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

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # Z-24-219

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Emerald Management for the property located at 8632 Cazenovia 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 Cazenovia Road (Route 92), a state highway, Oran Delphi Road (Route 5), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a pole barn and two self-storage buildings on a 7.13-acre parcel in a Hamlet Commercial (HC) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-16-407) to operate a microdistillery in a leased warehouse and Modification of a site plan referral (Z-16-357) to construct a pole-barn and self-storage building at the rear of the site; the Board advised the applicant to coordinate with the Onondaga County Health Department regarding the septic system on the property, advising new structures must be out of the NYS wetlands and buffer areas, and advising the applicant to coordinate with the NYS Department of Transportation (NYSDOT) regarding access to Cazenovia Road (NYS Route 92); and
- WHEREAS, the site is located along Cazenovia Road, near Oran Delphi Road, with surrounding land uses primarily consisting of roadside residential, vacant land and scattered commercial uses; and
- WHEREAS, the site is an irregularly shaped parcel that surrounds a residential parcel with two areas of frontage on Cazenovia Road on either side; the site contains an approximately 4,300 sf building used for office and storage space on the eastern portion of the site with a gravel driveway to Cazenovia Road, an NYS Route; per aerial imagery, the remaining lands appear to contain lawn, shrubbery, and a small wooded area;  
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Cazenovia Road (NYS Route 92) must meet Department requirements; and
- WHEREAS, per the referral notice, the applicant is proposing “three new buildings for mini-storage”; per the Site Plan Phase 1 dated 11/18/19, the applicant is proposing construction of two 30’x150’ buildings and an 150’x75’ pole barn in the rear, southeastern portion of the site, behind the existing building; the existing gravel driveway will provide access to a gravel area surrounding all three buildings; a rendering included with the referral materials depicts numerous overhead doors on the facades of the proposed buildings; and
- WHEREAS, GIS mapping shows the southern boundary of the site may contain state and

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federal wetlands, including a riverine federal wetland crossing the southeastern corner (Class C stream 899-233 per EAF mapper) and an NYS wetland covering the southeastern boundary, part of a 272.9-acre NYS wetland (ORA-3) per EAF mapper; the wetland boundaries and 100' buffer are not depicted on the Site Plan or the Map of Lands of Penoyer Builders, Inc dated 7/5/16; a stormwater management area depicted on the Site Plan appears to encroach on the NYS wetlands and the 100' buffer may include portions of the proposed buildings and gravel area; the Site Plan notes the stormwater management area will drain "towards existing stream";

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

WHEREAS, the Environmental Assessment Form dated 7/8/24 does not detail the "total acreage to be physical disturbed" by the proposed action nor are there explanations of how the applicant will mitigate stormwater runoff or potential impacts to wetlands on site; the Site Plan does depict a stormwater management area that may be constructed on the NYS wetland and discharge to the federally protected Class C Stream;

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

WHEREAS, per the referral notice, the site is served by an individual well and septic system; per the EAF, the proposal will include connections to both the well and septic; the septic system is depicted on the Site Plan between the existing building and the eastern parcel boundary; and

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

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

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

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

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

2. The applicant is advised to contact the U.S. Army Corps of Engineers and the NYS Department of Environmental Conservation to confirm the presence of federal and state wetlands and the 100' state wetland buffer on the site. All confirmed wetlands and applicable buffer areas must be shown on the plans



for the site. Any necessary permits must be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval. The Board further discourages placement of stormwater detention within wetland/buffer areas.

3. The applicant is required to coordinate Cazenovia Road (NYS Route 92) 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 Board offers the following comment:

To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure (including well locations and septic tank/field locations).

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-220

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of The Timbers, LLC for the property located at 3699 Patchett 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 farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing Phase Four of the Timber Banks development to create 44 new residential lots on a portion of a 231-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-30) to subdivide a portion of the site into 44 residential lots; and
- WHEREAS, the Board has reviewed numerous referrals for the Timber Banks Planned Unit Development (PUD), most recently offering No Position on a subdivision referral (S-16-5) to divide two existing lots containing the golf club and marina into four new lots; previous referrals include multiple subdivisions as the Timber Banks PUD has developed; the Board has required the applicant to work with the New York State and Onondaga County Departments of Transportation (NYSDOT, OCDOT) regarding impacts to River Road and NYS Route 31 and providing traffic and drainage studies, the Onondaga County Department of Water Environment Protection (OCDWEP) regarding sewer availability, Onondaga County Water Authority (OCWA) for public drinking water availability, and the US Army Corps of Engineers and NYS Department of Environmental Conservation regarding nearby wetlands; the Board has also offered comments expressing concerns regarding stormwater runoff, ensuring responsibility of maintaining common areas is established and funded, and encouraging pedestrian and bicycling accommodations; previous referrals include S-07-97, S-13-36, S-13-38, S-14-47, and S-16-5; and
- WHEREAS, the Timber Banks PUD is located between the Seneca River and River Road, a county route, and south of NYS Route 31; multiple sections have previously been developed into nodes of single-family residential, townhouses, and apartment blocks along with a golf course and marina abutting the river; the proposed current development site is an irregularly shaped, 231-acre parcel at the southern end of the PUD containing active agriculture and wooded areas; portions of the site abut the golf course and the Seneca River; the southern end of the parent parcel has frontage along Patchett Road, a local road, and an approximately 8-acre portion of the site (per GIS mapping) is located south of Patchett Road; the subject area is located in the northwest corner of site; Forest Ridge Lane, a public road within the development extends into the subject area from the north; and
- WHEREAS, per the Site Layout Plan dated 7/1/24, Forest Ridge Lane will extend south

into the subject area with “Road A” extending west from Forest Ridge Lane and creating a loop when connecting to “Road B”, which also extends west from Forest Ridge Lane; 44 residential lots ranging in size from 0.21 to 0.79 acres are proposed to line the three roads in this area; and

WHEREAS, an Environmental Assessment Form (EAF) dated 8/9/2006 is included with the referral materials and discusses the Timber Banks development as a whole, but does not reflect the specific actions referred to this Board; the Overall Grading Plan (date illegible) depicts a stormwater management basin in the northwest corner of the site, adjacent to Forest Ridge Lane and the federal wetland traversing this area; per the Forest Ridge Lane Storm Plan & Profile (date illegible), multiple catch basins will be located along the proposed road segments, draining to the proposed basin;

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

WHEREAS, per the referral notice, the Timber Banks development is served by public drinking water, and an extension of the water main from the previous section is proposed;

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

WHEREAS, per the referral notice, the Timber Banks development is served by public sewer and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Timber Banks Pump Station service area; an extension of existing gravity sewer from the previous section is proposed;

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

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

WHEREAS, GIS mapping shows multiple federal wetlands on the site and specifically one riverine wetland traversing the subject area; the Site Layout Plan depicts two wetland areas and an additional boundary of “USACOE Covenants & Restrictions Area ‘WL10’”; these wetland areas encroach along the boundary of three of the proposed residential lots, Lots 6, 27 and 28; information regarding the delineation of the federal wetlands was not included in this referral;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed within the past 5 years by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

WHEREAS, numerous proposed easements are depicted on a Site Layout Plan (date illegible): multiple proposed sanitary sewer easements are depicted along road frontages and drainage easements are depicted along the western site boundary, the southern boundary of the subject area, and along the rear lot

boundaries of the residential lots surrounded by Forest Ridge Lane, Proposed Road A, and Proposed Road B; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that portions of the eastern boundary of the site is located within the 100-year floodplain for the Seneca River, which may require avoidance or elevation of structures and other mitigation; per GIS mapping, the floodplain areas are outside of the subject area; and

WHEREAS, adjacent lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an Agricultural Data Statement dated 7/18/24 was included in the referral materials; and

WHEREAS, the site may contain the Indiana bat, Northern long-eared bat, or the Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that 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 the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

The applicant must provide an adequate wastewater disposal plan and the appropriate sewer approvals must be obtained from the Onondaga County Department of Water Environment Protection. Additionally, any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The Town is encouraged to consider revisiting the full build Environmental Assessment, which is now 18-years old, to reflect current site and community conditions and guide future buildout planning.

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # Z-24-221

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Jordan Village Board at the request of Village of Jordan 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 No. A-2024 to amend the Code of the Village of Jordan by abolishing the existing Planning Board and Board of Appeals in the Village through the consolidation and creation of a joint Planning Board / Board of Appeals; and
- WHEREAS, the Board is concurrently reviewing another Local Law referral (Z-24-222) to provide for alternate members on the Village of Jordan Joint Planning Board/Board of Appeals; and
- WHEREAS, the Village of Jordan is proposing to consolidate the existing Planning Board and Board of Appeals by abolishing the separate Boards and creating a “Joint Planning Board/Board of Appeals” which will have five members; and
- WHEREAS, per the Legislative Intent, the proposed law is designed “to increase the efficiency and administration of land use, planning and zoning review in the Village of Jordan”; and
- WHEREAS, per the proposed law, if there are any conflicts between laws, the proposed law will “supersede New York State Village §7-712 and §7-718”; the proposed law will also take precedent over “any local laws or parts of local laws of the Code of the Village of Jordan” that are “inconsistent with or conflict with any of the provision of” the proposed law; and
- WHEREAS, “Wherever the term ‘Planning Board’, ‘Board of Appeals’ or ‘Zoning Board’ appears in any Local Laws or the Code of the Village of Jordan”, the terms will now “mean and refer to” the Joint Planning Board/Board of Appeals; and
- WHEREAS, the Village Board of Trustees will appoint the five members of the Joint Planning Board/Board of Appeals, will appoint one member to be Chairperson annually, and will designate a secretary of the Joint Planning Board/Board of Appeals; appointments are for five year terms with initial appointments arranged so one member’s initial term will expire each consecutive year, allowing terms to be staggered; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # Z-24-222

- 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 LOCAL LAW from the Village of Jordan Village Board at the request of Village of Jordan 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 No. B-2024 to amend the Code of the Village of Jordan to provide for alternate members on the Village of Jordan Joint Planning Board / Board of Appeals; and
- WHEREAS, the Board is concurrently reviewing another Local Law referral (Z-24-221) to abolish the existing, separate Village Planning Board and Board of Appeals and create a Joint Planning Board/Board of Appeals; and
- WHEREAS, the proposed law would allow creation of an Alternate Member of the Village of Jordan Joint Planning Board/Board of Appeals; the Village Board of Trustees will appoint two Alternate Members; and
- WHEREAS, Alternate Members will be utilized to serve “in the absence, unavailability or inability of a regular member of the Joint Planning Board/Board of Appeals”; the Chairperson of the Joint Planning Board/Board of Appeals will call upon the Alternate Member to serve as needed and the Alternate Member will “hear said application, to deliberate and to vote with full force and effect as if duly appointed a regular member of said Board”; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-224

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of 4577 Buckley Rd. Warehouse / Ranalli Generations, LLC for the property located at 4577 Buckley 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 Buckley Road (Route 161), a county highway; and
- WHEREAS, the applicant is proposing to renovate a vacant warehouse facility on a 27.75-acre parcel in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the site is near the intersection of Morgan and Buckley Roads, both county routes, with commercial uses in the areas surrounding the site; Liverpool High School is also nearby; a railroad is located at the northeast corner of the parcel; and
- WHEREAS, the site is located on Buckley Road with two access points; a small pond surrounded by greenspace covers the northeast corner of the site; an unpaved driveway along the western parcel boundary leads to a cell tower which is not owned by the applicant; and
- WHEREAS, the applicant is proposing several improvements to an existing 168,000 sf warehouse (the former Rite Aid warehouse); the Exterior Elevations dated 6/24/24 and Site Layout Plan dated 7/18/24 depict the installation of 13 new loading docks and expanding the asphalt and concrete parking areas to serve the loading docks; additional site improvements include mill and overlay of the parking area along with restriping of the parking spaces, update of existing light pole heads with new dark sky compliant LED fixtures and repainting of the exterior of the building; and
- WHEREAS, site and building improvements are anticipated to take four months, exterior painting of the building is already in progress; installation of the subbase and binder course will follow site plan approval along with the removal of the exterior wall sections as required for the installation of the new loading docks; concurrently the existing pole light heads will be replaced with new LED lights per the Photometrics Plan dated 7/18/24; once loading docks are installed the existing parking area will be milled and overlaid at the same time as the new asphalt areas are top coated and striped, resulting in approximately 108 regular automobile parking spaces (including handicapped spaces) and 15 trailer parking spaces; it is unclear if the proposed parking lot improvements will encroach on the unpaved cell tower driveway; typical construction equipment noise is expected during the four-month period; and
- WHEREAS, the site has multiple easements on the property including a 25'-wide ingress and egress easement containing the driveway to the telecommunications tower, a 25'-wide easement belonging to New York Transit Company Inc

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crossing the middle of the parcel, west to east, to the rear of the building, an easement to Niagara Mohawk Power Corporation crossing the northeast corner of the parcel, and easements belong to Town of Clay Sewer and Water and Onondaga County along the Buckley Road frontage; all work appears to be located outside of existing easements except a portion of the paved area will encroach on the telecommunication tower driveway/easement; and

WHEREAS, the site is in the Town of Clay Water District and the proposed action/use will create a new demand for water; according to the applicant, the existing public water supply has the capacity to serve the proposal and existing lines serve the project site; and

WHEREAS, the proposed action is expected to generate 1,620 gallons of liquid waste per day; this waste is identified by the applicant as 'typical sanitary wastewater'; Wetzel Road Treatment Plant will be used; existing sewer lines already serve the site; construction is expected to produce 6 tons of solid waste per week while regular operation is expected to produce 4 tons of solid waste per week; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/11/24, 0.6 acres of the site will be disturbed by the proposed project, but the project isn't expected to produce additional stormwater; per the EAF, impervious surfaces at the site are increased by 0.2 acres and the natural greenspace on the site is decreasing by 0.2 acres and 15% of the site is poorly drained; and

WHEREAS, GIS mapping shows a federal wetland where a pond is located in the northwest corner of the site but not depicted in the plans; the proposed work does not encroach on the pond, but there is proposed landscaping shown separating the building from where the small pond currently exists; additionally a riverine federal wetland is located approximately 400 feet to the northeast of the site and a NYS wetland is located approximately 700 feet to the south of the parcel; ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the project is located within 2,000 feet of a site in the NYSDEC Environmental Site Remediation database, DEC ID number: V00202; remediation of V00202 is complete and measures are in place to control the potential for coming in contact with residual remaining subsurface oil, groundwater and soil vapor contamination; and

WHEREAS, the site contains the Indiana Bat, which is an endangered or threatened species or their associated habitat; 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 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 Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-225

- 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 Richard J. Riccelli, Sr. for the property located at 4751 Ogle 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 Route 6 (Jamesville Toll Road, Rock Cut Road and North Street), a county highway, and Clark Reservation, a state-owned park; and
- WHEREAS, the applicant is proposing to fill and grade a reclaimed quarry on a 127.35-acre parcel in a High Tech (Commercial 1) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan (Z-20-177) to fill and grade this quarry site, advising the applicant must contact the Onondaga County Department of Transportation (OCDOT) to discuss anticipated heavy truck traffic and its possible impacts and encouraging the applicant to work with the Town to minimize potential impacts to nearby landowners; in 2018, the Board offered no position with comment for a site plan referral (Z-18-40) proposing construction of an earthen berm to screen neighboring residential properties from potential disturbances generated by construction activities on the subject parcel; in 2007, the Board reviewed a site plan referral (Z-07-24) proposing construction and operation of a 10,000 ton per day coal gasification facility, which was deemed an incomplete referral for its lack of a complete site plan, information regarding the full extent of required variances, environmental impact statement, and traffic study; the project was not resubmitted to the County Planning Board and appears to have been dismissed by the local board; and
- WHEREAS, the site is located just northwest of the Jamesville hamlet in the Town of DeWitt and situated between the Jamesville Quarry to the east and Clark Reservation State Park to the west; the 127.35-acre site, formerly the Alpha Portland Cement manufacturing facility, abuts several residential lots to the northeast and southeast; the submitted Overall Site Plan dated May 29, 2020 shows the site contains a cluster of structures, including a covered storage building and 15 leased cement silos, near the southeast corner of the lot; the remainder of the site consists of forested and vacant lands and areas that appear to have been cleared and excavated or mined; a quarry access road is shown parallel to Ogle Road, a dead end, local road that serves the adjacent residential properties; the quarry access road intersects Ogle Road to the north, and ultimately County Route 6; the site appears to have an internal network of dirt/gravel roads; and
- WHEREAS, per the referral materials, the current referral is a continuation of the previously referred filling and grading of this site and the applicant is seeking a four-year renewal of the grading and filling permit issued in 2020 which

expires in September 2024; the Overall Site Plan shows the limits of filling and grading to include roughly half of the site at the northwest side of the parcel where lands have been previously cleared/excavated; it appears that the filling and grading will occur in 4 phases with Phase 1 filling a 60' deep mine area, Phases 2 and 3 filling 40' deep mine areas, and Phase 4 consisting of miscellaneous filling and grading of the overall area; the new elevation of this area will generally range from 642' to 656' with the highest point occurring along a ridge that generally runs north-south through the western half of the site; depressions with elevations as low as 618' are shown to be stormwater management areas, with one each at three corners of the filling and grading area; elevation in this area previously ranged from 570' to 680'; a landscape berm with evergreen tree buffer is shown at the rear of the adjacent residential properties; there is an existing gas main along the eastern boundary of the filling and grading area; and

WHEREAS, per a Bi-Annual Summary of Grading & Filling Activities, from 9/2020 to 12/2023 290,350 cubic yards of "acceptable fill" has been accepted into the site; per a letter from Fogel & Brown, P.C. to the Town of DeWitt, the applicant "has been engaged in the approved grading and filling activities" in accordance with approved conditions including only "acceptable fill material" is used as determined by a full-time representative of the site, a concrete structure at the south end of the site was demolished and the site stabilized, complete records of filling and grading activities are maintained, and hours of operation are restricted to 7am to 7:30pm, the access road is maintained; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/10/24, the project will take 10 years or longer to accomplish and is intended to create a potentially developable parcel of land that could be utilized as a redevelopment site; the Town's Jamesville Hamlet Master Plan, adopted on April 22, 2019, identifies the subject parcel as "ripe for a combined program of mine reclamation, remediation, and redevelopment," ultimately including its redevelopment as one of the recommendations of the Hamlet Master Plan; the Town's Mixed-Use Village Floating Overlay District Areas are to encourage "Village Center" type development, compact development, and a mix of land uses; the Alpha site is included in the area designated for the Mixed-Use Village II (MUV-II) overlay; and

WHEREAS, the EAF indicates 58 acres of the site will be disturbed by the proposed project; all stormwater runoff will be retained on site and infiltrated; the Overall Site Plan shows three stormwater management areas to be located on site upon completion of the filling and grading;  
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows the site may contain areas of federal wetlands along the southern boundary of the site; the proposed fill does not appear to impact any wetland area; and

WHEREAS, the EAF indicates that the site, which was historically used for cement manufacturing, is listed in the NYS DEC Environmental Site Remediation database (734006) as a classification code 3 site in the State Superfund Program, indicating that site contamination does not presently and is not reasonably foreseeable to constitute a significant threat to public health or the environment; the EAF notes that the site was the subject of RCRA corrective actions, which included removal of a buried tanker containing PCBs and several inches of oxidized hydrocarbons in a hazardous waste storage area; samples taken in 1991 did not reveal the presence of hazardous waste contaminants in the hazardous waste area; and

WHEREAS, per the EAF Mapper, the project site is located in or near the following natural communities: maple-basswood rich mesic forest, calcareous talus slope woodland, calcareous cliff community, limestone woodland, and meromictic lake;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; the applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site may contain an animal or plant species (Indiana bat, Northern long-eared bat, forest blue grass), or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); per the NYS DEC, the site may also contain a species of animal (tawny crescent butterfly) that is considered of special concern in NYS;

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 project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;

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

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

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

The applicant must contact the Onondaga County Department of Transportation to discuss anticipated heavy truck traffic, which may have impacts to Jamesville Toll Road and Rock Cut Road and require temporary signage. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The applicant is encouraged to work with the Town to minimize potential

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impacts of heavy truck traffic on adjacent landowners.

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-226

- 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 City of Syracuse Zoning Administration at the request of Berwyn Ave Minor Site Plan Review for the property located at 148 Berwyn 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 Route 81, a state highway; and
- WHEREAS, the applicant is proposing renovations to an existing warehouse to establish additional office space on a 6.040-acre parcel in a proposed Commercial (CM) zoning district; and
- WHEREAS, the Board is concurrently reviewing zone change and subdivision referrals (Z-24-227 and S-24-31) to change one of the three lots from High Density Residential (R5) to Commercial (CM) and combine all three parcels comprising the site into one new lot; and
- WHEREAS, the site is comprised of three parcels abutting railroad tracks belonging to the Syracuse, Binghamton, and New York Railroad Corporation and Interstate 81 to the west with adjacent residential to the north, east, and south; nearby residential includes a mix of single family and multi-family homes and apartment complexes including the Aspen apartment complex, Benderson Heights, and the Summit Apartments (formerly Vincent Apartments); and
- WHEREAS, the site is comprised of three parcels containing the Hueber-Breuer Construction company located at the terminus of Berwyn Avenue, a local road; per aerial imagery, the site contains multiple connected buildings with parking along the eastern side of the building with an outdoor gravel storage yard at the southern end of the site; approximately 250' of lawn separate the southern end of the site from the adjacent apartment complex; and
- WHEREAS, the applicant is proposing renovation of their existing complex to allow expansion of office space into existing warehouse space; the internal renovations will convert existing warehouse and storage bays into offices, conference rooms, a kitchenette, bathroom, and conference/lecture area; external renovations will convert a loading area into a new entrance with the removal of two overhead doors and installation of windows, an entrance, staircase, and lift; no other exterior work is proposed; and
- WHEREAS, the applicant is proposing a zone change to one of the three parcels comprising the site from High Density Residential (R5) to Commercial (CM); per the City zoning ordinance, the CM district is "characterized by frequent visits of customers and clients in high volumes"; two of the parcels in the site are already in a CM zoning district; and
- WHEREAS, the applicant is seeking to combine the three parcels comprising the site into

one new lot to “facilitate interior renovations of existing building and use”; per the Resubdivision Plat dated 7/18/24, the proposed New Lot 34A will be 6.040 acres and will contain the whole Hueber Breuer complex; and

WHEREAS, per the referral notice, the site is served by public drinking water; construction of a kitchenette and new bathrooms may result in an increase in demand on site; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the proposed interior renovations may result in a increase in wastewater flow;

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

WHEREAS, per the Boundary Survey Map dated 5/30/24, the site contains a 50'-wide right-of-way to Hueber, located on an internal driveway, extending from the terminus of Berwyn Avenue; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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 add landscaping and other natural screening along the northern boundaries of the site to buffer adjacent residential properties.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # Z-24-227

- 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 ZONE CHANGE from the City of Syracuse Planning Commission at the request of Berwyn Ave Zone Change for the property located at 148 Berwyn Avenue; 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing a zone change from High Density Residential (R5) to Commercial (CM) on 6.040 acres; and
- WHEREAS, the Board is concurrently reviewing site plan and subdivision referrals (Z-24-226 and S-24-31) for proposed renovations to an existing building and combine all three parcels comprising the site into one new lot; and
- WHEREAS, the site is comprised of three parcels abutting railroad tracks belonging to the Syracuse, Binghamton, and New York Railroad Corporation and Interstate 81 to the west with adjacent residential to the north, east, and south; nearby residential includes a mix of single family and multi-family homes and apartment complexes including the Aspen apartment complex, Benderson Heights, and the Summit Apartments (formerly Vincent Apartments); and
- WHEREAS, the site is comprised of three parcels containing the Hueber-Breuer Construction company located at the terminus of Berwyn Avenue, a local road; per aerial imagery, the site contains multiple connected buildings with parking along the eastern side of the building with an outdoor gravel storage yard at the southern end of the site; approximately 250' of lawn separate the southern end of the site from the adjacent apartment complex; and
- WHEREAS, the applicant is proposing renovation of their existing complex to allow expansion of office space into existing warehouse space; the internal renovations will convert existing warehouse and storage bays into offices, conference rooms, a kitchenette, bathroom, and conference/lecture area; external renovations will convert a loading area into a new entrance with the removal of two overhead doors and installation of windows, an entrance, staircase, and lift; no other exterior work is proposed; and
- WHEREAS, the applicant is proposing a zone change to one of the three parcels comprising the site from High Density Residential (R5) to Commercial (CM); per the City zoning ordinance, the CM district is “characterized by frequent visits of customers and clients in high volumes”; two of the parcels in the site are already in a CM zoning district; and
- WHEREAS, the applicant is seeking to combine the three parcels comprising the site into one new lot to “facilitate interior renovations of existing building and use”; per the Resubdivision Plat dated 7/18/24, the proposed New Lot 34A will be 6.040 acres and will contain the whole of Hueber Breuer complex; and

WHEREAS, per the referral notice, the site is served by public drinking water; construction of a kitchenette and new bathrooms may result in an increase in demand on site; and

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

WHEREAS, per the Boundary Survey Map dated 5/30/24, the site contains a 50'-wide right-of-way to Hueber, located on an internal driveway, extending from the terminus of Berwyn Avenue; and

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

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

The Board has No Position regarding the proposed zone change, but offers the following comment regarding the site as a whole:

The applicant is encouraged to add landscaping and other natural screening along the northern boundaries of the site to buffer adjacent residential properties.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # Z-24-228

- 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 Salina Zoning Board of Appeals at the request of Zausmer Frisch Scruton & Aggarwal - Tom Volpe for the property located at 1201 Buckley 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 Buckley Road (Route 48) and Seventh North Street (Route 45), both county highways; and
- WHEREAS, the applicant is proposing construction of a 1,100 sf warehouse addition to an existing building on a 0.283-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-229) for lot coverage, side yard setback, and a reduction in parking spaces; the Board previously held No Position regarding site plan and area variance referrals (Z-04-365 and Z-04-366) for remodeling this building into a Subway restaurant; and
- WHEREAS, the site is a commercial space in a transitional area between commercial land uses lining Buckley Road and Seventh North Street and adjacent residential uses; the surrounding area includes the Buckley Apartments, a Subway restaurant, McDonald's, and multiple hotels; and
- WHEREAS, the site contains an approximately 3,430 sf building located along the northeastern parcel boundary with parking along the southwestern and southeastern sides of the building; the site has frontage on Buckley Road, a county route, and unrestricted access to Libby Street, a local road; the northwestern area of the site contains lawn and parking spaces with a line of trees and brush separating the site from adjacent single family residential; per aerial imagery, there is no existing or proposed sidewalk or landscaping along either road frontage; and
- WHEREAS, per the Site Layout Plan dated 7/25/24, the applicant is proposing construction of a 1,100 sf warehouse addition to the northwestern side of the building, an area currently containing asphalt and lawn; the proposal also includes replacing asphalt and striping existing spaces in this area and constructing a dumpster enclosure; the applicant is also proposing façade, storefront, and signage updates to the existing building; and
- WHEREAS, the applicant is requesting multiple area variances for the site: to allow 39.4% lot coverage where 30% is the max allowed by code; per the Overall Site Plan dated 7/25/24, the current lot coverage is 30.5%; to allow a 10' sideyard setback along the northwestern parcel boundary (adjacent to residential) where 20' is allowed by code; to allow 16 parking spaces where 23 are required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/24, 0.09 acres of the site will be disturbed by the proposed project and “stormwater runoff will be directed to new drywell. Overflow will be directed to Libby Street right-of-way”; per the referral materials, a swale and drywell will be constructed between the proposed addition and the northwestern parcel boundary; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to existing infrastructure are proposed; the site 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; the Proposed Plan, Elevations, & Rendering dated 7/17/24 depicts the addition as warehouse space with no new bathroom or kitchen facilities 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 Central New York Regional Transportation Authority (CENTRO), Buckley Road and Seventh North Street have public transit service and bus stops are located adjacent to the site; per aerial imagery, there are no sidewalks to either bus stop; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734118) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site is located near the following natural communities: Inland Salt Pond (per EAF Mapper); and

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

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

Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Board encourages the municipality to evaluate the appropriateness of granting area variances to reduce side yard setback and increase lot coverage on a site adjacent to residential uses. Should the municipality allow these deviations from the Town Code, the municipality should require screening along the northwestern parcel boundary to buffer adjacent residential, particularly regarding placement and buffering of dumpster facilities, which area currently poorly sited.
2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontage and around the parking lots, more vegetative buffering for adjacent residential properties, and sidewalks along road frontages.
3. The Board encourage the municipality and applicant to narrow the site's driveway access to Libby Road.

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # Z-24-229

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Zausmer Frisch Scruton & Aggarwal - Tom Volpe for the property located at 1201 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Buckley Road (Route 48) and Seventh North Street (Route 45), both county highways; and
- WHEREAS, the applicant requesting several area variances related to the construction of a 1,100 sf warehouse addition to an existing building on a 0.283-acre parcel in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-228) for the proposed addition; the Board previously held No Position regarding site plan and area variance referrals (Z-04-365 and Z-04-366) for remodeling this building into a Subway restaurant; and
- WHEREAS, the site is a commercial space in a transitional area between commercial land uses lining Buckley Road and Seventh North Street and adjacent residential uses; the surrounding area includes the Buckley Apartments, a Subway restaurant, McDonald's, and multiple hotels; and
- WHEREAS, the site contains an approximately 3,430 sf building located along the northeastern parcel boundary with parking along the southwestern and southeastern sides of the building; the site has frontage on Buckley Road, a county route, and unrestricted access to Libby Street, a local road; the northwestern area of the site contains lawn and parking spaces with a line of trees and brush separating the site from adjacent single family residential; per aerial imagery, there is no existing or proposed sidewalk or landscaping along either road frontage; and
- WHEREAS, per the Site Layout Plan dated 7/25/24, the applicant is proposing construction of a 1,100 sf warehouse addition to the northwestern side of the building, an area currently containing asphalt and lawn; the proposal also includes replacing asphalt and striping existing spaces in this area and constructing a dumpster enclosure; the applicant is also proposing façade, storefront, and signage updates to the existing building; and
- WHEREAS, the applicant is requesting multiple area variances for the site: to allow 39.4% lot coverage where 30% is the max allowed by code; per the Overall Site Plan dated 7/25/24, the current lot coverage is 30.5%; to allow a 10' sideyard setback along the northwestern parcel boundary (adjacent to residential) where 20' is allowed by code; to allow 16 parking spaces where 23 are required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/24, 0.09 acres of the site will be disturbed by the proposed project and “stormwater runoff will be directed to new drywell. Overflow will be directed to Libby Street right-of-way”; per the referral materials, a swale and drywell will be constructed between the proposed addition and the northwestern parcel boundary; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to existing infrastructure are proposed; the site 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; the Proposed Plan, Elevations, & Rendering dated 7/17/24 depicts the addition as warehouse space with no new bathroom or kitchen facilities 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 Central New York Regional Transportation Authority (CENTRO), Buckley Road and Seventh North Street have public transit service and bus stops are located adjacent to the site; per aerial imagery, there are no sidewalks to either bus stop; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734118) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site is located near the following natural communities: Inland Salt Pond (per EAF Mapper); and

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

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

The Board encourages the municipality to evaluate the appropriateness of granting area variances to reduce side yard setback and increase lot coverage on a site adjacent to residential uses. Should the municipality allow these deviations from the Town Code, the municipality should require screening along the northwestern parcel boundary to buffer adjacent residential, particularly regarding placement and buffering of dumpster facilities, which area currently poorly sited.

The Board offers the following comments regarding the proposed development as a whole:

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as landscaping along the road frontage and around the parking lots, more vegetative buffering for adjacent residential properties, and sidewalks along road frontages.
3. The Board encourage the municipality and applicant to narrow the site's driveway access to Libby Road.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-230

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of DeWitt Landing, LLC for the property located at 6457 Fly Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Fly Road (Route 77), a county highway; and
- WHEREAS, the applicant is requesting an area variance for signage related to the construction of a 150,000 sf manufacturing and office facility on 4 parcels totaling 22.77 acres in a High Tech zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-24-16) and No Position with Comment on a subdivision referral (S-24-2), to combine parcels comprising the site and construct a 150,000 sf manufacturing and office facility; the Board advised the applicant must continue to coordinate Fly Road access plans with the Onondaga County Department of Transportation (OCDOT) and provide a Stormwater Pollution Prevention Plan (SWPPP) and lighting plan, the applicant must contact OCDOT regarding a Traffic Impact Study (TIS) to be completed for Fly Road involving multiple development projects in the vicinity, and provide SWPPP to the Onondaga County Department of Water Environment Protection (OCDWEP); the Board also encouraged the applicant to work with CENTRO to create bus stops with pedestrian pathways, to create a sidewalk network, and to utilize green infrastructure on site; and
- WHEREAS, the site is in an area of Fly Road, a county route, near Interstate 481, characterized by industrial and commercial businesses; the former New Venture Gear campus and a FedEx facility are to the north, INFICON, a Byrne Dairy facility, and Upstate Medical offices are to the east, Bishop Grimes School to the south, and single-family residential are to the west; small commercial buildings are adjacent, across Hammersmith Drive; and
- WHEREAS, the site is comprised of one large parcel split by Hammersmith Drive, a local road, and three smaller parcels containing single-family homes (to be demolished), all combined into one new lot; the vacant site has approximately 900' of frontage along Fly Road and frontage along the loop of Hammersmith Drive and Sunny Square Drive; and
- WHEREAS, per the Grading Plan dated 6/12/24, the applicant has proposed to construct a 214,000 sf building along the new lot's Fly Road frontage, with two parking lots located along the north and south sides of the building with a total of 423 parking spaces; loading docks are to be constructed along the western side of the building; the site will have three curb cuts onto Hammersmith Drive; the manufacturing plant will be for TTM Technologies which manufactures "technology solutions including mission systems, radio frequency components

and RF microwave/microelectronic assemblies and quick-turn and technologically advance printed circuit boards” (per website); and

WHEREAS, the Town code allows one attached sign per street façade to which the lot has an access drive with a maximum 120 sf area allowed; the applicant is proposing two attached signs at 864 sf each, one south-facing towards Hammersmith Drive to which the facility has an access drive and one east-facing toward Fly Road (no direct access); and

WHEREAS, the Topographic Survey dated 11/13/2020 shows a 130'-wide drainage easement along the site's western boundary, a 30'-wide drainage easement along the site's northern boundary between the northwestern corner and Hammersmith Drive, and 20'-wide drainage easement extending from Sunny Square Drive and Fly Road, circulating around the three residential parcels, and connecting to the western drainage easement via a 30'-wide drainage easement running west through the middle of the site under the proposed construction area; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/22/24, 18 acres of the site will be disturbed by the proposed project and stormwater will be “collected and managed within an on site stormwater management facility”; the Grading Plan dated 6/12/24 shows stormwater basins located between the building and Hammersmith Drive and stormwater basins along the site's western boundary with connection to proposed drainage swales along the northern and eastern site boundaries; 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;

ADVISORY NOTE: Any project that will create stormwater discharges associated with industrial activity must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 1/22/24, a new connection to public drinking water is proposed to serve the new complex which is expected to require 200,000 gallons of water per day; and

WHEREAS, per the EAF, a new connection to public sewers is proposed for the facility; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, the proposed facility is expected to generate 10,000 gallons of sanitary wastewater and 190,000 gallons of manufacturing process wastewater per day;

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

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

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any facility producing wastewater from a manufacturing or industrial process must obtain a permit; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Fly

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

Road has public transit service and bus stops are located adjacent to the site; per aerial imagery, Fly Road has bicycle lanes on both sides, but no sidewalks; and

WHEREAS, 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); the site is located over, or immediately adjoining, a principal aquifer (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 aerial imagery it appears that there are no wooded areas on the site; and

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

The Board has No Position regarding the proposed area variance but offers the following requirements regarding the project as a whole:

The applicant must continue to coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) on prior referral recommendations. Of particular note, the applicant must continue to coordinate with OCDWEP regarding industrial wastewater discharge and comply with the requirements of the US Environmental Protection Agency (EPA), New York State, and Onondaga County.

**The motion was made by David Skeval and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 21, 2024  
OCPB Case # Z-24-231

- 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 AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of McDonald's USA, LLC for the property located at 6481 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road (Route 635) and Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting area variances related to an existing McDonald's restaurant, to reduce the number of required parking spaces and reduce the width of a landscape buffer strip related to a proposal to add a second drive-thru lane, modify on-site parking, relocate dumpster enclosure and relocate the connection to the existing access road to the south on a 1.3-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously held No Position regarding a site plan referral (Z-24-115) to add a second drive-thru lane, modify on-site parking, and relocate the connection to the existing access road to the south; the Board also had No Position on a prior site plan referral (Z-19-23) to renovate the existing McDonald's Restaurant; previous referrals included constructing adjacent hotels, adjusting parcel boundaries to allow better access to the hotels, and allow construction of the adjacent Verizon Store; and
- WHEREAS, the site is south of Carrier Circle and has frontage on Thompson Road, a state road; the site is across Thompson Road from the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the McDonald's restaurant is situated in the middle of the parcel with parking along one side of the building and three sides of the parcel with a drive-thru lane circulating from the rear of the building and along the southern side; the site has driveway access to Thompson Road, a state route, that is shared with the hotel located to the rear of the site; a Taco Bell restaurant with drive-thru is located immediately south and part of the previously referred site plan was opening a connection between the McDonald's driveway and an access road utilized by Taco Bell; and
- WHEREAS, the applicant is proposing two area variances to allow for the previously referred/proposed changes to the McDonald's drive-thru to allow a second ordering lane; the applicant is proposing a reduction in the parking required by the Town Code to 38 spaces; Town Code required 76 spaces and 52 currently exist; the applicant is also proposing a reduction in the required landscaping strip along the northern parcel boundary from and existing 12'-wide strip to a 1.6'-wide strip where 10' is required by Town Code; the

proposed reduction is to allow the parking along the northern parking lot boundary to be shifted north to make way for the changes to the drive-thru; and

WHEREAS, the southern boundary of the site has an access easement, providing access to the adjacent hotel, a 20'-wide water main easement along the southern boundary, and a 20'-wide sanitary sewer easement along the western boundary; and

WHEREAS, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; and

WHEREAS, GIS mapping shows state and federal wetlands adjacent to the site, a riverine federal wetland north of the site and a state wetland on neighboring parcels to the south and west, including the adjacent hotel parcel; the 100' buffer is not depicted on the property survey; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-232

- 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 AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Bull & Bear Restaurant for the property located at 6402 Collamer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Collamer Road (Route 298), a state highway, and Kinne Street (Route 71), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the required number of parking spaces due to redesigning the existing outdoor patio of the existing Bull and Bear restaurant on a 1.47-acre parcel in an Industrial zoning district; and
- WHEREAS, the Onondaga County Department of Planning recently administratively reviewed a site plan referral (Z-24-172) for the Bull and Bear restaurant to expand their outdoor patio space, offering No Position; that referral had no proposed changes to the parking configuration; the Board previously recommended Modification of site plan referral (Z-19-142), advising the restaurant that per the NYS Department of Transportation (NYSDOT) the existing asphalt in front of the restaurant building must be removed from the state right-of-way; modifications and comments regarding previous referrals concerning the renovation of the existing restaurant space were requiring the applicant to work with NYSDOT and recommending changes to the site to reduce stormwater runoff; and
- WHEREAS, the site is located along NYS Route 298 and across the street from the intersection of a county-owned portion of Kinne Street; surrounding land uses are industrial and commercial; and
- WHEREAS, the site is a triangular-shaped parcel with the restaurant building located along the site's frontage on Collamer Road (NYS Route 298); two driveways from Collamer Road, located on either side of the restaurant building, provide access to parking along the sides of the building, sides of the parcel, and to a rear parking lot;  
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Collamer Road (NYS 298) must meet Department requirements; and
- WHEREAS, per the referral notice, the previously proposed and reviewed expansion of the outdoor patio has resulted in changes to the parking lot including removal of non-conforming parallel parking spaces along the north side of the building and changes to internal drive lanes, resulting in 96 parking spaces; the addition of patio space has also increased square footage of restaurant space, resulting in a new calculation of required parking of 119 spaces; the applicant is seeking an area variance to allow 96 parking spaces where 119 are required;

and

WHEREAS, per the #6402 Collamer Road Land Survey , there is a NMPC/NG 20' easement at the rear corner of the parcel, which coincides with a portion of the parking lot; and

WHEREAS, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the site 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; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, 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, the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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 aerial imagery it appears that there are no wooded areas on the site; and

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-233

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of CNY Laborer's Union for the property located at 7051 Fly Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Fly Road (Route 251), a county highway; and
- WHEREAS, the applicant is requesting an area variance for reserve parking related to a proposed 5,032 sf addition to the existing Laborers' Union building (12,000 sf) on a 1.9-acre parcel in an Industrial zoning district; and
- WHEREAS, the applicant is proposing a 5,032 SF, 1 story training center addition to the existing Laborers' Union 12,000 sf building; the proposal includes replacing asphalt pavement, minor landscaping, and building-mounted lighting and the project is intended to disrupt less than 0.5 acres of the site; and
- WHEREAS, the Board previously recommended Modification of site plan referrals (Z-23-248 & Z-24-154) to construct an 8,147 SF hands-on training center for this applicant on the adjacent parcel to the west, advising the applicant to ensure appropriate access easements were in place and to provide a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (OCDWEP); and
- WHEREAS, the site is in the area west of Interstate 481 along Fly Road characterized by a mix of commercial and industrial enterprises interspersed with vacant wooded or agricultural lands; the site is south of Ley Creek and its associated wetlands; nearby businesses include McVac Manufacturing; the site is a rectangular parcel containing an approximately 12,000 SF single-story building with parking along the western, southern, and eastern sides; the site has access to Fly Road, a county highway, at the southern end of the parcel's frontage and a driveway; and
- WHEREAS, per the Preliminary Site Plan(s) dated 5/23/24 and 7/3/24, the applicant is proposing to construct a 5,032 SF single-story training center addition for current/ future laborers along the rear of the existing building, remove the rear driveway to the adjacent parcel, and reconfigure the rear parking which will result in a loss of approximately 9 parking spaces, leaving approximately 58 spaces on the site; the project application notes 78 parking spaces are required; a referral for an area variance for parking was not received; and
- WHEREAS, the Site Plan shows a possible 22-space parking lot to be constructed "if necessary" on the adjacent parcel to the rear, the site of the previously proposed training center; the Site Plan also shows a stormwater management basin to be constructed "if future parking spaces are constructed"; the proposal does not include any construction on the rear parcel at this time; and



- WHEREAS, the applicant is seeking an area variance because the Town allows for up to 25% of required parking to be held in reserve; the applicant is proposing to hold 33.3% of required parking in reserve; and
- WHEREAS, in practice, the 2 building uses (office and training) never occur simultaneously: office hours are 7am-4:30pm Monday-Friday; training classes are intermittent, but when they are scheduled, they are within the hours of 5pm-8:30pm Monday-Friday & Saturday mornings, as necessary.
- WHEREAS, per GIS Mapping, NYS and federal wetlands are nearby, but do not encroach on the subject parcel; an aerial photo from Plumley Engineering dated 8/2023 indicates a “projected wetland” to the north on an adjacent parcel, but not on the site; the Environmental Assessment Form (EAF) dated 5/23/24, notes Plumley Engineering prepared a wetland delineation in 8/2023 and found no wetlands on site; the EAF notes “the proposed development area is over 100’ from the edge of the wetlands”; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/23/24, 1.9 acres of the site will be distributed by the proposed project; per the EAF “the addition’s stormwater will be piped to the existing building’s stormwater system, which terminates at a catch basin on the north side of the property and is then piped both east and west to swales; the topographic survey dated 7/25/23 depicts swales along the Fly Road frontage and along the southern property boundary; currently, about half the site stormwater flows to a low area in the northwest corner of the site; from here it flows north across the adjacent property. An easement will be created on the adjacent property to formally allow this stormwater drainage to continue; 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;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, the existing building is served by public drinking water and sewers; the proposed addition may result in an increase in demand; the site is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; submitted materials do not indicate proposed sewer connection details;  
ADVISORY NOTE: The applicant is advised to contact OCWA’s Engineering Department to determine the activities and structures permitted within OCWA easements/ rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/ or request that the Authority conduct hydrant flow testing to assess fire flow availability;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/ project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of a site (IDs: C734145) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site plan does not indicate that any additional pedestrian infrastructure/ facilities will be added; the site may contain the Indiana Bat and Bald Eagle or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; 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 archaeologist site inventory (per EAF Mapper);  
ADVISORY NOTE: The applicant and/ or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The Board has No Position regarding the proposed variance, but offers the following requirements regarding the project as a whole:

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

2. The applicant and Town must ensure all easements for sewer lines through other parcels are in place and reflected on the plans as a condition of, or prior to, municipal approval.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-234

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of John Parker (C.F. Smith Property Group) for the property located at 6700 VIP Parkway; 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 to construct a canopy, concrete pad and forklift ramp for an existing structure on a 0.87-acre parcel in an Industrial zoning district; and

WHEREAS, the site is located in a commercial area south of the airport; nearby businesses include Midway Industrial Supply, Syracuse Discount Appliances, Clean Harbors Environmental, and the US Army Reserve Training Center; and

WHEREAS, the site is one of three commercial parcels containing buildings surrounded by an asphalt parking lot, accessed by two driveways from VIP Parkway, a local road; the subject parcel includes an approximately 9,300 sf building with asphalt on the western and northern sides and frontage on East Molloy Road, a county highway, and VIP Parkway, a local road; and

WHEREAS, the applicant is proposing to construct a canopy along the northern side of the building, adjacent to the driveway to VIP Parkway, near two existing overhead doors to facilitate loading and unloading; asphalt beneath the proposed canopy will be replaced with a concrete pad and a forklift ramp will be constructed beneath the canopy;

WHEREAS, per the Boundary Survey Map dated 1/23/24, an access easement occurs over the driveway from VIP Parkway; an easement belonging to Niagara Mohawk Power Corp and New York Telephone occurs adjacent to the eastern and southern parcel boundaries and over transformer equipment located in the southeast corner; a 10'-wide easement to Suburban Gas Company occurs adjacent to the southern parcel boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 7/23/24, 0.02 acres of the site will be disturbed by the proposed project and the "proposed canopy will be equipped with gutter and downspouts which will discharge stormwater towards the existing stormwater system"; the EAF also notes the proposed action will not create additional stormwater runoff; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewer service and no changes to the existing infrastructure are proposed; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Brooklawn and Ley Creek Pump Stations service areas, areas designated as flow constrained and impacted by excessive wet weather flow; 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 multiple sites (IDs: 734054, 734061) 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 Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-235

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Court Street NY, LLC for the property located at 6072 Court Street 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 Court Street Road / North Midler Avenue (Route 298), a state highway; and
- WHEREAS, the applicant is proposing construction of a 7,722 sf addition to a warehouse/office building on a 2.6-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located in the commercial and industrial area around Court Street Road, southwest of Carrier Circle; and
- WHEREAS, the site contains an approximately 25,000 sf building housing offices and warehouse space with loading areas at the rear and southwestern sides; parking is located along the front and southwestern side of the building with truck parking and storage at the rear (per aerial imagery); the site has access to Court Street Road (NYS Route 298) from a shared driveway near the western corner of the parcel; and
- WHEREAS, the applicant is proposing a 7,722 sf addition to the rear of the building (warehouse area); the addition will contain three new dock-level doors and five overhead doors; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/24/24, 0.5 acres of the site will be disturbed by the proposed project and “site stormwater drainage does and will continue to drain into the ‘Ley Creek’ stormwater basin”; per the Grading Plan dated 5/23/24, a new trench drain will be installed along a portion of the proposed addition, a new catch basin will be installed in the rear parking lot, and stormwater infrastructure under the parking lot will connect to a catch basin along the southwestern parcel boundary; 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, current FEMA Flood Insurance Rate Maps (FIRM) show the floodway and 100-year floodplain for Ley Creek occurs to the west of the site which may require avoidance or elevation of structures and other mitigation; and
- WHEREAS, GIS mapping shows a riverine federal wetland coinciding with Ley Creek occurs to the west of the site and a NYS wetland occurs to the south and east of the site; the site does not appear to encroach on either wetland; per GIS mapping, the wetlands are over 100’ away from the site; neither the wetlands or 100’ buffer are depicted on the plans; and

WHEREAS, per the Topographic Survey Map dated 2/2/23, a 25' sewer easement occurs along the northwestern and northeastern parcel boundaries, connecting to a 15'-wide drainage easement crossing the rear parking lot northeast/southwest; per the plans, all proposed work occurs outside of the easements; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to the current infrastructure are proposed; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the Proposed Floor Plan dated 6/20/24, no kitchens or bathrooms are shown in the proposed addition; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734064, 734043, C734113, 734070, C734087) 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Terry Horst Landscape Architecture PC for the property located at 413, 417-419 & 429 North State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing improvements to three parcels containing a mixed-use building and parking lot; proposed renovations will include a retaining wall, fencing, paving and landscaping in an Urban Core (MX-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-32) to combine the site and adjacent building parcel into one new lot; and
- WHEREAS, the Board previously approved an “other authorization” referral (Z-19-253) to designate the former Angeloro Building as a Local Protected Site; in 2009, the Board offered No Position with Comment for a special permit referral (Z-09-268) to demolish two existing buildings, which appears to have occurred, to create additional restaurant parking on five parcels, including the subject parcel; and
- WHEREAS, the site is located in a mixed residential and commercial area of the north side of the City of Syracuse, characterized by row buildings with first floor commercial and upper floor residential uses, interspersed with parking lots; across North State Street from the site is the St. Joseph’s Hospital complex; the intersection of Interstates 690 and 81 occurs just southwest of the site; and
- WHEREAS, the site is the Angeloro Building, a three-story approximately 2,280 sf building which is located on the corner of North State Street and East Belden Avenue along with the two adjacent parcels, utilized as parking lots; the site has a driveway to North State Street on its 160’ of frontage plus access to adjacent parking areas to the southeast; and
- WHEREAS, per the Site Plan and Existing Conditions Plan both dated 7/31/24, the applicant is proposing renovation of the existing parking lot which will include removing asphalt and concrete adjacent to the sidewalk and installing lawn and trees, placing fill in an area at the rear of the lot to bring to grade, constructing a retaining wall with a 4’ fence at the rear boundary, and repaving/paving the parking lot and striping 24 parking spaces; per the Site Plan, it appears existing access to the adjacent parking lot to the southeast will remain; no changes to the building and existing exterior staircase are proposed; and

WHEREAS, per the Resubdivision Plat dated 7/29/24, the applicant is proposing to combine the building parcel with two parking lot parcels to create a 0.256-acre New Lot 22-2B; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 5/21/24, 0.07 acres of the site will be disturbed by the proposed project and “drainage will follow existing drainage patterns established in N State St”; per the Site Plan, two drywells will be installed in the lot; and

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

WHEREAS, the rear of the site is adjacent to buildings located within the North Salina Street Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site contains a Local Protected Site (the Angeloro building) and per a previous referral, the building was constructed in 1904 by Angelo Angeloro, an Italian immigrant and successful businessman who provided assistance and lodging to other new Italian immigrants in the community; the building is one of the last known “tied houses” for the Bartel Brewing Company, a significant company in the brewing history of Syracuse, and is an excellent example of early 20th century commercial/residential architecture; the exterior of the building is now designated as a Local Protected Site by the City of Syracuse; per the City zoning ordinance, any material change in appearance to any property in a Local Preservation District or designated a Local Protected Site is subject to review by the Syracuse Landmark Preservation Board (SLPB); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, V00588, C734089, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Schuyler Road, LLC for the property located at 7201 Schuyler Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Northern Boulevard (Route 82), a county highway, and the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing a zone change from General Commercial (GC) to Industrial (I) on a 9.871-acre parcel containing a vacant building surrounded by an asphalt and gravel parking lot; and
- WHEREAS, the site is located east of the airport in an area characterized by commercial land uses along main routes interspersed with the large vacant rural parcels containing wetlands associated with the Cicero Swamp; and
- WHEREAS, the site is a large commercial property and per aerial imagery, almost completely covered by building, concrete, and gravel; the site contains a 15,216 sf building, located in the middle of the front half of the parcel with loading areas along all sides; the site has two driveways to Shuyler Road, a local road; and
- WHEREAS, the applicant is proposing to change the zoning designation of the site from General Commercial (GC) to Industrial to allow legal “re-use of the existing facility for a trucking terminal”; the referral materials do not include any proposed changes to the site; and
- WHEREAS, per the Town of Cicero Zoning Map from 2016, the area surrounding the site is in an Industrial-zoned area; the site is adjacent to the Town of DeWitt municipal boundary and per the Town of DeWitt Zoning Map from 2008, the site is adjacent to a large Industrial-zoned district in DeWitt; and
- WHEREAS, per the Cicero Town Code, an Industrial District is “designed to provide for those uses characterized by high volumes of truck traffic and/or which have a tendency to be noisy or otherwise a nuisance if proximate to residential uses”; allowable uses in Industrial Districts include manufacturing, warehousing and distribution facilities, trucking terminals, sales, service and/or repair of heavy equipment or machinery”; and
- WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to existing infrastructure are proposed; the site is located within the Metropolitan Wastewater Treatment Plant and Schuyler Road South and Ley Creek Pump Stations 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) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, 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 7/10/24, zero acres of the site will be disturbed by the proposed project and the proposed zone change will no result in an increase in stormwater runoff; and

WHEREAS, GIS mapping shows the northwest corner of the site may contain state wetlands and portions of the western half of the site may contain the 100-foot state wetland buffer; the building and concrete area of the site appears to be located outside of the wetland and buffer areas, but wetland and buffer boundaries are not depicted on the plans or survey included in the referral materials; per EAF Mapper, the NYS wetland DEC #SYE-2 and is 802.9 acres in size; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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  
ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # Z-24-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Bank of America c/o CBRE for the property located at 5501 Bartel 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 Bartel Road (Route 166), a county highway, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to construct a drive-up ATM on a 1.28-acre parcel in a General Commercial zoning district with partial Hamlet Gateway Overlay; and
- WHEREAS, the Board previously offered No Position on a site plan referral (Z-18-114) for an adjacent parcel to modify a tenant space within an existing shopping plaza for a new bar and nightclub; and
- WHEREAS, the site is located in Brewerton just southwest of Oneida Lake; the site abuts residential lots to the north and east; other surrounding land uses include medium density roadside commercial and the Brewerton Elementary School; and
- WHEREAS, the site is one of the parcels comprising Brewerton Plaza, containing the driveway to Brewerton Road (NYS Route 11) and some parking and lawn at the western end of the plaza; and
- WHEREAS, the applicant is proposing constructing a drive-up ATM with dedicated drive-thru lane at the southwestern corner of the plaza's parking lot on an area that currently contains lawn; per the Grading Plan & Drainage Plan dated 6/21/24, the one-way drive-thru lane will extend from the southwestern corner of the parking lot, travel adjacent to the parcel boundary, and connect to the driveway to Brewerton Road; per the Construction Details plan dated 6/21/24, the proposed ATM will be installed in a 9.7' wide by 11.8' tall structure with canopy that will extend over a portion of the drive-up lane; and
- WHEREAS, Lighting Plans including depictions of light at grade, 36" above grade, and along a horizontal plane at grade in a 30'-radius and 60" above grade at a 5'-radius, 50'-radius, and 60'-radius were included with the referral materials; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/21/24, 0.29 acres of the site will be disturbed by the proposed project and "stormwater runoff will be conveyed to a proposed onsite stormwater basin which will discharge to an existing swale off site"; per the Grading Plan & Drainage Plan, swales will be constructed on either side of the proposed drive-thru lane; and
- WHEREAS, the plaza is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (V00036, 734112); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-241

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Van Buren Zoning Board of Appeals at the request of TJS NY - Van Buren Solar for the property located at 1320 Kingdom Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kingdom Road (Route 120) and Gunbarrel Road (Route 231), both county highways, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is requesting an area variance to allow construction of a ground-mounted 5 MW solar facility with a reduced front yard setback (52' where 100' required) on a 30.3-acre parcel in an Agriculture/Residence (AR-80) zoning district; and

WHEREAS, the Board previously recommended Modification of concurrent site plan, special permit, and area variance referrals (Z-22-337, 338, and 339) for this proposed project, noting a dearth of supporting information from what's typical for large-scale solar project, advising the Town to require the applicant to submit a decommissioning plan, visual impact study and information relative to responsibilities regarding the ongoing maintenance and monitoring of the landscape and underlying landfill and advising the applicant to submit a Stormwater Pollution Prevention Plan (SWPPP) or drainage report to the Onondaga County Department of Transportation (OCDOT); in 2017, the Board reviewed a solar project on a parcel directly across Kingdom Road from the site (Z-17-163 and -198), which was ultimately constructed, citing Transportation Department requirements, and recommending screening and careful conversion of agricultural lands; and

WHEREAS, the site is located in a rural area in the Town of Van Buren; surrounding land uses are primarily agricultural and scattered roadside residential and active farms nearby enrolled in the New York State Agricultural District 3; and

WHEREAS, the parcel is the site of a former municipal landfill, a state superfund remediation property which has been closed since 1989 (NYS DEC ID 734031), and the parcel is currently owned by the Town of Van Buren; per aerial photography, the majority of the site is slightly sloped and elevated above surrounding lands, and contains periodic venting pipe infrastructure, stormwater management facilities, and grassed lands over the former landfill, and some wooded lands at the eastern edge of the property, with fencing surrounding the parcel; and

WHEREAS, per the Addendum included with the local application, the applicant is seeking to amend a previously approved variance which detailed the rear and side yard setbacks, but omitted the necessary front yard setback; additionally, it was

found that the “Town did not own the entirety of the solar facility project footprint” and ultimately acquired an additional strip of land which was legally combined with the site at a 2/6/24 Planning Board meeting; the applicant is requesting the approved variance be amended to reflect the necessary 52’ front yard setback where 100’ is required and the variance approval reflect the new lot line; per the Addendum, the size or footprint of the solar facility will not change; and

WHEREAS, the Overall Site Plan (August 2024) shows the layout of solar racks, primarily on the western and center portions of the parcel, avoiding large, marked areas containing steep slopes (>15%); racking systems also avoid existing vents (approximately 30 vents) and clearance perimeters surrounding each vent; detail drawings show the racks will be mounted on concrete ballast block and gravel stone base, and will not be drilled into the ground; and

WHEREAS, an existing minor driveway onto Kingdom Road, a county road, will be utilized and the entrance converted to asphalt, and will lead to equipment pads at the center of the site; and

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

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

WHEREAS, the Site Plan shows two small areas of federal or state (jurisdiction not indicated) wetlands, noted as delineated; it does not appear that panels or infrastructure would encroach into these areas;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100' state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/28/22 (from previous referral), 11.78 acres of the site will be disturbed by the proposed project and “post-construction runoff will not change from existing conditions”; per the previous referral materials (for Z-22-337, 338, 339), a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for grading to occur on the landfill, that SWPPP was not included with this referral; per the Grading Plan dated 8/2024, a detention basin and swale will be installed along the center of the site’s frontage on Kingdom Road;

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, 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 aerial imagery it appears that few to no trees will be removed as part of the proposed project; and

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

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

The Board reiterates requirements from previous referrals:

1. The Board notes the lack of supporting information commonly required for municipal review of larger scale solar projects. The Board recommends that the Town require the applicant to submit a decommissioning plan, visual impact study and information relative to responsibilities regarding the ongoing maintenance and monitoring of the landscape and underlying landfill.
2. The applicant must continue to coordinate drainage requirements with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

**The motion was made by Jim Stelter and seconded by Don Radke. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Infinity Solar Systems for the property located at 6845 East Sorrell Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Sorrell Hill Road (Route 153), a county highway, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install 65 solar panels for a single family residence on a 3.66-acre parcel in a Residential (AR-80) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-243) to review this proposed solar array; and
- WHEREAS, the site is located in a rural area characterized low-density residential along roads, surrounded by large lots containing active agriculture and wooded areas; and
- WHEREAS, the site is a residential parcel containing a home, detached garage, multiple out-buildings, and a pool, all surrounded by lawn; the site has two driveways to East Sorrell Hill Road, a county route; and
- WHEREAS, the applicant is proposing to install a 65-panel, ground-mounted, residential 26.650 kW solar array; per the Plot Plan dated 7/20/24, the applicant is proposing to install the 75'x19' array in the southwest corner of the parcel with a 34'8" rear setback and 95'5" sideyard setback; per the Plan, the array will have a height of 11'6"; the array will be mounted on anchors set at a depth of 5'6"; electrical lines will be installed underground and connected to the rear, southwest structure housing a new solar load center with another buried electrical line to a "new exterior main distribution panel" to be located near the northern parcel boundary; no other changes to the Site are proposed; and
- WHEREAS, a letter from engineer Michael Miele, PE to the Town of Van Buren dated 5/17/24 states the ground mounted solar system with panels "meets the requirements of The 2020 Residential Code of New York State, Publication Date, November 2019" and will have a Wind Design Load of 115 mph; and
- WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3; the site does not appear to contain active farmland, though the surrounding lands do; an Agricultural Data Statement was not included with the referral materials;
- ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and



WHEREAS, the site is served by an individual well and septic system and no changes to existing infrastructure are proposed; 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 Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of Infinity Solar Systems for the property located at 6845 East Sorrell Hill 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 East Sorrell Hill Road (Route 153), a county highway, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to install 65 solar panels for a single family residence on a 3.66-acre parcel in a Residential (AR-80) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-242) to review this proposed solar array; and
- WHEREAS, the site is located in a rural area characterized low-density residential along roads, surrounded by large lots containing active agriculture and wooded areas; and
- WHEREAS, the site is a residential parcel containing a home, detached garage, multiple out-buildings, and a pool, all surrounded by lawn; the site has two driveways to East Sorrell Hill Road, a county route; and
- WHEREAS, the applicant is proposing to install a 65-panel, ground-mounted, residential 26.650 kW solar array; per the Plot Plan dated 7/20/24, the applicant is proposing to install the 75'x19' array in the southwest corner of the parcel with a 34'8" rear setback and 95'5" sideyard setback; per the Plan, the array will have a height of 11'6"; the array will be mounted on anchors set at a depth of 5'6"; electrical lines will be installed underground and connected to the rear, southwest structure housing a new solar load center with another buried electrical line to a "new exterior main distribution panel" to be located near the northern parcel boundary; no other changes to the Site are proposed; and
- WHEREAS, a letter from engineer Michael Miele, PE to the Town of Van Buren dated 5/17/24 states the ground mounted solar system with panels "meets the requirements of The 2020 Residential Code of New York State, Publication Date, November 2019" and will have a Wind Design Load of 115 mph; and
- WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3; the site does not appear to contain active farmland, though the surrounding lands do; an Agricultural Data Statement was not included with the referral materials;
- ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified

Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

WHEREAS, the site is served by an individual well and septic system and no changes to existing infrastructure are proposed; 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 Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024  
OCPB Case # Z-24-244

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Manlius Village Board at the request of Village of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Village of Manlius Zoning Code Sections 99-11.2, 99-14 and 99-15 to limit the number of drive-thrus permitted; and
- WHEREAS, the Town is proposing changes to the Planned Unit Development District (PUD) code and to the Commercial and Commercial 1 zoning districts; and
- WHEREAS, currently, the Town Code regarding PUD Districts stipulates under §99-11.2(B)(3) “allowed uses and respective areas for the allowed uses shall be determined by the Village Board, following recommendation from the Planning Board, upon creation of the district”; proposed changes to §99-11.2(B)(3) adds “There shall be no more than one drive-through use permitted in any single PUD District” to the end of that section; and
- WHEREAS, per Town Code, the Commercial (C) zoning district allows drive-thrus “serving retail pharmacy stores and banks only”; proposed changes to §99-15(I) adds “There shall be no more than one drive-through use permitted on any single parcel in a Commercial District” to the end of that section; and
- WHEREAS, per Town Code, the Commercial 1 (C1) zoning district allows drive-thrus under the special use permitting process; proposed changes to §99-14© adds “There shall be no more than one drive-through use permitted on any single parcel in a Commercial 1 District” to the end of that section; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

**The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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 21, 2024

OCPB Case # Z-24-245

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Todd LaFlamme for the property located at 3449 Burnet Avenue; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road (Route 635), a state highway; and

WHEREAS, the applicant is requesting an area variance related to new signage on a 4.45-acre parcel in a Commercial (CM) zoning district; and

WHEREAS, the site is an area characterized by a mix of commercial and residential land uses along Burnet Ave, industrial uses along Thompson Road, and adjacent residential neighborhoods; and

WHEREAS, the site is a large auto dealership located on both sides of Burnet Avenue, west of Thompson Road, NYS Route 635; the subject area is on the north side of Burnet Avenue containing a 51,658 sf building (GIS mapping) with extensive parking lots on either side; the parcel has large areas of unrestricted access to Burnet Avenue along the western side of the lot and three wide driveways on the eastern side; there is no direct access to Thompson Road; and

WHEREAS, the applicant proposes to replace an existing ground sign with a new sign displaying new branding for the dealership; per the Environmental Assessment Form (EAF) dated 8/2/24, the proposed sign will be the same size, material, illumination, and location as the existing sign; the proposed sign will be 2-sided, 119.5'x219' (363.5 sf), with a total height of 19'6" to be located at the southeast corner of the lot, near the intersection of Burnet Ave and Thompson Road, and visible to both roads; per the local application, the change in ownership and existing sign waiver requires the variance to be updated to change the branding on the sign; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to existing infrastructure are proposed; the site is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; 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 multiple sites (IDs: C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Norther 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

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 Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.**

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Town of DeWitt Zoning Board of Appeals  
**FROM:** Troy Waffner, Director *TW*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 8/2/2024  
**RE:** Administrative Review – U-Haul Sign Variance  
**RECOMMENDATION:** No Position

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

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

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

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

**CASE NUMBER:** Z-24-236  
**REFERRING BOARD:** Town of DeWitt Zoning Board of Appeals  
**DATE RECEIVED:** 8/2/2024  
**TYPE OF ACTION:** Area Variance  
**APPLICANT:** U-Haul (Amerco Real Estate)  
**LOCATION:** 6341 Thompson Road  
**WITHIN 500' OF:** Thompson Road (NYS Route 635)  
**TAX ID(s):** 033.-04-04.2

### Project Summary:

The applicant is a U-Haul facility located in a commercial section of Thompson Road, south of Carrier Circle, in an Industrial zoning district. The applicant has recently completed site updates including updates to the façade and is currently proposing an area variance to allow five signs where only one is allowed by Town zoning code. The site contains the existing 340,259 sf building with an asphalt parking lot wrapping the western, northern, and eastern sides of the building. The asphalt along the eastern side/Thompson Road frontage contains both 8 employee parking spaces and 8 display parking spaces and two driveways to Thompson Road. The side and rear parking lots provide access to customer and truck parking, overhead doors located along the eastern and northern sides of the building, the showroom, and a rental truck staging area.



The applicant is proposing five signs for the site:

sign	location on site	sign area	sign text	location on building
1	Eastern elevation -	47.5 sf	"U-Haul"	along building façade
2	Thompson Rd frontage	16.58 sf	"Customer Entrance"	on canopy
3	Northern elevation	108.48 sf	"Drive-In Self Storage"	along building façade
4		20 sf	"Customer Entrance"	on canopy
5	Southern elevation	18 sf	"U-Haul Center"	along corner near road frontage

Per the referral materials, the five proposed signs with a total area of 210.58 sf are replacing four existing signs with a total area of 223.75 sf.

**Recommendation:** No Position