



# Onondaga County Planning Board

August 25, 2021

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Mike LaFlair  
Marty Masterpole  
David Skeval  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 25, 2021.

## III. MINUTES & OTHER BUSINESS

Minutes from August 4, 2021 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-21-53	TMarPB	<i>No Position With Comment</i>	S-21-54	TMarPB	<i>No Position With Comment</i>
S-21-55	TOnoPB	<i>No Position With Comment</i>	S-21-56	TOnoPB	<i>No Position</i>
S-21-57	TDewPB	<i>No Position</i>	S-21-58	TVanPB	<i>No Position</i>
S-21-59	TVanPB	<i>No Position</i>	Z-21-245	CSyrZBA	<i>No Position</i>
Z-21-246	TClaPB	<i>Modification</i>	Z-21-247	TClaPB	<i>Modification</i>
Z-21-248	TGedZBA	<i>No Position With Comment</i>	Z-21-249	CSyrZA	<i>No Position With Comment</i>
Z-21-250	VManPB	<i>No Position With Comment</i>	Z-21-251	TSkaPB	<i>No Position</i>
Z-21-252	VManVB	<i>No Position With Comment</i>	Z-21-253	VManVB	<i>No Position With Comment</i>
Z-21-254	TDewPB	<i>No Position With Comment</i>	Z-21-255	TDewPB	<i>Modification</i>
Z-21-256	TDewPB	<i>No Position With Comment</i>	Z-21-257	TCicPB	<i>No Position</i>
Z-21-258	TVanPB	<i>Modification</i>	Z-21-259	VSkaVB	<i>No Position</i>
Z-21-260	VSkaVB	<i>No Position</i>	Z-21-261	TCicTB	<i>No Position</i>
Z-21-262	TCicPB	<i>No Position With Comment</i>			



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # S-21-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Lauri Kratz for the property located at 2603 Seal 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 Route 174, a state highway, Rockwell Road (Route 177), a county highway, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to reconfigure the lot line between two parcels totaling 20.88 acres to create Lot 1 (5.1 acres) and Lot 2 (15.78 acres) in Residential (R-1) and Agricultural (A-1) zoning districts; and
- WHEREAS, the site is located in a rural area with surrounding agricultural land uses and large residential lots; the site and surrounding parcels are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the submitted Agricultural Data Statement indicates 3.4 acres of the site is currently being farmed; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on Rockwell Road and Seal Road, a local road, and contains an existing two-and-a-half-story house, detached garage, barn, and driveway onto Seal Road, all to be contained on the proposed Lot 1; Lot 1 will include the entirety of the Seal Road frontage and 320' of frontage on Rockwell Road; and
- WHEREAS, proposed Lot 2 is shown to include 225' of frontage on Rockwell Road; this parcel will contain undeveloped wooded areas and the farm land; the subdivision plan also shows an "approximate waterline location per field sketch by Bob Chrysler of the Village of Marcellus Water Department" on Lot 2; and
- WHEREAS, no development plans are indicated; the submitted Environmental Assessment Form (EAF) dated March 15, 2021 notes that the subdivision is intended for the sale of Lot 1, allowing the applicant to retain the farm land; an "area of proposed driveway, subject to approval from OCDOT" is labeled on Lot 2; ADVISORY NOTE: any proposed or future driveways onto Rockwell Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, aerial imagery dated May 2021 and GIS mapping shows a drainage channel crossing the site that is tributary to Rockwell Springs, a small waterbody east across Rockwell Road; and
- WHEREAS, the house is served by public drinking water and an individual septic system; per the referral notice, no changes to the existing infrastructure are proposed; and

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

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

1. The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.
2. To ensure access to Rockwell Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # S-21-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of John R. Cusick for the property located at 2489 Masters 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 Route 174, a state highway, Masters Road (Route 260), a county highway, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 11.5-acre parcel into two new lots, 5.41 acres and 6.16 acres, in Residential (R-1) and Light Industrial (L-1) zoning districts; and
- WHEREAS, the site is located in a rural area with surrounding agricultural land uses and large residential lots; the site and surrounding parcels are enrolled in NYS Agricultural District 2 and appear to contain active farmland; 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 submitted subdivision plan shows the site has frontage on Masters Road and NYS Route 174 and contains an existing two-story house, an enclosed pool, two metal barns, and an existing driveway onto Masters Road; the proposed 6.16-acre lot will include the entirety of the Route 174 frontage and 150' of frontage on Masters Road, and contain the house, pool, and one barn; and
- WHEREAS, the proposed 5.41-acre lot is shown to include 150' of frontage on Masters Road, which includes the existing driveway access, and the other barn; the subdivision plan shows a proposed house adjacent to the barn and a proposed drive that will use the existing access; a 20' easement for ingress and egress is shown for the shared driveway; and
- WHEREAS, the subdivision plan shows the approximate location of underground gas pipelines and a Tennessee pipeline easement crossing both proposed parcels; the existing and proposed driveways both run through the easement area; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing house is served by an individual well and septic system; a new well and septic system will be required to serve the proposed house; the subdivision plan notes that percolation tests were performed in July 2021;  
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any

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existing or proposed septic system to service the proposed lots prior to Department endorsement of the subdivision; and

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

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

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # S-21-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Sciuga Custom Builders for the property located at Jupiter Inlet Way; 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 Velasko Road (Route 130), a county highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to create 8 new lots from a 2.38-acre portion of an 8.26-acre parcel as part of Section No. 4 of the Velasko Village subdivision in a Planned Residential (P-R) zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for the preliminary subdivision referral (S-16-97) associated with Section No. 3 of the Velasko Village subdivision; the Board previously recommended disapproval of concurrent subdivision and zone change referrals (S-04-82 and Z-04-145) for the Velasko Village project to build 74 residential lots in total on 31.4 acres, citing issues regarding sight distance for road access, lack of cross connections, sewer capacity issues, and stormwater drainage issues; and
- WHEREAS, aerial imagery dated May 2021 and the Final Plan Velasko Village Section No. 4 dated June 6, 2021 shows Velasko Village Sections 1 and 2 on lands directly north of the subject parcel, with two short local roads (Boca Raton Way and Jupiter Inlet Way, both with temporary turn-around easements at their ends) accessing Velasko Road in a single location, with 29 building lots which appear to be largely built out; Section No. 3 appears to have been created from an adjacent parcel 006.-02-23.1 (7.77 acres) to the east, under common ownership; and
- WHEREAS, the subdivision plan shows the 8 new residential lots ranging in area from 11,042 SF to 17,987 SF and each with frontage on Jupiter Inlet Way, to be extended to a new temporary turn-around easement; and
- WHEREAS, the project will connect to public water and wastewater utilities and the site is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to infrastructure subject to combined sewer overflows; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

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impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the site is located within 500 feet of the municipal boundary of the Town of Onondaga and City of Syracuse, and stormwater drainage from this area generally flows toward the City; per the submitted Environmental Assessment Form (EAF) dated July 26, 2021, stormwater discharges will be directed to a water quantity and quality control pond;

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

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

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

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

1. Given the sloping topography and prior stormwater management concerns relative to the Velasko Village project, the Town should ensure that stormwater drainage will not negatively impact adjacent parcels as part of subdivision review.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss offset requirements.
3. The applicant is advised to contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at rachelwoods@ongov.net for approval of addresses prior to filing the subdivision.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # S-21-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of David & Dawn McPeak / C3MF for the property located 4498 Chelise Hamlet Road & 4641 Kasson 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 Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to convey 1.205 acres from 4641 Kasson Road (TM# 024.-02-06.0) to 4498 Chelise Hamlet Road (TM# 024.-02-15.3) in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board has recently reviewed site plan (Z-21-52) and use variance (Z-20-250) referrals to redevelop the vacant elementary school on one of the subject parcels for 31 apartment units, citing required coordination with the Onondaga County Health Department; previously, the Board reviewed concurrent site plan (Z-18-211), special permit (Z-18-212), use variance (Z-18-213) and area variance (Z-18-214) referrals as part of a project to operate a daycare/preschool program and a membership athletic club in the school building, which was not approved locally; and
- WHEREAS, the site is located in a rural area with adjacent residential and agricultural land uses; surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland; 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 submitted subdivision plan dated July 16, 2021 shows one of the parcels has frontage on Kasson Road and contains a large vacant building, formerly the Kasson Road School, an elementary school in the Marcellus School District, to be converted to apartments (Z-20-250, Z-21-52); the second parcel abuts the rear of the school property and has frontage on Chelise Hamlet Road, a local dead-end road, to the west; the second parcel is a residential lot containing an existing house; and
- WHEREAS, per the plan, the school property will be subdivided into Parcel A (18.246 acres) containing the vacant building and Parcel B (1.205 acres), which is undeveloped land; Parcel B will be conveyed to the residential lot, increasing its area from 2.057 acres to 3.262 acres; and



WHEREAS, each parcel is served by public drinking water and an individual septic system; no changes to the 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 Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # S-21-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Doug Tankersley for the property located at 108 Enderberry Circle; 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 the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, Lot 121A (0.357 acres), in Residential (R1 & R2) zoning districts; and
- WHEREAS, the site is located in a residential neighborhood; the submitted survey map dated June 18, 2021 shows parcel #005.-13-09.0 has frontage on Enderberry Circle, a local dead-end road, and contains an existing house and driveway; and
- WHEREAS, the submitted subdivision plan dated July 9, 2021 shows the residential lot will be combined with a rear, vacant parcel (#005.-08-05.1) under common ownership; the local application notes that the resubdivision is proposed in order to install a fence along both properties; and
- WHEREAS, the house is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

**The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # S-21-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Thomas Lamere for the property located at 6894 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of NYS Route 31, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 3.623-acre parcel into two new lots, Lot 1 (2.190 acres) and Lot 2 (1.433 acres), in an Agriculture/Residence (AR80) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding large lot residential and agricultural land uses; the site is east across NYS Route 31 from Dead Creek, a classification C stream; the site and surrounding lands are enrolled in NYS Agricultural District 3; some nearby parcels appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated August 9, 2021 shows the site has frontage on Route 31 and East Dead Creek Road, a local road, and contains an existing one-story house and shed, to be contained on proposed Lot 1 (2.190 acres), and 4 barn/storage buildings and a silo, to be contained on proposed Lot 2 (1.433 acres); and
- WHEREAS, the site has an existing u-shaped driveway with two access points onto Route 31, with one access on each proposed lot shown in the subdivision plan; Lot 2 appears to have 2 additional access points onto East Dead Creek Road; ADVISORY NOTE: any future or proposed driveways onto Route 31 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the plan indicates proposed Lot 2 does not meet the lot area (80,000 SF) requirements of the AR-80 zoning district; and
- WHEREAS, per the referral notice, Lot 1 is intended as a residential lot and Lot 2 will be used for storage; no development plans are indicated; and
- WHEREAS, the house on Lot 1 is served by an individual well and septic system; the well is shown in the subdivision plan to occur on Lot 2 along with a well easement area; the plan notes that Lot 2 does not have an approved onsite sewage disposal plan and the lot is not approved for residential use; per the plan, "prior to issuance of a building permit requiring water supply, formal approval of an individual sewage disposal plan must be obtained, said plan shall be in full conformance with the provisions of the New York State and Onondaga County Health Department regulations in effect at the time"; and

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

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

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

**The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # S-21-59

- 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 Van Buren Planning Board at the request of Leonid Gerasimovich for the property located at 3546 Walters 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 Walters Road (Route 221), a county highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is proposing to combine two lots into one new 10.1-acre parcel in an Industrial (IND-A) zoning district; and
- WHEREAS, in 2020, the Board recommended modification of concurrent special permit (Z-20-29) and site plan (Z-20-32) referrals to establish a hair salon in a vacant office building on one of the subject parcels, citing access modifications to meet commercial driveway standards of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located along Walters Road just south of the I-690 and I-90 highways; the surrounding area has low-density industrial land uses and tracts of undeveloped, vegetated lands; and
- WHEREAS, the submitted subdivision plan dated March 26, 2021 shows the site contains a large existing building with a rear steel crane structure, portions of which occur on both subject parcels; there are two existing buildings, an office building and a garage, at the front of the site, which are separated from the larger building by gravel/dirt; aerial imagery shows additional gravel/dirt surrounding the larger building; these areas appear to have previously been used for parking and outdoor storage on the site; and
- WHEREAS, per the local application, the lot combination is intended to correct the existing building encroachment; and
- WHEREAS, aerial imagery and the submitted plan show the site has unrestricted access to Walters Road across almost the entire frontage of the site; the site appears to also be served by a gravel driveway on an adjacent parcel;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Walters Road must meet Department requirements; no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; 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, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO); and

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

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

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

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

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

**The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-245

- 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 OTHER AUTHORIZATION from the City of Syracuse Board of Zoning Appeals at the request of Fast Signs (US Marines) for the property located at 344 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate 690 and West Street Arterial, both state highways; and
- WHEREAS, the applicant is requesting a sign waiver to allow a new sign to be located above the first floor of an existing building in a Central Business, General Service (CBD-GS) zoning district; and
- WHEREAS, in 2011, the Board offered no position with comment for a final subdivision referral (S-11-70) to combine 5 lots into 1 parcel, creating the subject site; and
- WHEREAS, the site is located in Downtown Syracuse with surrounding mixed-use buildings and surface parking lots; the site is in close proximity to Onondaga Creek and the Onondaga Creekwalk; and
- WHEREAS, the submitted survey map shows the site has frontage on three city streets, Herald Place, Wallace Street, and West Genesee Street, and abuts a parking lot on the fourth side; the site contains an existing one- to three-story office building and has two small parking areas; there are sidewalks on two sides of the property and four existing curb cuts on Wallace Street and Herald Place; and
- WHEREAS, a letter to the Zoning Office indicates the applicant, the US Marine Corps, recently moved its offices to the subject site; the sign to be installed was moved from the applicant's prior location; the sign waiver is requested to allow the applicant to reuse its existing signage; and
- WHEREAS, the proposed signage will be an internally-illuminated channel letter sign, 58 SF (1.4' x 17') in size, and installed 35 feet above grade on the side of the building facing Wallace Street; the sign will be visible from eastbound traffic on West Genesee Street; 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, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, V00588,



C734089) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the C. W. Snow & Company Warehouse, Syracuse Post Office and Court House, and Niagara Mohawk Building which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

**The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-246

- 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 Verplank Road Solar North / VP Solar, LLC for the property located at Verplank 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 Verplank Road (Route 141), a county highway; and
- WHEREAS, the applicant is proposing construction of a 4.00 MW AC ground-mounted photovoltaic solar farm on 26 acres of a 45-acre parcel in an Industrial (I-2) zoning district; and
- WHEREAS, the submitted survey map dated February 26, 2021 shows two vacant, undeveloped parcels with frontage on Verplank Road; there is an existing creek, which appears to be under federal jurisdiction, crossing the front of the parcels; the site is also crossed by a power transmission line easement (300' right-of-way) with towers and overhead utility lines and an electric easement (160' right-of-way) with transmission poles and overhead utility lines; the site is covered by dense vegetation and several wetland areas are delineated in the survey; there is no indication if the wetland areas have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers; the site appears to contain a gravel road network with access to Verplank Road through an adjacent parcel to the east that contains a utility substation for Niagara Mohawk Power Corp; and
- WHEREAS, the submitted plan dated April 30, 2021 shows a lot line adjustment is planned that will reconfigure the lot line between the two parcels; the plan shows TM #047.-01-07.0 will increase from 22.931 acres to 45.217 acres and TM #047.-01-09.1 will decrease from 73.406 acres to 50.930 acres; the solar farm under review with this referral (Z-21-246), "North Verplank Road Solar," is intended for TM #047.-01-07.0; the Board is concurrently reviewing a site plan referral (Z-21-247) for a 4.975 MW AC ground-mounted photovoltaic solar farm on the other parcel; the Board recently reviewed special permit referrals (Z-21-190, Z-21-191) for each solar project; and
- WHEREAS, the submitted site plans show the solar arrays will be constructed in two general locations, one occurring on the north side of the 300' easement and one to the south; the arrays will be served by a 20' wide service access road connecting to Verplank Road to the north; the access road will straddle the proposed lot line and also serve the new solar farm to the south (Z-21-247); the access road will have three easement crossings;
- ADVISORY NOTE: the proposed driveway onto Verplank 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, per the submitted Project Narrative dated April 30, 2021, solar panels will be

installed on a single axis tracker to follow the sun's path; the maximum height of the array will not exceed 9' and all equipment will be enclosed by a 7' tall chain link fence; the proposed solar panels are designed to have high absorption of the sun's energy and will continuously track the sun's position, minimizing the reflection of light off the solar panels, or "glare"; panels are also coated in anti-reflective material; a glare analysis was not included with the referral materials; per the Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; a utility substation is defined as "land occupied by a building, structure or equipment used for private business or by a private or public utility service regulated by the NYS Public Service Commission or a federal agency in the transmission or collection of energy, water, or sanitary waste and may include communication towers, transmission poles and towers, cellular phone towers or antennas, pump stations, and equipment monitoring buildings"; the Town does not explicitly regulate solar energy systems; and

WHEREAS, the Project Narrative notes that the proposed solar facility will occupy approximately 26 acres of the site; the applicant has entered a Purchase and Sale Agreement with the property owner and will acquire the property after all approvals are obtained; the project area is located approximately 300' from Verplank Road and will be screened by topography and a wooded buffer, minimizing visibility of the project from the north; the eastern, western, and southern sides of the project will be screened by dense vegetation, to remain; a visual analysis was not included with the referral materials; and

WHEREAS, the site plans show a proposed inter-connection at Verplank Road where there are existing utility lines and poles; per the Project Narrative, National Grid will provide final approval of interconnection equipment; customer-side utility equipment will be pad-mounted, with electrical circuits installed underground; and

WHEREAS, the special permit referral (Z-21-191) materials included a Decommissioning Estimate dated May 26, 2021, which was created at the request of the Town, and estimates the cost of decommissioning the North project at approximately \$354,000 and 5-6 weeks to complete; the report notes that a Decommissioning Plan is being submitted to the Town which will outline mitigation measures and restoration of land and water and the management of excess materials and waste as part of the decommissioning phase of the project; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 26, 2021, the proposed project will consist of three wetland crossings for the porous access road; the crossings will result in 2,600 sf of wetland fill; per the EAF, stormwater will be managed on-site before being released overland to on-site federal wetlands; the referral materials include a copy of the Stormwater Management Report; and

WHEREAS, new regional infrastructure is planned for the nearby White Pines Commerce Park, as detailed in a recently released Final Generic Environmental Impact Statement for the Park, and includes a new gas line crossing the subject parcel in the vicinity of the proposed solar panel installation; and

WHEREAS, the site does not have drinking water or wastewater services and no new services are proposed as part of the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area in an area that does not have existing public sewerage; and

WHEREAS, the site may contain an animal species (Indiana bat or sedge wren), or their

associated habitats, listed by the state or federal government as threatened or endangered (per EAF Mapper); the site plans indicate 24.3 acres of mature forest will be cleared to accommodate construction;

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 Narrative indicates the project was submitted to the NYS Historic Preservation Office through the Cultural Resources Information System on April 22, 2021; a letter dated April 23, 2021 was received from the office indicating that the project will have no effect on any properties including archaeological and/or historic resources; 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 continue to coordinate with the Onondaga County Department of Transportation regarding access to Verplank Road, which must meet commercial driveway standards and will require paving the portion of the driveway in the right-of-way. To further meet Department requirements, the applicant must also submit a copy of the Stormwater Management Report for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The Town must ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board and the Onondaga County Department of Economic Development note that given the industrial zoning of the parcel and its proximity of this project to the White Pines Commerce Park, where significant investments in commercial/industrial development and related infrastructure are being planned and executed, the Town is encouraged to consider the long term appropriateness of this land use at this site.
2. To the extent practicable, the Town of Clay should condition future subdivision and/or site plan approvals for the project on execution of temporary and permanent easements for the proposed gas line serving the White Pines Commerce Park. The Town and applicant are encouraged to coordinate development plans with the Onondaga County Office of Economic Development.
3. The Town is advised to review the proposed North and South Verplank

Road Solar Farms as one project for the benefit of having a comprehensive review of stormwater management, wetland impacts, and visual impacts for the development in its entirety.

4. The Town is advised to ensure any necessary approvals are obtained for work within, or access roads crossing, the transmission line and electric easements.
5. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.
6. The Town should consider requiring glare and visual analyses to ensure there will be sufficient screening and no impacts on the neighboring properties and county highway.
7. The applicant is advised to contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 to obtain a new address for the proposed project.
8. The Board commends the Town for convening a committee to examine solar development and regulation in the Town of Clay. The Board encourages the Town to consider incorporating specific regulations for solar energy systems into its zoning ordinance or local laws, and potential analysis of optimal siting locations, to incorporate into zoning regulations.

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

<http://www.ongov.net/planning/solar101.html>.

**The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-247

- 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 Verplank Road Solar South / Seaboard Solar for the property located at 4936 Verplank 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 Verplank Road (Route 141), a county highway; and
- WHEREAS, the applicant is proposing construction of a 4.975 MW AC ground-mounted photovoltaic solar farm on 25 acres of a 51-acre parcel in an Industrial (I-2) zoning district; and
- WHEREAS, the submitted survey map dated February 26, 2021 shows two vacant, undeveloped parcels with frontage on Verplank Road; there is an existing creek, which appears to be under federal jurisdiction, crossing the front of the parcels; the site is also crossed by a power transmission line easement (300' right-of-way) with towers and overhead utility lines and an electric easement (160' right-of-way) with transmission poles and overhead utility lines; the site is covered by dense vegetation and several wetland areas are delineated in the survey; there is no indication if the wetland areas have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers; the site appears to contain a gravel road network with access to Verplank Road through an adjacent parcel to the east that contains a utility substation for Niagara Mohawk Power Corp; and
- WHEREAS, the submitted plan dated April 30, 2021 shows a lot line adjustment is planned that will reconfigure the lot line between the two parcels; the plan shows TM #047.-01-07.0 will increase from 22.931 acres to 45.217 acres and TM #047.-01-09.1 will decrease from 73.406 acres to 50.930 acres; the solar farm under review with this referral (Z-21-247), "South Verplank Road Solar," is intended for TM #047.-01-09.1; the Board is concurrently reviewing a site plan referral (Z-21-246) for a 4.00 MW AC ground-mounted photovoltaic solar farm on the other parcel; the Board recently reviewed special permit referrals (Z-21-190, Z-21-191) for each solar project; and
- WHEREAS, the submitted site plans show the solar arrays will be constructed in two general locations, one occurring on the north side of the 300' easement and one to the south; the arrays will be served by a 20' wide service access road connecting to Verplank Road to the north; the access road will straddle the proposed lot line and also serve the new solar farm to the south (Z-21-247); the access road will have three easement crossings;
- ADVISORY NOTE: the proposed driveway onto Verplank 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, per the submitted Project Narrative dated April 30, 2021, solar panels will be installed on a single axis tracker to follow the sun's path; the maximum height of the array will not exceed 9' and all equipment will be enclosed by a 7' tall chain link fence; the proposed solar panels are designed to have high absorption of the sun's energy and will continuously track the sun's position, minimizing the reflection of light off the solar panels, or "glare"; panels are also coated in anti-reflective material; a glare analysis was not included with the referral materials; per the Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; a utility substation is defined as "land occupied by a building, structure or equipment used for private business or by a private or public utility service regulated by the NYS Public Service Commission or a federal agency in the transmission or collection of energy, water, or sanitary waste and may include communication towers, transmission poles and towers, cellular phone towers or antennas, pump stations, and equipment monitoring buildings"; the Town does not explicitly regulate solar energy systems; and

WHEREAS, the Project Narrative notes that the proposed solar facility will occupy approximately 25 acres of the site; the applicant has entered a Purchase and Sale Agreement with the property owner and will acquire the property after all approvals are obtained; the project area is located approximately 2,000' from Verplank Road and will be screened by topography and an existing wooded buffer, minimizing visibility of the project from the north; the eastern, western, and southern sides of the project will be screened by dense vegetation, to remain; a visual analysis was not included with the referral materials; and

WHEREAS, the site plans show a proposed inter-connection at Verplank Road where there are existing utility lines and poles; per the Project Narrative, National Grid will provide final approval of interconnection equipment; customer-side utility equipment will be pad-mounted, with electrical circuits installed underground; and

WHEREAS, the special permit referral (Z-21-190) materials include a Decommissioning Estimate dated May 26, 2021, which was created at the request of the Town, and estimates the cost of decommissioning the South project at approximately \$354,000 and 5-6 weeks to complete; the report notes that a Decommissioning Plan is being submitted to the Town which will outline mitigation measures and restoration of land and water and the management of excess materials and waste as part of the decommissioning phase of the project; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 26, 2021, the proposed project will consist of three wetland crossings for the porous access road; the crossings will result in 2,600 sf of wetland fill; per the EAF, stormwater will be managed on-site before being released overland to on-site federal wetlands; the referral materials include a copy of the Stormwater Management Report; and

WHEREAS, new regional infrastructure is planned for the nearby White Pines Commerce Park, as detailed in a recently released Final Generic Environmental Impact Statement for the Park, and includes a new gas line crossing the subject parcel in the vicinity of the proposed solar panel installation; and

WHEREAS, the site does not have drinking water or wastewater services and no new services are proposed as part of the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area in an area that does not have existing public sewerage; and

WHEREAS, the site may contain an animal species (Indiana bat or sedge wren), or their associated habitats, listed by the state or federal government as threatened or endangered (per EAF Mapper); the site plans indicate 27.5 acres of mature forest will be cleared to accommodate construction;

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 Narrative indicates the project was submitted to the NYS Historic Preservation Office through the Cultural Resources Information System on April 22, 2021; a letter dated April 23, 2021 was received from the office indicating that the project will have no effect on any properties including archaeological and/or historic resources; 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 continue to coordinate with the Onondaga County Department of Transportation regarding access to Verplank Road, which must meet commercial driveway standards and will require paving the portion of the driveway in the right-of-way. To further meet Department requirements, the applicant must also submit a copy of the Stormwater Management Report for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The Town must ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board and the Onondaga County Department of Economic Development note that given the industrial zoning of the parcel and its proximity of this project to the White Pines Commerce Park, where significant investments in commercial/industrial development and related infrastructure are being planned and executed, the Town is encouraged to consider the long term appropriateness of this land use at this site.
2. To the extent practicable, the Town of Clay should condition future subdivision and/or site plan approvals for the project on execution of temporary and permanent easements for the proposed gas line serving the White Pines Commerce Park. The Town and applicant are encouraged to coordinate development plans with the Onondaga County Office of Economic Development.



3. The Town is advised to review the proposed North and South Verplank Road Solar Farms as one project for the benefit of having a comprehensive review of stormwater management, wetland impacts, and visual impacts for the development in its entirety.
4. The Town is advised to ensure any necessary approvals are obtained for work within, or access roads crossing, the transmission line and electric easements.
5. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.
6. The Town should consider requiring glare and visual analyses to ensure there will be sufficient screening and no impacts on the neighboring properties and county highway.
7. The applicant is advised to contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 to obtain a new address for the proposed project.
8. The Board commends the Town for convening a committee to examine solar development and regulation in the Town of Clay. The Board encourages the Town to consider incorporating specific regulations for solar energy systems into its zoning ordinance or local laws, and potential analysis of optimal siting locations, to incorporate into zoning regulations.

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

**The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of SunCap Property Group for the property located at 241 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is requesting a special permit to install an 8' tall chainlink fence with barbed wire around the perimeter of a proposed parking lot on a 6.18-acre portion of a 55.64-acre parcel in an Industrial (IA) zoning district; and
- WHEREAS, the Board recently recommended modification of the site plan referral (Z-21-127) associated with the proposed parking area, citing traffic, lighting, and drainage requirements for the Onondaga County Department of Transportation; in 2020, the Board recommended modification of concurrent site plan (Z-20-216), special permit (Z-20-217), and preliminary and final subdivision (S-20-39) referrals to establish a Ryder motor vehicle sales and rental facility on the subject parcel; the Board previously offered no position for concurrent special permit and area variance referrals (Z-20-69, Z-20-70) to maintain an existing 6' tall chain link fence with barbed wire on the subject site, which was previously installed for a temporary marshalling yard (Z-19-188) for National Grid; previously, the Board recommended modification of a site plan referral (Z-19-55) to demolish the existing 160,000 sf building and construct a new warehouse on the subject parcel; in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; aerial imagery dated May 2021 and the submitted Existing Conditions Map show almost 40 acres of undeveloped, forested lands at the rear of the site; the front, developed portion is almost entirely covered by tarvia and contains a 10,211 sf building and a 3,120 sf temporary canvas covered structure within a fenced enclosure at the rear of developed area; and
- WHEREAS, the site is served by three existing driveways on a portion of Farrell Road that is under Town jurisdiction; County jurisdiction of Farrell Road begins 200'

from the John Glenn Boulevard intersection; the southernmost driveway has a 30' Ingress/Egress Easement and serves the rear developed lands; the northernmost driveway partially falls on an adjacent parcel; there is a connection between this driveway on the center drive, that creates a u-shaped drop-off area at the front of the site; the submitted Site Plan dated March 19, 2021 shows the driveway connection will be removed and the center drive will be replaced by a new 25' wide driveway; and

WHEREAS, the Site Plan shows the proposed project to include a 6.18-acre lease area with 25 employee parking spaces, 102 van staging spaces, 44 tractor spaces, and 66 trailer spaces; the employee parking area will be served by the new driveway and occur at the front of the site; a row of 22 future employee spaces is shown adjacent to the parking area; the remainder of the parking will be enclosed by a 8' tall chainlink fence with barbed wire, to include a gated entrance via the ingress/egress driveway and easement; proposed lighting will include new light poles generally spaced around the perimeter of the parking area; and

WHEREAS, a letter to the Town, dated August 2, 2021, notes that the proposed parking area is intended for a new vehicle freight service facility; employees will not be on-site for extended periods of time and clients will not be present at all; the facility will operate 24-7 with peak hours expected between 7AM and 9AM and 4PM and 6PM; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 18, 2021, 6.09 acres of the site will be disturbed by the proposed project; there are two points of discharge from the property that drain to existing stormwater piping systems; these points of discharge will be maintained as part of the proposed action;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area; no municipal connections to the existing infrastructure are proposed; and

WHEREAS, the site is adjacent to the Seneca River; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear forested portion of the site is located within the 100-year floodplain and floodway, which may require elevation of structures and other mitigation; GIS mapping shows this area is also encumbered by state and federal wetlands; all existing and proposed development appears to fall outside of these environmentally sensitive areas; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the adjacent parcel to the northwest, which contains an existing building, is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as a Classification 4 site (ID: 734055) in the State Superfund Program; per the NYS DEC, "[t]his classification is assigned to a site that has been properly closed but that requires continued site

management consisting of operation, maintenance and/or monitoring”; and  
WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or 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 the plans it appears that no trees will be removed as part of the proposed project; and

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

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

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

1. The applicant and municipality are encouraged to provide substantial landscaping along the road frontage and in the parking area to improve the aesthetics of the site, aid in stormwater management, and screen parking areas.
2. The Onondaga County Department of Transportation requires traffic data for the proposed project as a whole to ensure there will be no traffic impacts to the John Glenn Boulevard intersection. The applicant is advised to contact the Department to determine the scope of the data needed and reflect any mitigation on the project plans.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-249

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of True Storage for the property located at 405 Hiawatha Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the CNY Regional Market, a state-owned facility; and
- WHEREAS, the applicant is proposing to renovate a vacant industrial building for a new self-storage facility on a 2.21-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located in the City's Northside neighborhood with surrounding industrial and residential land uses; the site abuts parcels to the rear that contain part of the CNY Regional Market; the site is also in close proximity to the NBT Bank Stadium, a county property, and the Regional Transportation Center; and
- WHEREAS, the submitted Topographic Survey dated June 8, 2021 shows the site has frontage on Hiawatha Boulevard East, a city street, and contains a large warehouse building that appears to occupy a majority of the property; there is a small parking area on the north side of the building with an existing curb cut; an area on the north side of the site is labeled "Spring Street Alley (not open)"; and
- WHEREAS, per the local application, the existing building (60,000 SF) will be renovated for a self-storage facility, True Storage, which is shown in the floor plans to include 924 storage units; proposed hours of operation will be 9AM to 9PM for the office with self-storage key card access 24 hours; exterior renovations will include new paint, doors, and finishes; and
- WHEREAS, the submitted Site Layout dated July 7, 2021 shows site modifications to include two proposed entrance canopies and a drive aisle along the front of the building, all of which appear to partially occur in the Hiawatha Boulevard right-of-way; a small parking area (3 spaces) is also shown at the front of the building; while the parking spaces do not encroach into the right-of-way, it would require vehicles to back into the right-of-way to leave; additional parking (14 spaces) and loading docks are shown on the north side of the building, to include new asphalt pavement; and
- WHEREAS, the Site Layout shows existing asphalt/gravel at the front of the site will be converted to grass and the existing curb cut will be removed; two proposed 24' wide curb cuts are shown, one at either end of the property, and a new concrete sidewalk will be installed along the entire frontage; a grass strip will be located between the sidewalk and the curb; and

WHEREAS, in September 2020, the Syracuse Metropolitan Transportation Council completed the RTC / Market Area Mobility Study which is a “planning-level assessment that informs the community about potential options to improve mobility across Hiawatha Boulevard and Park Street”; the primary study area includes the section of Hiawatha Boulevard that the site is located on; recommendations to improve pedestrian and bicycle mobility in the vicinity of the site include establishing 5-foot bike lanes and 12-foot travel lanes, adding a 5-foot wide sidewalk or shared use path where space exists in the right-of-way, and adding other potential features such as pedestrian-scale lights and a tree planting zone between the curb and sidewalk; the study notes that an access management plan for this area may help to consolidate driveways and increase curb space for on-street parking and/or a cycle track; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 26, 2021, 0.5 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to existing drainage structures and pipes along the Hiawatha Boulevard right-of-way; 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, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, 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 multiple sites (IDs: C734132, C734131, C734135, 734048, C734151, 734013, 734123) 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 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); the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. The City is encouraged to work with the applicant to revise the site plan to eliminate right-of-way encroachments and reconfigure parking areas to ensure safe vehicle and pedestrian circulation and means of ingress and egress.
2. Additional mobility improvements as prescribed in the RTC / Market Area Mobility Study are strongly encouraged and may include tree planting and pedestrian-scale lighting in the area between the proposed sidewalk and curb.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-250

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Manlius Planning Board at the request of Fayette Manlius LLC for the property located at 332 & 402-406 Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Highbridge Road (NYS Route 92 and part of the National Highway System), Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257), and the municipal boundary between the Town and Village of Manlius; and
- WHEREAS, the applicant is proposing to change the zoning of two parcels totaling 4.44 acres from Commercial and Two-Family Residential to Planned Unit Development (PUD) as part of a multi-building, mixed-use development project; and
- WHEREAS, the Board recently offered no position with comment for previous iterations (Z-21-110, Z-20-272) of this PUD application; development plans from the previous review of this project (Z-21-110) have not substantially changed; the Board has reviewed a number of other referrals relating to proposals for reuse of the site in 2005, 2008, 2012, 2015, 2017 and 2018; most recently, the Board offered no position with comment for a zone change referral (Z-18-119) and modification of a site plan referral (Z-18-184) for the site and neighboring parcels, as part of a proposal for retail, restaurant, and residential uses on 6 acres; the zone change had been approved but the site plan application was ultimately withdrawn by the developer; and
- WHEREAS, the site is located at the border of the traditional village on the historic and heavily traveled NYS Route 92/Route 257 corridor; surrounding land uses are commercial, single- and multi-family residential, and civic (fire house); the site consists of two adjacent tax parcels totaling 4.376 acres and also has rear frontage on Eureka Drive, a local road; aerial imagery shows the site contains a single-family house and a former car dealership with a large parking area, all to be removed; and
- WHEREAS, the submitted Civil Site Plan shows three proposed buildings to be constructed as part of the redevelopment project, a coffee shop (1,963 SF), an urgent care (3,555 SF), and a three-story mixed-use office building (12,643 SF) with first floor office/retail and second/third floor multi-family (20 units); the coffee shop will have a drive-thru with stacking for 11 vehicles and designated parking for 25 vehicles, to be contained on proposed Lot 1 (1.43 acres) and constructed as part of Phase 1; the urgent care and mixed-use building will share a large rear parking area providing 86 additional spaces; the urgent care and a portion of the rear parking will be contained on proposed Lot 2 (0.82 acres) and also constructed during Phase 1; the mixed-use building and



remaining parking will be proposed Lot 3 (1.42 acres) and constructed during Phase 2 of the project; the Civil Site Plan also shows a proposed Lot 4 (0.710 acres), which will contain the undeveloped land and Eureka Drive frontage; Lot 4 will be developed as part of Phase 3 with a future 2-story multi-family structure with parking (9 spaces) at the front of the building and a proposed driveway onto Eureka Drive; and

WHEREAS, the Civil Site Plan shows a proposed full access driveway with dual exit lanes at the signalized intersection at the front of the site, to serve Lots 1, 2, and 3; the driveway will occur on Lots 1 and 2 and have a 48' wide ingress, egress, and cross access easement; a proposed right-out driveway onto Fayette Street is also shown on Lot 1, allowing for exit from the drive-thru and adjacent bypass lane; both driveways would be completed as part of Phase 1; a proposed full access driveway onto Eureka Drive is shown to serve the multi-family building on Lot 4, to be completed as part of Phase 3; no vehicle connections are shown between Lots 1, 2, and 3 and Lot 4, though an easement will be provided for future path connection between Eureka Drive and Lot 3; a future drive connection is shown for the adjacent parcel to the south;  
ADVISORY NOTE: per the NYS Department of Transportation, the applicant was previously working with the Department regarding proposed access, stormwater, and lighting designs for the proposed project; however, the scope of the work for Phase 1 and planned use of the site has since changed and will require additional review by the Department; and

WHEREAS, the Civil Site Plan shows a sidewalk along Fayette Street, which will extend through the proposed driveways; multiple proposed sidewalks are shown throughout the site, connecting buildings to each other and to the sidewalk on Fayette Street and parking areas on-site; Lot 4 will have a sidewalk connection to Eureka Drive though this local road does not have an existing sidewalk; and

WHEREAS, a Site Photometric Plan dated June 21, 2021 was included with the referral materials and shows 8 proposed pole-mounted light fixtures generally located around the perimeter of the site's parking areas, drive aisles, and sidewalks;  
ADVISORY NOTE: per the NYS Department of Transportation, no glare or spillover onto adjacent properties or the state right-of-way will be permitted; and

WHEREAS, the Civil Site Plan shows an existing creek, Perry Springs Brook, crossing the rear of Lots 1, 2, and 3, and separating them from Lot 4; the plan indicates a wetland delineation boundary was completed by Environmental Resources, LLC on March 27, 2020; the wetlands are generally adjacent to the creek and appear to be under federal jurisdiction; it is not clear if the boundaries have been confirmed by the US Army Corps of Engineers; and

WHEREAS, more than 1 acre of the site will be disturbed by the proposed project; the submitted Environmental Assessment Form (EAF) dated September 9, 2020 indicates stormwater runoff will be directed to on-site stormwater management structures and filtration areas, and ultimately the creek;  
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant

service area; the EAF notes that anticipated drinking water demand and wastewater generation for the proposed development are each estimated at 900 gallons per day (gpd) for the urgent care and 1,330 gpd for the coffee shop; no information regarding drinking water demand for the mixed-use or multi-family buildings is provided; a September 11, 2020 letter from the Onondaga County Department of Water Environment Protection confirms sanitary sewer capacity for the previous iteration of Phase 1 and notes that the project is subject to a required 2:1 flow offset for the calculated 1,027 gpd increase in flow; no assurances were previously provided for Phases 2 or 3; OCWA has confirmed water system capacity; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, a portion of the site is listed in the NYS DEC Environmental Site Remediation database (C734122); C734122 is classified as “No Further Action at this Time” in the Brownfield Cleanup Program; the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Northern Long-eared Bat), or associated habitats, listed by the state or federal government as threatened or endangered;

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

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

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

The Board finds the proposed PUD zoning approach for a large, transitional development site such as this to be appropriate and offers the following comments for the next phase of development:

1. The applicant is advised to contact the New York State Department of Transportation to provide an updated site plan, Stormwater Pollution Prevention Plan (SWPPP), and lighting plan that reflects the changes to the scope of the project and planned phases. Given the increased intensity of the uses on the site, traffic data will also be required and should be coordinated with the Department early in the planning process.

2. Given the changes to the scope of the project and planned phases, the applicant is advised to reaffirm capacity is available for drinking water and wastewater services with the Onondaga County Water Authority (OCWA) and Onondaga County Department of Water Environment Protection (WEP), respectively.

3. Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

4. The Village is encouraged to require the applicant to install a sidewalk along the Eureka Drive frontage to allow for future connection to Elmbrook Drive to the south.

5. The Board encourages the applicant and Village to consider continued refinement of the site plan to reflect desired village character as set forth in municipal planning documents and current planning efforts. Specific recommendations include considering removal of the drive thru in a walkable village environment, extending the sidewalk from Eureka Drive through to Fayette Street, and adding cross-access agreements or an easement to the Village to foster interconnection of rear parking areas as the area develops.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-251

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Bridget Marquardt for the property located at 1012 The Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct an attached two-car garage on a 2.2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on the west side of Skaneateles Lake with surrounding residential and agricultural land uses; the site abuts a parcel to the south that is enrolled in NYS Agricultural District 2 and appears to contain active farmland; and
- WHEREAS, the submitted survey map shows the site has frontage on The Lane, a private fire lane, and contains a conforming one-story house with attached garage, per the submitted Narrative; the Site Plan dated July 30, 2021 shows the proposed garage addition (30' x 40') will be attached to the house, adjacent to the existing garage space; the driveway will be modified to extend to the front of the new garage; and
- WHEREAS, per the Site Plan, two proposed bio-swales will be located along the front of the driveway; impermeable surface coverage will increase from 6.7% to 8.6% following the proposed project, where 10% is permitted; and
- WHEREAS, the site is served by an individual septic system and water is drawn directly from the lake; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; the local application indicates the City of Syracuse Water Department was contacted on July 30, 2021 for project review;  
ADVISORY NOTE: the municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-252

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Village Board at the request of Empire Management of CNY, Inc. for the property located at 2-4 Stickley Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fayette Street (Route 92 and Route 257) and Highbridge Road (Route 92), both state highways; and
- WHEREAS, the applicant is proposing to convert a vacant fire station into a mixed-use building on a 0.84-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-253) as part of the proposed project; in 2019, the Board offered no position with comment for a preliminary & final subdivision referral (S-19-68) to subdivide the subject parcel into three new lots; current tax maps show the subdivision was approved and filed, separating a driveway and parking area used by a neighboring bank parcel and a Village-owned park with athletic fields onto separate parcels; and
- WHEREAS, the site is located at the edge of the traditional village on the historic and heavily traveled NYS Route 92/Route 257 corridor, and south across Stickley Drive, a local road, from the Madison Row development; surrounding land uses are commercial, single- and multi-family residential, and civic; and
- WHEREAS, the submitted plan shows the site has frontage on Stickley Drive and contains a two-story former fire station building; there is an existing parking lot with unrestricted access to Stickley Drive that partially occurs on the adjacent Village parcel; the parking lot has a 24' wide ingress & egress easement, with 12' on each lot; aerial imagery shows an existing access drive at the rear of the fire station, which appears to provide additional access to the shared parking lot and adjacent bank parking area, as well as an existing driveway onto Route 92; and
- WHEREAS, the submitted Concept Layout dated August 2, 2021 shows site modifications to include construction of a new patio area at the front of the building and a rear addition; a sidewalk will be installed around the front and side of the building; the parking lot will be striped for 34 parking spaces; access to Stickley Drive will be delineated into 2 driveways with new grassed areas; access to the adjacent Village parcel and bank parking area appears to be removed; and
- WHEREAS, per the local application, hours of operation will be 9AM to 9PM, 7 days a week with a maximum of 6 employees on-site at one time; the submitted Environmental Assessment Form (EAF) dated August 4, 2021 indicates the first floor of the building will have two commercial tenants and the second floor will have (3) one-bedroom apartments and (1) two-bedroom apartment;

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E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

and

WHEREAS, per the EAF, 0.5 acres of the site will be disturbed by the proposed project and the existing on-site drainage patterns will be maintained; and

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

1. Given the change of use, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements.
2. The Village is encouraged to work with the applicant to improve the site plan and further promote the traditional village environment. Specific recommendations include extending the sidewalk from the adjacent bank parcel across the frontage of the site to improve pedestrian access and pursuing opportunities for shared parking and shared driveways with neighboring properties to help minimize impermeable surfaces and improve access management by reducing the number of curb cuts.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-253

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of Empire Management of CNY, Inc. for the property located at 2-4 Stickley Drive; 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 Fayette Street (Route 92 and Route 257) and Highbridge Road (Route 92), both state highways; and

WHEREAS, the applicant is requesting a special permit to convert a vacant fire station into a mixed-use building on a 0.84-acre parcel in a Commercial zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-252) as part of the proposed project; in 2019, the Board offered no position with comment for a preliminary & final subdivision referral (S-19-68) to subdivide the subject parcel into three new lots; current tax maps show the subdivision was approved and filed, separating a driveway and parking area used by a neighboring bank parcel and a Village-owned park with athletic fields onto separate parcels; and

WHEREAS, the site is located at the edge of the traditional village on the historic and heavily traveled NYS Route 92/Route 257 corridor, and south across Stickley Drive, a local road, from the Madison Row development; surrounding land uses are commercial, single- and multi-family residential, and civic; and

WHEREAS, the submitted plan shows the site has frontage on Stickley Drive and contains a two-story former fire station building; there is an existing parking lot with unrestricted access to Stickley Drive that partially occurs on the adjacent Village parcel; the parking lot has a 24' wide ingress & egress easement, with 12' on each lot; aerial imagery shows an existing access drive at the rear of the fire station, which appears to provide additional access to the shared parking lot and adjacent bank parking area, as well as an existing driveway onto Route 92; and

WHEREAS, the submitted Concept Layout dated August 2, 2021 shows site modifications to include construction of a new patio area at the front of the building and a rear addition; a sidewalk will be installed around the front and side of the building; the parking lot will be striped for 34 parking spaces; access to Stickley Drive will be delineated into 2 driveways with new grassed areas; access to the adjacent Village parcel and bank parking area appears to be removed; and

WHEREAS, per the local application, hours of operation will be 9AM to 9PM, 7 days a week with a maximum of 6 employees on-site at one time; the submitted Environmental Assessment Form (EAF) dated August 4, 2021 indicates the



first floor of the building will have two commercial tenants and the second floor will have (3) one-bedroom apartments and (1) two-bedroom apartment; and

WHEREAS, per the EAF, 0.5 acres of the site will be disturbed by the proposed project and the existing on-site drainage patterns will be maintained; and

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

1. Given the change of use, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements.

2. The Village is encouraged to work with the applicant to improve the site plan and further promote the traditional village environment. Specific recommendations include extending the sidewalk from the adjacent bank parcel across the frontage of the site to improve pedestrian access and pursuing opportunities for shared parking and shared driveways with neighboring properties to help minimize impermeable surfaces and improve access management by reducing the number of curb cuts.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-254

- 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 Aramark Uniform & Apparel for the property located at 3909 New Court 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 New Court Avenue (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to install a new wastewater equalization tank at an existing facility on a 7.3-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2004, the Board recommended modification of concurrent site plan (Z-04-2) and preliminary subdivision (S-04-3) referrals to construct a 5,500 SF addition and combine three lots into one; and
- WHEREAS, the site is located in an industrial area in the Town; the submitted Site Plan with Proposed Conditions dated July 2021 shows the site has frontage on New Court Avenue and abuts a CSX rail line to the north; the site contains a 53,720-square foot building for Aramark Uniform Services with parking at the front and side of the building and loading on the other side; the facility appears to have a shared driveway with an adjacent parcel to the west and shared parking and driveway with parcels to the east; the easterly parcels are separated from the site by a Town right-of-way; and
- WHEREAS, a letter to the Town dated June 24, 2021 indicates the new equalization tank is replacing an existing tank and is intended to improve operational efficiency of the existing wastewater pretreatment system and accommodate future facility growth; the plan shows the 65,000-gallon, 24-foot tall steel tank adjacent to the building, replacing 3 parking spaces; 4 new parking spaces will be added to a parcel to the east; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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 multiple sites (IDs: 734057, 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 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:

Prior to any future expansion of the facility or changes to industrial wastewater, the applicant is advised to contact the Onondaga County Department of Water Environment Protection at (315) 435-2260 x339 to coordinate any industrial pre-treatment requirements.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-255

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the Town of DeWitt Planning Board at the request of Robert J. Blood, RLA for the property located at 3414 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing vacant restaurant and construct a new Burger King Restaurant on a 1.1-acre parcel in a Business zoning district; and
- WHEREAS, the site is located along a highly commercialized corridor with surrounding restaurant, commercial, and big box retail land uses; the submitted survey dated June 22, 2021 shows the site has frontage on Erie Boulevard and contains a vacant restaurant building, formerly Denny's, with side and rear parking areas, all to be demolished; the site has rear frontage on Stanton Drive; there is an existing driveway onto Erie Boulevard, to remain; and
- WHEREAS, the submitted Concept Site Plan shows a new proposed restaurant building (3,098 SF, 45 seats max) for Burger King with drive-thru lanes on three sides of the building and parking (35 spaces) at the front, rear, and one side of the site; the drive-thru lane will split into two lanes for double ordering and have stacking for 17 vehicles; and
- WHEREAS, per the Concept Site Plan, a proposed sidewalk is shown along the Erie Boulevard frontage with a connection to the front of the building; a shared cross-access easement with the adjacent shopping plaza is proposed; and
- WHEREAS, per the elevation drawings, (4) wall-mounted logo signs (22.79 SF each) and (1) wall-mounted '1954' sign with logo (68.17 SF) are proposed; the Concept Site Plan shows a proposed monument sign at the front of the site; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 29, 2021 indicates 0.8 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to the established conveyance system in the state right-of-way;  
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed;  
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The New York State Department of Transportation has determined that the applicant must provide ITE Trip Generation traffic figures to meet Department requirements. The applicant must also submit a lighting plan to demonstrate there will be no glare or spillover onto adjacent properties or the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given the change of business, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

**The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-256

- 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 Alan Diamond for the property located at 6409 Yorktown Circle; 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 the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing to install an exterior patio to an existing restaurant building on a 1.35-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located in a node of hotels, restaurants, and various commercial land uses located along the NYS Thruway (I-90); the submitted survey map dated July 26, 2021 shows the site has frontage on Yorktown Circle, a local dead end road, and abuts I-90 to the north; the site contains an existing one-story restaurant building, formerly Grimaldi's, surrounded on three sides by parking; there is an existing driveway onto Yorktown Circle; and
- WHEREAS, the submitted Concept Site Plan Dated August 2, 2021 shows the proposed outdoor seating area will be added to the front of the building, reducing the number of front yard parking spaces from 5 to 3; 2 new parking spaces will be added elsewhere; and
- WHEREAS, there appears to be a discrepancy in the street number used for this property; the 911 Emergency Communications Department indicates that the official address assigned to this property is 6409, though the previous restaurant used 6430; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), 0.11 acres will be disturbed by the proposed project; stormwater discharges will be directed to an existing catch basin from a proposed area drain; there is an existing detention basin with easement at the rear of the site; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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 multiple sites (IDs: 734043, 734124) in the NYS Department of Environmental Conservation Environmental Site

Remediation database (per EAF Mapper); and

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

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

The Town is advised to work with the applicant to ensure the site address is consistent with addressing used for the 911 Emergency Communications Department. Any questions should be directed to Rachel Woods with the Syracuse-Onondaga County Planning Agency at [rachelwoods@ongov.net](mailto:rachelwoods@ongov.net).

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-257

- 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 ICM Controls Corp. for the property located at 7313 William Barry Boulevard; 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 Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing a parking lot expansion for an existing manufacturing facility on a 15-acre parcel in a General Commercial Plus (GC+) zoning district; and
- WHEREAS, in 2005, the Board recommended modification of a site plan referral (Z-05-195) to construct an 82,000 SF building for ICM Controls, citing lighting requirements; and
- WHEREAS, the site is located in the Hancock Airpark, an industrial park along East Taft Road, just outside the Syracuse Hancock International Airport; aerial imagery dated May 2021 shows the site has frontage on William Barry Boulevard, a local road, and limited frontage (~15 feet) on East Taft Road; the site contains an existing two-story building for ICM Controls with two parking lots and two existing driveways on William Barry Boulevard, one each on either side of the building; and
- WHEREAS, per the local application, the proposed site modifications are intended to increase parking capacity by providing 36 new parking spaces; the submitted plan shows the parking area on the north side of the building will be expanded to provide the additional spaces; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 10, 2021, 0.25 acres of the site will be disturbed by the proposed project; stormwater management practices will be utilized, if necessary, and runoff will be directed to the existing on-site sewer systems;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, GIS mapping shows the site may contain a federal wetland area, which appears to cover part of the building and a portion of the southern parking



area; the proposed parking lot expansions do not appear to encroach into the wetland area;

ADVISORY NOTE: the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, 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 Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-258

- 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 Empire Polymers for the property located at 7278 State Fair Boulevard; 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 State Fair Boulevard (Route 48), a state highway; and
- WHEREAS, the applicant is proposing to modify a vacant manufacturing facility to allow for a new manufacturing use, Empire Polymers, on a 15.97-acre parcel in an Industrial (Ind-A) zoning district; and
- WHEREAS, in 2010, the Board recommended modification of a subdivision referral (S-10-61) to subdivide a 50.37-acre parcel into two proposed lots, which separated the subject parcel from the neighboring manufacturing use; and
- WHEREAS, the site is located along State Fair Boulevard, adjacent to a manufacturing facility (Tessy Plastics) and near a mix of single-family and multi-family residential land uses; the site has two frontages on State Fair Boulevard that occur on either side of a row of 4 small lots, two of which contain houses; and
- WHEREAS, aerial imagery dated May 2021 and the submitted Site Improvements Plan dated February 2021 show the site contains a large existing building, part of the former Syroco manufacturing facility, and a smaller building labeled the "North Building"; the site is served by two existing driveways onto State Fair Boulevard, one of which appears to occur on the neighboring manufacturing property; the shared driveway accesses a loading area on the south side of the main building, which is also partially located on the adjacent parcel; the site has additional parking on the north side of the site; and
- WHEREAS, a letter to the Town dated July 30, 2021 indicates modifications are planned for the main building and smaller, north building; new loading docks, ramp, overhead door access, and trash compactor are proposed for the south side of the main building; the north building will have new loading docks on the west side of the building and a new trash compactor on the south side; and
- WHEREAS, the submitted sign plans shows proposed signage will include a new monument sign (78" tall) with a 36" x 96" box sign mounted on a brick base and a temporary "Now Hiring" sign (24" x 72") mounted on the base, to be installed adjacent to the southernmost driveway; a directional sign (18" x 24") will be installed on-site; new wall-mounted signs are proposed for the front of the main building (48.5" x 178.5") and north building (36" x 96"); and
- WHEREAS, per the EAF, all stormwater on-site is collected in existing stormwater drains located around the facility; stormwater will be routed to existing stormwater outfall located near the northwest corner of the existing building;
- ADVISORY NOTE: per the NYS Department of Transportation, additional

stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the letter to the Town indicates new utility services are proposed for the north building; the main building will have a new sanitary sewer lateral installed and an existing interior pump station and force main will be removed; new water service and backflow preventor are also proposed for the main building; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

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

The New York State Department of Transportation has determined that the applicant must provide ITE Trip Generation traffic figures to meet Department requirements. The applicant must also submit a lighting plan to demonstrate there will be no glare or spillover onto adjacent properties or the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant continue to coordinate on plans for the proposed sanitary sewer lateral, and contact the Department at (315) 435-2260 x355 prior to any future wastewater connections for the north building.
2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on State Fair Boulevard.

**The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-259

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 Skaneateles Village Board at the request of Village of Skaneateles 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 #1 of 2021 to amend Chapter 225 ("Zoning"), Article III ("Land Use Control Districts"), Section 225-7 ("Zoning Map); and

WHEREAS, the proposed revision will change the effective date of the Village Zoning Map cited in Section 225-7 from "December 11, 2017" to "June 1, 2021"; and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-260

- 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 Skaneateles Village Board at the request of Village of Skaneateles 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 #2 of 2021 to modify Section 95-2 of the Village Code and create a new Section 95-14, entitled “Environmental Advisory Board”; and
- WHEREAS, per the Village Zoning Code, the purpose of Chapter 95 Environmental Quality Review is to “implement, for the Village of Skaneateles, general environmental considerations, the provisions of the State Environmental Quality Review Act, and the State Environmental Quality Review Regulations, thereby incorporating environmental factors into existing planning and decision making processes”; and
- WHEREAS, the new Section 95-14 Environmental Advisory Board will read as follows: “The Village Board of Trustees hereby creates an Environmental Advisory Board of not fewer than five nor more than seven members, which shall advise and consult with the Village Board on all matters relating to environmental impacts and considerations with regard to Village planning and decision-making”; and

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

**The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-261

- 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 Onondaga County for the property located at East Taft 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 the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing a zone change on a 36.67-acre parcel from General Commercial (GC) to General Commercial Plus (GC+) to allow for subdivision / lot line adjustments with the neighboring properties; and
- WHEREAS, the site is a long, narrow parcel that is vacant and located at the outskirts of the Hancock Airpark, an industrial park; the site abuts the Syracuse Hancock International Airport to the west and vacant, undeveloped lands to the south that are in the Town of DeWitt; and
- WHEREAS, no information regarding future subdivisions or lot line adjustments was included with the referral materials; the Board is concurrently reviewing a site plan referral (Z-21-262) to construct a 62,000 SF distribution center for Dunn Tire on an adjacent parcel to the north; the project area shown in the Z-21-262 referral appears to include lands from this zone change parcel, though no subdivision or development plans are indicated for that land; and
- WHEREAS, all Commercial districts in the Town permit the following uses: retail sales and services with or without attached dwelling, offices, community centers, religious institutions, public utility substations, uses accessory to any of the permitted uses, including parking, and other commercial uses if the Planning Board find the proposed use meets the statement of intent and is of the same general character, size, scale, and intensity as those allowed; and
- WHEREAS, per the Town Zoning Code, the existing GC zoning district is “designed to provide for those medium-sized commercial uses whose primary market is Town-wide. Such uses tend to be located on county or state highways of medium to high traffic volume. The size of such uses generally should not exceed 50,000 square feet.”; additional allowable uses in the GC zoning district include shopping centers, hotels and motels, gas/service stations and car-wash facilities, restaurants and drive-in activities, health-related facilities, light assembly, automobile sales and service, including recreational vehicles and boats, and veterinary clinics; and
- WHEREAS, per the Town Zoning Code, the proposed GC+ zoning district is “designed and intended to provide for a co-existence between commercial uses and light industrial uses”; in addition to the uses permitted in the GC district, GC+ allows for parking garages, parking lots, warehousing and distribution facilities, automotive repair and/or garage facilities, and

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manufacturing/assembly; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO), which is subject to offset requirements; and

WHEREAS, the submitted Zone Change Map shows four wetland areas, three indicated to be under federal jurisdiction (US Army Corps of Engineers) and one under state jurisdiction (NYS Department of Environmental Conservation); the plan indicates the wetland boundaries are approximate and were obtained from an online GIS website;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site, and show all confirmed wetlands on the plans; permits will be required for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; 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 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 Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 25, 2021

OCPB Case # Z-21-262

- 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 Stewart Hancock Partners, LLC for the property located at Stewart Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing construction of a 62,500 sf distribution center for Dunn Tire on a 5.02-acre parcel in General Commercial Plus (GC+) and General Commercial (GC) zoning districts; and
- WHEREAS, the site is located in the Hancock Airpark, an industrial park along East Taft Road, just outside the Syracuse Hancock International Airport; aerial imagery dated May 2021 shows the site has frontage on Stewart Drive, a local road; the site is vacant and undeveloped with a private road, Presque Isle Road, running north-south through the site; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-21-261) to change the zoning of an adjacent parcel to the south from General Commercial to General Commercial Plus to facilitate future subdivision and lot line adjustments with neighboring parcels in the Hancock Airpark; the plans for this site plan referral appear to include lands from the adjacent zone change parcel, though no subdivision or development plans are indicated for that land; and
- WHEREAS, the submitted Site Plan dated August 2021 shows the proposed building (62,500 SF) with 40 parking spaces at the front of the building and 12 loading dock spaces on the side of the building; there are two proposed driveways onto Stewart Drive; the existing private road will be removed; proposed signage includes a new monument sign at the front of the site; and
- WHEREAS, a Photometric Plan was included with the referral materials and shows proposed site lighting to include (5) pole-mounted light fixtures (28' mounting height) around the perimeter of the parking lot, and (10) wall-mounted light fixtures (16' mounting height) on three sides of the building; and
- WHEREAS, per the local application, proposed hours of operation will be Monday through Saturday 8AM to 5PM with a maximum of 25 employees on-site at one time; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 1, 2021, 4.63 acres of the site will be disturbed by the proposed project; stormwater discharges will continue to be directed to two open ended culverts that will remain the tie-in points into the Town storm sewer system; three proposed dry swales are shown in the Site Plan;
- ADVISORY NOTE: any project that cumulatively disturbs one acre or more of

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

WHEREAS, new municipal connections to public drinking water and sewers are proposed and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; 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 is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

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

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any tie-in or offset requirements.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Marty Voss - yes.**