



Onondaga County Planning Board

August 27, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli - via
teleconference
James Corbett - via
teleconference
Mike LaFlair - via
teleconference
Jim Stelter - via
teleconference
Marty Voss - via
teleconference

STAFF PRESENT

Dan Kwasnowski - via
teleconference
Allison Bodine - via
teleconference
Robin Coon - via
teleconference

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 27, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from August 12, 2020 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - abstain; Mike LaFlair - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

Z-20-233 CSyrPB *No Position*

Z-20-245 CSyrPB *No Position With Comment*



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2020

OCPB Case # Z-20-233

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Gerald Tracey for the property located at 6803 Manlius Center Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to combine four parcels into one new lot, New Lot 1 (9.409 acres), in an Industrial zoning district; and
- WHEREAS, the Board recently offered no position with comment for the subdivision referral (S-20-9) associated with this three-mile limit review, and recommended modification of a concurrent site plan referral (Z-20-60) to construct two additions (26,692 and 2,304 sf) to the existing 55,000 sf building on the subject site; in its review, the Board cited traffic data and lighting plan requirements from the NYS Department of Transportation and consideration of local flood ordinance requirements; the submitted meeting minutes of the Town of DeWitt Planning Board indicate the subdivision was approved on June 11, 2020; and
- WHEREAS, the site is located along Manlius Center Road, a state road, in an industrial node bound by I-481 to the west, CSX rail lines to the north and Butternut Creek to the east; aerial imagery and the submitted subdivision plan show the site has additional frontage on Claymaster Drive, a private road that serves several industrial parcels to the east; and
- WHEREAS, per the subdivision plan, there is a large existing building for Tracey Road Equipment at the front of the site with asphalt parking along the east side of the building; there is an existing driveway onto Claymaster Drive that serves the parking area and more than 250' of additional, unrestricted access; the site appears to have additional access to a private road on the opposite side of the building; this adjacent parcel appears to be owned by CSX and contain a railroad track; a large gravel lot is shown at the rear of the building, which is contiguous with an adjacent parcel and enclosed by a chain link fence; the area appears to be used for outdoor equipment storage;
ADVISORY NOTE: per the New York State Department of Transportation, no access to Manlius Center Road will be permitted, nor is any shown in the proposed plans; and
- WHEREAS, the subdivision plan shows New Lot No. 1 (9.409 acres) to be the combination of the four existing parcels, which is intended to facilitate construction of the two proposed additions; the submitted Layout Plan & Site Details dated February 14, 2020, submitted with the previous site plan referral (Z-20-60), showed one addition (27,692 sf) to be constructed at the rear of the building

and the other (2,304 sf) at the front, southeast corner; the site plan application indicated the larger addition would provide new garage space for repairing construction equipment; the smaller addition would add office space for the Tracey Road Equipment facility; and

WHEREAS, the site is served by Town drinking water and public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: 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; 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, GIS mapping shows the rear half of the site may contain state wetlands, including the proposed rear addition; there is also an area of potential federal wetlands at the northeast corner of the site;
ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant amount of the site is located in the 100-year floodplain, including the existing building and proposed rear addition, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site 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 aerial imagery shows there are no wooded areas on the site; and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2020

OCPB Case # Z-20-245

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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Montante Construction for the property located 6834 Kirkville Road; and

WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Interstate Route 481, a state highway, and Kirkville Road (Route 53), a county road; and

WHEREAS, the applicant is proposing to subdivide six parcels totaling 71.31 acres into two new lots, Lot 1 (32.03 acres) and Lot 2 (42.31 acres), in Hi-Tech and Transportation and Distribution Node Overlay zoning districts as part of a proposed warehouse project; and

WHEREAS, the Board recently offered no position with comment for the subdivision referral (S-20-14) associated with this three-mile limit review; the submitted Town of DeWitt Planning Board Resolutions dated July 9, 2020 indicates the subdivision was approved with conditions, including provision of a final executed Easement Agreement for access from Lot 1 to Lot 2 and provision of a Conservation Easement for review and approval by the Town Planning Board counsel covering the wetlands designated area; previously, the Board recommended modification of a site plan referral (Z-20-9) for the proposed warehouse project, advising the Town to ensure pertinent questions involving access, traffic and stormwater impacts, wastewater accommodations, and impacts to wetlands and critical drinking water infrastructure on-site were resolved before approving the project; per the July 9, 2020 Resolutions, the site plan application is approved with conditions, including approval of the final SWPPP by the Town Engineer, approvals and permits from OCWA for any work in the OCWA easement on-site, and requirements of the Onondaga County Health Department for new or existing wastewater infrastructure connecting to public sewerage; no lighting or signage is approved for the project yet; and

WHEREAS, the Board has reviewed a number of past referrals involving the subject site, including concurrent local law referrals (Z-19-286, Z-19-287) in 2019 to add a "Transportation and Distribution Node Overlay District" to the Town zoning code and apply the new district to 6 parcels totaling 70.45 acres, including the subject parcels, which were both adopted; previously, the landowner of the 6 parcels was granted subdivision, SEQR and DEC approvals in the 1980s related to development of a business park, which was not ultimately built; in 2015, the applicant sought site plan approval (Z-15-391) for a 37-acre grading and filling project, including filling large wetlands, based on its 1985 DEC permit; in 2016, the applicant sought subdivision approval (S-16-56) to combine six lots under common ownership, which was not completed; and

- WHEREAS, the six subject parcels, all under common ownership, are located on vacant, wooded and cleared land at the southeast corner of Kirkville Road, a county road, and I-481; the site abuts two parcels to the south, which are owned by the Central New York Land Trust; the submitted subdivision plan dated July 7, 2016 (updated March 20, 2020) shows the proposed subdivision will combine the western half of the site into Lot No. 1 (32.03 acres) and combine the eastern half of the site into Lot No. 2 (42.31 acres); the proposed warehouse facility reviewed by the County Planning Board in the site plan referral (Z-20-9) will be constructed on Lot No. 2; and
- WHEREAS, the referral materials for this three-mile limit review (Z-20-245) include a Long Environmental Assessment Form (EAF) dated May 22, 2020; previous referrals for the project (Z-20-9, S-20-14) included additional SEQR support documents, consisting of a site location map, concept plan, site due diligence report book, NRCS soil survey report, FEMA flood insurance rate map, NYSDEC and IPaC results for listed species, visual renderings analysis, transportation impact study, and SEQR project scope confirmation letter; the Project Description in the SEQR Support Documentation noted that the proposed facility will process normal household goods on site, and sort packages for outbound routes to enable last mile delivery to customers in the Syracuse area; a letter from the developer to the commissioners for the Onondaga County Departments of Transportation (OCDOT) and Water Environment Protection (WEP), included with the previous referrals for the project (Z-20-9, S-20-14), indicated that the revised EAF has been submitted to both Departments for review under SEQR; and
- WHEREAS, per the EAF, the applicant represents a national logistics company who is proposing the warehouse and distribution facility for proposed Lot No. 2 (42 acres of the total 72-acre site); approximately 102,000 sf of the new facility will be dedicated to warehouse space and the remaining 10,000 sf will be dedicated to office space; per the EAF, 20 acres of impervious surface will be created on Lot No. 2 and there will be 980 parking spaces; the Overall Site Plan dated February 26, 2020, submitted with the associated site plan referral (Z-20-9), showed the proposed warehouse surrounded on all sides by asphalt, with parking at the front and east side, a covered rack staging area for vehicle loading on the west side, and truck loading area at the rear of the building; another large parking area will occur at the rear of the truck loading area; given the parking requirements noted in the Overall Site Plan, the facility will presumably have 194 employees; per the Central New York Regional Transportation Authority (CENTRO), there is public transit service west of the I-481 ramps and more than half a mile from the site; and
- WHEREAS, per the Overall Site Plan, there are two proposed driveways onto Kirkville Road; the western driveway will have full access with dual exit lanes and occur across the road from Roberts Street, a local road that serves several residential lots to the north; the eastern driveway will have full access and serve the front and side parking lots; per the EAF, the projected number of truck trips per day will be 15 semi-trailers to arrive and exit and a proposed traffic signal is intended for the driveway across Roberts Street; previous referral materials for this project included a Traffic Impact Study dated March 2020 that contained a traffic signal warrant analysis; the Traffic Impact Study noted that Lot No. 1 is vacant and, if developed, will share a driveway with the proposed warehouse/distribution center; the Traffic Impact Study analyzed trips generated by the warehouse distribution facility, and a full future build that includes the adjacent parcel, though it was noted that Lot No. 1 does not

currently have any prospective tenants or land uses; and

WHEREAS, per the EAF, 29 acres of the site will be disturbed by the proposed project, and the project will provide an “On site stormwater management system designed in compliance with NYSDEC Stormwater Management Design manual”; the referral materials includes a signed and dated MS4 Stormwater Pollution Prevention Plan (SWPPP) acceptance form and a Notice of Intent (NOI) for coverage under SPDES General Permit for Stormwater Discharges From Construction Activity; the proposed on-site stormwater management system is shown in the Overall Site Plan to include multiple, narrow bio-retention areas, which generally run parallel to parking lot boundaries or are located within the parking areas, and several moderate-sized bioretention ponds; per the EAF, the stormwater system will discharge to Butternut Creek; per the EAF, the average depth to bedrock on the site is 65 feet and the average depth to the water table is 2.5 feet; approximately 2,000 tons of contaminated fill will be removed and taken to an off-site landfill;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water services provided by the Town of DeWitt; per the EAF, a new connection to the municipal drinking water service is proposed, with anticipated water demand being 12,000 gallons per day; there is a 99’ wide easement to the Onondaga County Water District running north-south through the site with some proposed parking and bio-retention areas occurring within the easement; per the Onondaga County Water Authority (OCWA), there is a 42” transmission main and a large service connection to the Town of DeWitt’s meter pit located within the easement, both owned by OCWA, which feed the entire eastern portion of OCWA’s distribution area, including DeWitt’s water distribution system; aerial imagery shows an existing gravel driveway onto Kirkville Road that appears to serve OCWA’s service connection and the Town’s meter pit;
ADVISORY NOTE: per OCWA, water may not be stored or impounded within the right-of-way/easement, e.g., bio-retention, access to the meter pit and service connection must be kept clear and accessible throughout site development and construction, and additional protections for the transmission main may be required during site development and construction; any work within the Onondaga County Water District right-of-way/easement is subject to issuance of a permit from OCWA; and

WHEREAS, an extension of the Onondaga County Sanitary District was recently approved by the Onondaga County Legislature, which added the subject area to the sewer district; the proposed project will connect to existing wastewater infrastructure and ultimately the Metropolitan Wastewater Treatment Plant; per the EAF, anticipated liquid waste generation is 12,000 gallons per day; the EAF also notes that existing sewer infrastructure is in place from a previous project, but it was never accepted by the municipality and so the location and condition of any existing infrastructure needs to be verified; and

WHEREAS, GIS mapping shows the site has a number of environmental constraints, with Butternut Creek occurring on parcels to the south and east and crossing the northeastern corner of the site and areas of potential state and/or federal wetlands that generally occur around the perimeter of the site; the EAF indicates the construction of parking areas will result in permanent impacts within the buffer zones of NYSDEC wetlands and adjacent area; per the EAF,

“[t]he site is subject to an existing NYSDEC permit valid through August 2028 that allows construction in the buffer zone. However, a new permit is required as the site will be subdivided and sold to new ownership. New NYSDEC permit will honor conditions of existing permit. Construction of offsite improvements on Kirkville Road will require fill in SYE-11. Developer has completed a delineation for SYE-11 along Kirkville and will secure permits from NYSDEC and USACE for the offsite improvements”; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that south and east portions of the site are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; the proposed building appears to be located entirely outside of the floodplain and floodway; significant portions of the proposed parking areas appear to encroach into floodplain area;

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

WHEREAS, the site may contain the Indiana Bat or Northern Long-eared Bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);

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

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

The applicant is advised that public water and wastewater utilities shown of the subdivision plan must be approved by the Onondaga County Health Department prior to Department endorsement of the subdivision plan.

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