



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

August 30, 2023

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
335 MONTGOMERY STREET, 1st Floor
SYRACUSE, NEW YORK

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
Don Radke
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Rachel Woods
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 30, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from September 8, 2023 were submitted for approval. David Skeval made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-23-26	TManPB	<i>No Position With Comment</i>	Z-23-219	TCicPB	<i>No Position With Comment</i>
Z-23-222	TClaTB	<i>Modification</i>	Z-23-223	TCicTB	<i>No Position With Comment</i>
Z-23-225	TClaPB	<i>Modification</i>	Z-23-226	TClaTB	<i>No Position With Comment</i>
Z-23-227	TLafPB	<i>Modification</i>	Z-23-228	TManTB	<i>No Position With Comment</i>
Z-23-229	TVanPB	<i>Modification</i>			

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023

OCPB Case # S-23-26

- 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 Manlius Planning Board at the request of Woodland Hills for the property located at 5280 Hoag Lane; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to subdivide a 30.4-acre parcel into 17 lots as part of a cluster development project in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, four previous iterations of this project were reviewed by the Board, one in 2017 (S-17-72, Z-17-370), one in 2018 (S-18-88, Z-18-375), one in 2019 (S-19-49, Z-19-190), and one in 2021 (S-21-6, Z-21-51); in 2018, the County Planning staff submitted an informal memo with substantive comments on the project as it related to the conservation design; the Board offered No Position in 2021; the Town of Manlius Planning Board denied the project due to negative environmental impacts; the current project reflects modifications to the project and completion of an environmental impact assessment; and
- WHEREAS, the project is located along Hoag Lane, a local road, in a transitional area of densely developed residential neighborhoods and vacant, forested and agricultural lands in the Town of Manlius; aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling occurring towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane (to be removed) that ends in a large circle in front of the house; and
- WHEREAS, the submitted Layout Plan dated 6/28/23 shows 15 new residential lots, ranging in size from 0.92 acres to 3.01 acres, and a new lot (3.56 acres) for an existing house; a 5.02-acre parcel is shown as under the ownership and maintenance of a Homeowner's Association (HOA) to contain stormwater accommodations and open land; each residential lot is shown with a building footprint and driveway onto a new loop road from Hoag & Shiraz Lanes, both local roads to the north; a monument sign is proposed at the subdivision entrance; and
- WHEREAS, the proposed lot layout is similar to prior reviewed plans in 2021, however, the number of new residential lots has decreased from 20 to 15, and lands (approximately 5 acres) along the perimeter of the site to be conserved in 2021 appear to now be incorporated into new residential lots; the 2021 project was described as a cluster development, with areas designated as "forever wild" along the perimeter of the development, designating areas where no grading or earthwork would be permitted; per the new Layout Plan, it appears these areas are shown to maintain existing vegetation, but will not be legally delineated as

having to remain undeveloped; and

WHEREAS, the referral materials include a Traffic Impact Study dated 10/23/17 (revised 8/15/19) that concludes the project will not have a notable effect on traffic operations and safety on the adjacent highway system; the project will result in 25 vehicles per hour during morning peak hour (7:15AM to 8:15AM) and 26 vehicles per hour in the evening peak hour (4:15PM to 5:15PM); no degradation in Level of Service was found at any of the nearby intersections or at the proposed site driveway; the traffic study also showed sufficient sight distance and enough gaps in traffic to accommodate the proposed road intersection; and

WHEREAS, the referral materials include a Stormwater Pollution Prevention Plan (SWPPP) dated 3/15/23 that notes 17.82 acres of the site will be disturbed; stormwater runoff from site improvements, as well as some offsite runoff, will be directed via stormwater structures and swales to a proposed wet pond and overflow area on the HOA property; per the Layout Plan, there will be a swale at the rear of the southern lots and a 20' wide drainage easement to the wet pond and overflow areas; a maintenance access easement is shown to the wet pond through a residential lot; there is a 20' wide easement on an adjacent property to the south, which appears will also use the new wet pond and overflow area; and

WHEREAS, a new municipal connection to public drinking water, provided by the Onondaga County Water Authority (OCWA), is proposed; a letter dated 4/5/23 from OCWA indicated "the flow testing information provided in 2017 is still valid" and water is available to the proposed subdivision; and

WHEREAS, a new municipal connection to public sewerage, provided by the Town of Manlius, is proposed; per a letter from the Onondaga County Department of Water Environment Protection (OCDWEP) dated 6/1/23, it is anticipated the "proposed use of the site will release an average of 7,040 gallons of wastewater per day" into the sanitary sewer network, the submitted project is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow that requires all development "offset new wastewater entering into the system on a 2:1 basis" and advising the applicant to work with OCDWEP's Division of Flow Control to meet this requirement;

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

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

WHEREAS, the Layout Plan indicates two areas totaling 0.85 acres within the HOA parcel as potential wetland impact areas, and notes that a Joint ACOE/DEC Wetland Permit is to be obtained by wetland specialist; a letter was submitted with the 2021 project from Environmental Resources, LLC dated 6/13/19 stating they conducted a field wetlands delineation and data collection to determine on-site limits of state and federal jurisdictional wetlands and streams; that study concluded the site includes a 745 linear foot (0.24 acres) intermittent stream channel and 0.10-acre ground water seep wetland, both of which are under federal jurisdiction; the current referral materials include a letter from

GeoEnvironmental of New York (GZA) dated 5/31/23, stating they were retained to verify the wetland delineation completed by Environmental Resources, LLC in 2019 and found the proposed stormwater basin will intercept the flow and “not cause any stormwater issues downstream of the Site”; the letter further states that a recent Supreme Court ruling in May 2023 leads GZA to the opinion the “intermittent stormwater channel will also not be jurisdictional in future definitions of Waters of the US”; and

WHEREAS, a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated 3/26/18 indicates the Office has reviewed the project and finds no impact on archaeological and/or historic resources listed in or eligible on the State or National Registers of Historic Places; a letter from the NYS Department of Environmental Conservation (DEC) dated 4/6/18 indicates the project has been reviewed for impacts to rare or state-listed animals or plants, or significant natural communities and found the site is within 3.5 miles of a documented winter hibernaculum for Northern long-eared bat; the main impact of concern for bats is the cutting or removal of potential roost trees; 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 Onondaga County Department of Water Environment Protection (WEP) advises the applicant to continue coordinating with OCDWEP’s Division of Flow Control and Plumbing Control Section to ensure an appropriate offset plan is created. If a public sewer extension is proposed, it will be subject to review and approval by WEP and the Onondaga County Health Department.
2. The Town is advised to consider long term viability of a homeowners association with such a limited number of residents to maintain stormwater facilities and remaining lands, and may wish to consider other options for ownership and maintenance of lands, such as through the Town or a land trust entity.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023

OCPB Case # Z-23-219

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of John Kuqali (Salanger Trucking Facility) for the property located at 80 & 55 General Irwin 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 Thompson Road (Route 13) and East Taft Road (Route 19), both county highways; and
- WHEREAS, the applicant is proposing to construct an 80' X 100' steel building and auxiliary parking lot on two parcels totaling 4.86 acres in a General Commercial Plus zoning district; and
- WHEREAS, the site is located in Hancock Air Park, a commercial and industrial/warehousing district, just north of Hancock International Airport; and
- WHEREAS, the project consists of work on two parcels on opposite sides of General Irwin Boulevard, a local road: a vacant 3.99-acre parcel located at the southeastern corner of General Irwin Boulevard and East Taft Road and a 0.86-acre parcel along the western side of General Irwin Boulevard which contains an existing asphalt parking lot on approximately half of the parcel; and
- WHEREAS, per the local application and Site Plan dated 7/15/23, the applicant is proposing an 8,000 sf metal warehouse building on the western, 0.86-acre parcel to "house and service trucks that haul U.S. mail"; the building will be located at the rear of the site and utilize the existing driveway and parking area; a narrow stormwater basin is shown on the Grading Plan at the rear of the parcel; and
- WHEREAS, an 8,320 sf auxiliary parking lot is proposed on the southwest portion of the 4-acre parcel, with a 24' wide driveway from General Irwin Boulevard; a total number of parking spaces was not indicated, nor was a striping plan included with referral materials; and
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all access to the site must come from General Irwin Boulevard as currently shown; and
- WHEREAS, per the Landscaping Plan dated 7/15/23, White Pines and Crabapple trees will be planted along the northern and southern property boundaries of the western parcel; the referral materials do not show any plantings to be installed on the eastern parcel, but aerial imagery from May 2021 shows some existing trees and shrubbery along the East Taft Road frontage, as well as a wet pond area at the middle of the site, presumed to remain; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/2/23, 0.86 acres of

the site will be disturbed by the proposed project; per the EAF “some runoff will go to a concrete swale along the roadway” and some will drain to a new swale to be constructed behind the proposed building, along the rear parcel boundary; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the new building;

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the new building and is in the Oak Orchard Wastewater Treatment Plant and Davis Road pump station service areas;

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

WHEREAS, 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The municipality is encouraged to require additional landscaping or other screening of the parking lot, which will be highly visible along East Taft Road.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023

OCPB Case # Z-23-222

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Vicksburg Estates, LLC for the property located at 3696 Gaskin 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 Clay and the Town of Lysander; and
- WHEREAS, the applicant is requesting a zone change on a 27.5-acre parcel from Residential Town House District (R-TH) to Residential Senior Residence District (R-SR) to allow for a Senior Housing project; and
- WHEREAS, the Board previously recommended Modification of a subdivision referral (S-14-20) to create 76 residential lots for the construction of 38 two-unit townhouses stating the applicant must remove proposed structures from the 100-year floodplain; and
- WHEREAS, the site is a vacant parcel between the residential neighborhoods off Gaskin Road and the Seneca River; and
- WHEREAS, per aerial imagery dated May 2021, the northern half of the site is cleared and vacant, the southern half of the parcel is wooded and wetlands, and the parcel abuts the Seneca River; and
- WHEREAS, the applicant is currently seeking a zone change to R-SR Senior Residence District to construct 124 mixed townhouse and apartment units; per the Town code, the intent of the Senior Residence District is to accommodate the particular living needs of a person over age 55 in terms of "allowing mixed land uses, small office and retail support services, handicapped, social, recreational and medical facilities orientated to this age group and specialized parking requirements"; uses allowed with Planning Board site plan approval include senior housing development, senior citizen facility, senior community center, nursing homes, and senior day-care facility; religious institutions and senior support services less than 2,000 sf per usage are allowed with Planning Board special permit approval; and
- WHEREAS, per the Proposed Zone Change map dated 8/1/23, two presumably private driveways serving the development will be extended from Rachel Court, a local road, and circulate by three 26-unit apartment buildings, five 5-unit buildings, and three 7-unit buildings and associated parking areas and garage buildings; and
- WHEREAS, no information regarding special accommodations or amenities specific to senior were indicated, and none are apparent on the schematic zone change map; the site is located nearly one mile from Oswego Road, where the nearest transit and retail/service establishments are located; there is no sidewalk

infrastructure on or near the site, nor on Oswego Road; it is unclear how senior citizen occupation of the housing complex would be monitored; and

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the new building;

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

WHEREAS, per the referral notice, a new connection to public sewers is proposed to serve the new building and is in the Wetzel Road Wastewater Treatment Plant and Gaskin Road Pump Station service areas;

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health; and

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

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

WHEREAS, GIS mapping shows the southern half of the site may contain state and federal wetlands (DEC wetland BRE-19), which appears to include most of the wooded area; the Proposed Zone Change map shows 8.33 acres of delineated wetlands across the southern portion of the parcel and associated 100' wetland buffer, the residential complex is to be north of the wetlands and buffer;

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

WHEREAS, per the Proposed Zone Change Map, a stormwater management facility is shown in the rear corner of the project area, just north of the 100' wetland buffer; and

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southern portion of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; the site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight 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 and Northern long-eared bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
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;
ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The zone change in question relates specifically to provision of senior living accommodations, and the district intent notes the relevance of certain needs of the senior population including access to services, mobility, recreation and parking. The site plan as shown does not indicate provision of any notable on-site features for seniors, or a location particularly conducive to access to goods, services and medical care. To address these needs, the Town and applicant are encouraged to explore options such as refining project plans to better meet the spirit and intent of the proposed zoning district (prior to Town zone change approval).

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023
OCPB Case # Z-23-223

- 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 Paul Massey for the property located at 6341 Island 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 Island Road (Route 214), a county highway; and
- WHEREAS, the applicant is requesting a zone change on a 3.727-acre parcel from Agricultural (AG) to Industrial (I) to allow for construction of a metal storage building; and
- WHEREAS, the site is located on Island Road, a county road, in a transitional area between residential to the west, including apartments, senior apartments, and a single-family neighborhood, and agricultural and wooded land and the Cicero Swamp to the east; per aerial imagery from May 2021, the parcel is directly across Island Road from a senior apartment complex, and adjacent parcels to the east and across Island Road appear to contain some heavy commercial land activity, primarily storage of large vehicles and material; and
- WHEREAS, zoning in the vicinity of the site is mixed, generally reflecting the variety of residential, open space and working lands; industrial zoning occurs on a single adjacent parcel to the east, and a large area of industrial zoning south of Island Road along Northern Boulevard; and
- WHEREAS, the 3.7-acre parcel is vacant with brush and limited wooded lands; a gravel driveway enters the site from Island Road, a county road;
ADVISORY NOTE: Any existing or proposed driveway[s] onto Island Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 7/26/23, the proposed change to Industrial zoning is to allow for the construction of a metal frame building with a front office and cold storage in the rear; per the Town code, the Industrial Use District allows for uses including manufacturing, warehousing and distribution facilities, contractor's storage yard, and sales, service and/or repair of heavy equipment or machinery; and
- WHEREAS, the site is not currently served by public drinking water, and it is expected that construction of a building would require a new connection to public drinking water infrastructure;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

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E-mail Address: countyplanning@ongov.net

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

WHEREAS, per the referral notice, there is no existing wastewater service to the site; the EAF notes that a new septic system would be planned for the building; town sewers and an existing sewer district serve lands immediately south of the site;

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property; and

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

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

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

Given the proximity of residential and environmentally sensitive lands to the parcel, the Town is encouraged to consider the compatibility of the range of uses allowed within the Industrial district as it considers this proposal. A non-industrial zoning district may allow for the proposed building while better ensuring future use of the site remains in context with the surrounding environment.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023

OCPB Case # Z-23-225

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Gardenview Diner / Nik Loannidis for the property located at 3564 Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing to construct a 2,983 sf diner on a 1.02-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on an area variance referral (Z-23-83) to allow the construction of this proposed diner, advising the applicant to coordinate access, lighting, and drainage requirements with the New York State Department of Transportation (NYSDOT), ensure legal access to the private road at the rear of the lot, and consider sidewalks along NYS Route 31, more extensive landscaping along road frontages and parking lots, and more vegetative buffering for adjacent residential properties; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) of New York State Route 31 and Oswego Road (County Route 57/91) in the Town of Clay; the site is characterized by commercial businesses including car dealerships, strip malls, and residential neighborhoods; and
- WHEREAS, the site is a cleared, vacant parcel with frontage on NYS Route 31 to the north and rear access onto a private road between Kimbrook Plaza and Theodolite Drive, a local road; the site is between Randy Cramer Snow & Lawn and two vacant houses; and
- WHEREAS, per the local application, the applicant is proposing to construct a 2,983 sf diner and 60-space parking lot, landscaping, site lighting and signage; the current referral reflects changes to the proposed site from the area variance referral (Z-23-83) including a reduction in building size from 3,200 sf, moving the dumpster enclosure to the southwest corner of the lot, adding more conifers to be planted along the western parcel boundary, and eliminating the dual access driveway from the private road; per the Layout and Planting Plan dated 7/26/23, some parking along the northwest boundary of the site has been moved to the rear of the building, to be replaced by stormwater infrastructure; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/16/23, 0.81 acres of the site will be disturbed by the proposed project and Stormwater Pollution Protection Plan (SWPPP) will be provided at later date; the Grading, Drainage, and Utility Plan dated 7/26/23 depicts two stormwater facilities on either side of the proposed building: a rain garden between the building and the western parcel boundary and a stormwater collection chamber east of the building under the parking lot are also shown;

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

WHEREAS, per the referral notice, there is no existing drinking water service to the site and a new connection to public drinking water is proposed;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, a new connection to the public sewers is proposed; the submitted project is located within the Wetzel Road Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; the nearest public sewer is approximately 250 feet from the site along NYS Route 31;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

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

1. The applicant must continue to coordinate access, lighting and drainage requirements with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant and municipality are encouraged to incorporate sidewalks along the Route 31 frontage, and the Board continues to recommend screening of front yard parking.
2. The applicant and municipality are encouraged to have a snow removal plan and overflow-parking plan in place and delineated on the plans due to the anticipated volume of customers at peak hours in this busy corridor.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023

OCPB Case # Z-23-226

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Woodside Commercial, LLC for the property located at 4938 West 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 within 500 feet of West Taft Road (Route 48), a county highway; and
- WHEREAS, the applicant is requesting a zone change on a 6.65-acre parcel from Planned Development (PDD) to Senior Residence (R-SR) in order to construct senior apartments; and
- WHEREAS, the Board has reviewed numerous referrals for the subject site, including a special permit, site plan, three-mile limit review and subdivision of the parcel to allow for the construction of a Well Now Urgent Care (Z-20-155, Z-30-282, S-20-61, Z-21-7), which has been constructed on adjacent lands; and
- WHEREAS, the vacant 6.5-acre parcel is located between Wintersweet Drive, a local road, and West Taft Road, a county road; surrounding land uses including the Inverness Gardens residential subdivision, medical offices, professional offices, and a Wegmans grocery store directly across Taft Road; and
- WHEREAS, per the referral, the applicant is seeking a zone change to the R-SR Senior Residence zoning district; the referral materials did not provide any further details regarding the proposed senior apartments; and
- WHEREAS, per the Town code, the intent of the Senior Residence District zoning designation is to accommodate the particular living needs of a person over age 55 in terms of “allowing mixed land uses; small office and retail support services; handicapped, social, recreational and medical facilities orientated to this age group and specialized parking requirements”; uses allowed with Planning Board site plan approval include senior housing development, senior citizen facility, senior community center, nursing homes, and senior day-care facility; religious institutions and senior support services less than 2,000 sf per usage are allowed with Planning Board special permit approval; and
- WHEREAS, the parcel is currently zoned as Planned Development District, as part of the development of the Inverness Gardens mixed-use subdivision; the project originally envisioned a mix of commercial and residential development along the Taft Road frontage; zoning on nearby lands is varied, with significant areas of R-10 zoning, and RC-1 and O-1 and O-2 zoning interspersed along Taft Road; and
- WHEREAS, the site occurs along East Taft Road, which is served by Centro bus service; despite the mix and density of land uses in the area, sidewalks do not exist along Taft Road; North Medical Center and various medical offices and other senior living facilities occur along Taft Road; however, new sidewalk

infrastructure is being added in nearby locations along Buckley Road; crosswalk infrastructure exists at the intersection of Wintersweet Drive and Taft Road, allowing pedestrian access to the Wegmans site; and

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

WHEREAS, per the referral notice, a new connection to public sewers is proposed; the site is served by the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station, in an area designated as flow constrained and impacted by excessive wet weather flow; per WEP a sewer stub was left for this site on Wintersweet Drive; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (WEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, a portion of the development site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and ADVISORY NOTE: Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the remediation site, the "Miller-Duva site," is south of the project area and is remediated/closed with continued monitoring; and

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

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

1. The applicant is advised to contact the Onondaga County Department of Transportation to review required traffic data and access plans for the proposed project. The Department advises that all access must occur from Wintersweet Drive. The Department encourages the installation of sidewalks

from the site to the pedestrian crosswalks at the intersection of Wintersweet Drive and Taft Road.

2. As this corridor has seen increased development density and a mix of land uses, the Board encourages the Town and applicant to incorporate pedestrian facilities along Taft Road and connecting to the proposed senior living project. Coordination with Centro and inclusion of transit stop accommodations should also be incorporated into project plans.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023

OCPB Case # Z-23-227

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of LaFayette Planning Board at the request of Motasem Alnamrouti for the property located at 2474 Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 11 and Route 20, both state highways; and
- WHEREAS, the applicant is proposing to use an existing repair garage and expand business to sell cars in a Hamlet zoning district; and
- WHEREAS, the site is located near the intersection of US Route 11 and US Route 20 in the hamlet of LaFayette, with a mix of houses, commercial businesses, and government services; and
- WHEREAS, the site contains an approximately 3,700 sf building (per GIS mapping) near the Route 11 frontage; gravel driveways occur on both sides of the building, leading to an open gravel area at the rear; there are sidewalks along the road frontage on the adjacent parcels, but the site has unrestricted asphalt leading along its frontage; a restaurant (Old Tymes Cafe) occupies the front of the building; and
- WHEREAS, per the local application, the applicant is newly renting the space and would like to “continue use as a garage, but also use as small car dealership”; per a phone call with Town staff, the automotive repair garage is in the rear of the building, behind the existing restaurant space and no changes to the site are proposed; the referral materials included an aerial image from Google maps with an area at the rear of the property labeled “Car Parking” and the general location of a sign at the front of the parcel; and
- WHEREAS, the referral materials do not include a site plan, property survey, sign plan, or detailed description of site work to be completed as required by Town Site Plan review procedures; and
- WHEREAS, per the Town code, the Hamlet District zoning allows for public garages, defined to include both repair/servicing and sales of vehicles; and
- WHEREAS, per the referral notice, the site is served by an individual well and individual septic system; no changes to 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

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

E-mail Address: countyplanning@ongov.net

1. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed parking area. Confirmation of Health Department review should occur prior to Town site plan approval.

2. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards, which may require narrowing and delineation of driveways. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. No display of vehicles or private signage shall be allowed within the state right-of-way.

The Board also offers the following comments:

1. The Town is advised to adhere to its Site Plan Review regulations regarding application materials, to ensure proper review, understanding of project limits and impacts, and to document allowable conditions on site for future reference. Particular to this case, at minimum, additional information should be required by the Town regarding the number, location, condition and screening of vehicles expected to be stored on site.

2. The municipality is encouraged to partner with the applicant and/or require site improvements to increase the aesthetic appeal of the site and promote safety, consistent with the hamlet planning and Comprehensive Plan recently done by the Town of LaFayette. Specifically, the Board encourages sidewalks along the Route 11 frontage, formalizing road access from Route 11, and adding landscaping along road frontages.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023

OCPB Case # Z-23-228

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Twin Ponds Housing, LLC for the property located 5440 North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of North Burdick Street (Route 94), a county highway, North Manlius Road (Route 257), a state highway, Old Erie Canal State Park and Green Lakes State Park, state-owned facilities, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is requesting a zone change on a 52.20-acre parcel from Residential (R-5) to Planned Unit Development (PUD) including approval of a District Plan for a mixed-use development including multi-family residential and mixed-use buildings, clubhouse and open space areas; and
- WHEREAS, the Board previously offered No Position with Comment on a subdivision referral (S-22-66) creating the subject parcel, and two zone change referrals in 2022 (Z-22-6 and Z-22-217), offering multiple comments on full buildout planning for each, as part of a proposed commercial and residential development project, advising the Town to limit development in and in close proximity to FEMA floodways, associated floodplains, and Onondaga County Department of Water Environment Protection (OCDWEP) infrastructure, to delineate open space areas, limits of developments, and environmental features, asking the applicant and Town to carefully consider and plan regarding potential impact to wastewater services, floodplain and floodway, wetlands, stormwater, and traffic; further encouraging coordination with NYS Office of Parks, Recreation, and Historic Preservation, CENTRO, and Onondaga County Department of Transportation (OCDOT); the applicant and Town were encouraged to explore dedication of environmentally encumbered lands and open space to the Town or a land trust; in 2018, the Board reviewed concurrent zone change (Z-18-8), site plan (Z-18-9), and subdivision (S-18-3) referrals, and conducted a Coordinated Review Meeting in January 2018 as part of a proposed project to allow for a subdivision and residential development to include 17 single-family lots, 3 lots for apartments and related facilities, and 1 lot with remaining lands, which was ultimately withdrawn by the former applicant; the Board has also reviewed several prior referrals regarding the site, for various development proposals in 2007-2009, and minor changes to one of the ponds in 2016; and
- WHEREAS, the site is located in a largely commercial portion of North Burdick Street, just outside the Village of Fayetteville; nearby land uses include Northeast Medical Center, senior living and townhouses, car dealerships, and Fayetteville Towne Center; the Erie Canal and Pools Brook, a tributary to Limestone Creek occur to the north and east; and

WHEREAS, the 52-acre, recently subdivided parcel is mostly vacant, and contains wooded areas surrounding two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to Limestone Creek; water features 899-222 and 899-224.3 are Class C protected waterbodies (EAF Mapper); the lot contains most of the south pond and a portion of the lands around the north pond; two vacant houses are along Burdick Street, which would presumably be removed; lands containing Pools Brook and a majority of the floodplain/floodway and wetlands associated with adjacent waterways at the rear of the site has been subdivided onto a separate parcel; it is unclear as to any future plans for development, conservation, mitigation or maintenance on these associated lands; and

ADVISORY NOTE: Streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; the municipality is advised to ensure all necessary permits and approvals are obtained from the DEC prior to municipal approval; and

WHEREAS, the applicant is proposing the creation of a Planned Unit Development District, and submission of a Twin Ponds District Plan; per the Twin Ponds District Plan narrative dated 7/28/23, the Twin Ponds District "is intended to be used primarily for multiple-family dwelling units in order to provide unique housing and outdoor recreation choices that may not be available in the other residential zoning districts within the Town. The design of the PUD District Plan provides for relatively high-density residential housing options with pedestrian access to outdoor recreation amenities. The PUD District Plan shall also include a limited amount of non-residential uses that do not interfere with the intent of the project and compliment its objectives."; permitted uses include multi-family dwellings, townhouses, personal services, professional office, restaurants, retail sales, parks and trails, artisans, commercial businesses, and accessory structures and uses incidental to multiple-family dwellings; maximum building height is 6 stories, and 0.5 acres are required for non-residential, and 2 acres are required for residential lots; parking requirements allow for up to 15% of required parking to be "banked" until needed to minimize impermeable surfaces; 4 phases are indicated for full buildout; 5% of dwellings shall be designated for "workforce housing" for a minimum of 10 years, with details regarding standards and compliance; a minimum of 2,500 sf of non-residential space may be located anywhere in the PUD; the owner will cooperate with the Town to connect walking trails with other trails by neighboring property owners; no less than 10 EV charging plugs will be provided, and all dwellings are to utilize electric rather than gas for heat and cooking appliances; and

WHEREAS, per the District Plan map dated 7/31/23, the site is divided into 3 use areas: mixed-use, residential and recreation, in addition to a 60' Town right-of-way for a paved road serving the development to roughly encircle the south pond; the road is to align with Medical Center Drive, a signalized intersection; a single mixed-use area (approximately 3.5 acres) is shown near the road entry with approximately 125' of direct frontage onto North Burdick Street; two residential areas are indicated, a roughly 11-acre area between the two ponds and along the proposed road, and an approximately 2-acre area along the rear of the south pond, where the proposed paved Town road terminates; the plan shows a 20' emergency vehicle access gravel driveway continuing south through adjacent parcels leading to North Burdick Street; ownership of the gravel drive is not indicated; remaining lands generally include the south pond

and related sloped lands and parcel edge areas; and
ADVISORY NOTE: The proposed road onto North Burdick Street must meet the requirements of the Onondaga County Department of Transportation, and no direct access for any proposed development shall occur directly from North Burdick Street; and

WHEREAS, neither the District Plan or Map indicated proposed specific site plans or scale of development, however, Site Plan review is required upon approval of the PUD District Plan; the EAF also indicates approximately 375 multi-family units are proposed, with 11 acres of roads, buildings and paved surfaces, and approximately 500 parking spaces; and

WHEREAS, per GIS mapping, the boundaries of the PUD appear to be largely outside significant FEMA Floodplain and Floodway areas with some possible encroachment in the northeast corner of the site; GIS mapping shows large areas of the site may contain state and federal wetlands, which appears to include the ponds and Pools Brook and adjacent areas; delineated wetlands, 100' wetland buffer, and FEMA Flood and Floodway areas are not detailed on the District Plan map and their presence relative to the proposed development cannot be confirmed; and

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, per the Environmental Assessment Form (EAF) dated 7/31/23, 20 acres of the site will be disturbed by the proposed project;

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

WHEREAS, per the referral notice, the site is served by public drinking water and an extension of the public water main and an increase to 68,000 gallons used per day is anticipated;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; the EAF indicates a public sewer extension from the adjacent Meadowbrook-Limestone trunk sewer is proposed; just beyond the rear parcel line is a County-owned Meadowbrook-Limestone intercepting sewer and easement to Onondaga County; this sewer line is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse and eastern towns; the Bishop Brook Trunk Sewer, also a

critical infrastructure conduit, intersects with the main transmission line on the adjacent parcel; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area;

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

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health; and

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the site may contain the Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are some significant wooded areas on-site;

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

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

WHEREAS, a letter included in a prior referral, from the applicant dated October 13, 2022, responded to the Board's previous comments from the August 17, 2022 referral, noting: the applicant has been in contact with WEP regarding capacity and connection details for tying into the existing trunk sewer system that traverses the site; a floodplain analysis has been conducted relative to development of 9 acres of the site and provisions for floodplain mitigation (offsets) have been incorporated so there will be no net increase in flood elevations from the commercial project; the applicant proposes to interconnect the existing Limestone Creek floodplain corridor with the southern quarry pond to provide additional surface water storage capacity for storms in excess of the 10-year, 24-hour storm event; a floodplain development permit application will be provided to the Town; the letter also notes: a wetland study was completed and has been submitted to the NYS DEC and US Army Corps of

Engineers (ACOE); in 2018 a Jurisdictional Determination was issued by ACOE indicating that no permits were required for work within the two large quarry ponds or four smaller isolated wetlands, but applications for permits for work within any other designated federal wetland will be made to ACOE; a site visit was conducted with ACOE in September and additional information from ACOE is pending; no state-designated wetlands existing within the limits of the proposed commercial development; a draft Stormwater Pollution Prevention Plan (SWPPP) has been prepared and submitted to the Town; the applicant has been in communication with representatives of State Parks; 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 wishes to reiterate certain comments from prior recommendations related to the current project and potential site plan:

1. Wastewater Services - The Town should ensure that the applicant continues to coordinate with the Onondaga County Department of Water Environment Protection (WEP) to ensure that any future development is sensitive to the location of the existing regional wastewater easements and infrastructure on and near the site, and obtains approval from WEP for capacity assurance and plan review prior to Town approval. The applicant shall not place fill within the trunk sewer right-of-way.
2. Stormwater Impacts - Neighboring parcels are significantly encumbered by floodplain and floodway areas associated with on- and off-site water courses. The Town should ensure that development phase one approval is contingent on approval of stormwater impact mitigation and management for full build-out of the overall development. A Stormwater Pollution Prevention Plan (SWPPP) will be required by the Onondaga County Department of Transportation as part of the Department's review for any future development of the site.
3. Wetlands - The District Plan and Site Plan should show the boundaries of environmental features that may limit development, including wetlands, floodplains, and valued woodlands. The Town should ensure that the current wetland study and delineations are confirmed by the DEC and ACE and the applicant obtains any necessary permits prior to approving any proposed development.
4. Open Space - The Town and applicant should explore options to dedicate the recreation lands and/or environmentally encumbered lands (ponds, floodway, wetlands) and open space to the Town or a land trust to ensure that the sensitive environmental areas are maintained as open space and protected from future development.
5. Traffic / Roadway Access - The applicant is advised to continue to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding any required traffic and lighting data for full build-out. Considering the length and limited utility of the proposed road to serve only this isolated development and not community traffic, the Town may wish to consider the option of a private road to serve this development.

6. Community Mobility - The Board advocates for this project to include meaningful public connections to trail systems that connect community assets and provide mobility options. Per the recommendations from the Onondaga County Empire State Trail Local Economic Opportunities Plan, the Town and applicant are encouraged to work with OCDOT and CENTRO to include sidewalks and bus stop facilities along the North Burdick Street frontage, including pedestrian push buttons and crosswalks at intersections and bicycle racks where appropriate.

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



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 30, 2023
OCPB Case # Z-23-229

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Van Buren Planning Board at the request of CDS Housing for the property located at 7566 Van Buren 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 Van Buren Road (Route 159), a county highway; and
- WHEREAS, the applicant is requesting Site Plan review to construct 70 apartments with associated parking, clubhouse, and playground, on two parcels totaling 5.13 acres in a proposed Planned Unit Development (PUD) zoning district; and
- WHEREAS, the site occurs on Van Buren Road, a county road, and is near a Route 690 interchange; surrounding lands include a mix of residential and roadside commercial land uses, the Village Green/Foxfire golf course community, and Van Buren Town Hall; and
- WHEREAS, the 5-acre site consists of two wooded parcels; per aerial imagery from May 2021, a small stream appears to cross the rear of both parcels near the rear parcel boundary; and
- WHEREAS, per the referral, the applicant is seeking to build three apartment buildings, including two 2-story, 10-unit townhouse-style buildings, and one 50-unit, 3-story apartment building; buildings would surround a large open parking area with 137 spaces; the local application notes the project is intended to serve disabled and low income residents; and
- WHEREAS, the Landscape Plan dated 6/30/23, shows the three buildings and central parking lot to cover the majority of the site, with a stormwater detention facility at the rear; a single driveway is proposed, at an existing unsignalized intersection of Van Buren Road, a county highway, and Carserta Drive, a local road; conifers would be planted along shared parcel boundaries; and
- WHEREAS, referral materials referenced that the applicant proposes a zone change from the current Residential (R-40) to Planned Unit Development for the project; per the Town code, the Planned Unit Development District is designed “to permit establishment of areas in which diverse uses may be brought together in a compatible and unified plan of development” and includes an objective of providing “conveniently located accessory commercial and service areas”; and
- WHEREAS, per the PUD District regulations, applicants are to first apply for a zone change from the Town Board, with referral to the Town Planning Board for recommendation, to be followed by submission of a Site Plan for Planning Board approval; submission requirements for PUD projects include a detailed Concept Plan and narrative of specific project elements, and other site information; the minimum size of a PUD zone is set at 15 acres; current

referral materials did not include a concept plan or narrative, nor information relative to how the project meets PUD size requirements; per consultation with the Town of Van Buren, the property owner controls other lands in the vicinity of the project, thereby meeting the minimum acreage requirement; and

WHEREAS, the referral materials included a letter from Onondaga County Department of Transportation dated 6/30/23, stating they have reviewed the Site Layout Plan and have no current concerns, noting a full set of site plans and SWPPP would be required for review and approval; and

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

WHEREAS, the Landscape Plan shows a playground between two of the buildings, and sidewalks along the frontages of the three buildings, leading to the right-of-way; no sidewalks or public transit is available for residents along Van Buren Road; low-income and disabled residents typically rely more on non-vehicular transportation options than the general population; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 3/10/23, 4.53 acres of the site will be disturbed by the proposed project, including significant tree removal; per the Landscape Plan, stormwater infrastructure including underground storage in the parking lot, leads to a rear detention pond; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

WHEREAS, per the referral notice, the site is proposed to be served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per WEP, the existing sewer fronting the site is a force main and any new connection would require a pumped discharge; gravity sewer is available in the area, but would require a public sewer extension; and

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health;

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

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

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

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the referral materials included a letter from New York State Parks, Recreation and Historic Preservation dated 7/7/23 which included “No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this 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 applicant must continue to coordinate Van Buren Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

This review is regarding the proposed zone change. The Board expects there will be other referrals to this Board, including the Site Plan, as this project goes through the Planned Unit Development (PUD) review process.

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

ONONDAGA COUNTY


DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

TO: Members, Town of Spafford Zoning Board of Appeals

FROM: Daniel Kwasnowski, AICP, Director 
Onondaga County Department of Planning

DATE: 8/22/2023

RE: Administrative Review – 2439 East Lake Road

RECOMMENDATION: Modification

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

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

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

CASE NUMBER: Z-23-220

REFERRING BOARD: Town of Spafford
Zoning Board of Appeals

DATE RECEIVED: 8/14/2023

TYPE OF ACTION: Area Variance

APPLICANT: Timothy Kelley

LOCATION: 2493 East Lake Road

WITHIN 500' OF: East Lake Rd (NYS Route 41)
Farm Operation in Agricultural District

TAX ID(s): 002.-01-11.0

Project Summary:

The applicant is seeking multiple area variances in order to demolish an existing 383 sf garage and construct a larger 704 sf garage on their 0.32-acre residential property on Skaneateles Lake. The existing garage is located at the road edge of East Lake Road and per the Site Plan (7/19/23), appears to slightly encroach into the State right-of-way. The proposed garage will be located 16' from the road line.

An asphalt driveway is shown to be relocated around the proposed garage to an existing asphalt parking area adjacent to the house. The driveway would be widened to allow for both garage and driveway access.

The proposed work requires three area variances: reducing the front yard setback from the required 50' to 16', reducing the side yard setback from the required 10' to 5', and allowing 41.6% lot coverage from the 25% maximum allowed by the town. Per the Site Plan, the total lot coverage will be reduced from 41.8% to 41.6%. The applicant notes the proposed garage and driveway placement is necessary to prevent interference with the existing septic field. The Site Plan does not show any proposed changes to

the asphalt parking area located behind the house, but notes a catch basin would be constructed at the southwestern corner of the parking area that would “tie into existing drain to lake”.

Advisory Notes:

Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 41 must meet Department requirements, and will be subject to the availability of sight distance. Any work within the State right-of-way will require a work permit from the Onondaga West Resident Engineer.

Recommendation: MODIFICATION

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.

Comments:

As this site drains directly to Skaneateles Lake, a public drinking water source, impervious surface coverage and stormwater management are of increased concern. As such, the Board also generally discourages variances to allow an excess of impervious surface coverage beyond established limits. The Board encourages careful consideration of drainage patterns and facilities on site.

The Town and applicant are encouraged to explore opportunities to further reduce impermeable surfaces, such as by reducing the asphalt parking area, using permeable pavement materials. The applicant is also encouraged to consider a rain garden or bioswale to promote stormwater catchment as opposed to, or prior to, direct drainage into the lake.

ONONDAGA COUNTY


DEPARTMENT OF PLANNING



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Daniel Kwasnowski, AICP
Planning Director

TO: Members, City of Syracuse Planning Commission

FROM: Daniel Kwasnowski, AICP, Director 
Onondaga County Department of Planning

DATE: 8/22/2023

RE: Administrative Review – Special Permit: 153 Ainsley Drive

RECOMMENDATION: No Position with Comment

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

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CASE NUMBER: Z-23-224

REFERRING BOARD: City of Syracuse Planning Commission

DATE RECEIVED: 8/14/2023

TYPE OF ACTION: Special Permit

APPLICANT: Satar Mohammadi

LOCATION: 153 Ainsley Drive

WITHIN 500' OF: Empire State Development Parcel (NYS facility)

TAX ID(s): 061.-02-34.0

Project Summary:

The applicant is seeking a special permit for a new restaurant in a vacant restaurant building (formerly Danzer's). Site work includes building façade and exterior lighting upgrades, replacing signage, and restriping of the parking lot. The 0.7-acre parcel contains the approximately 6,500 sf existing building, surrounded by asphalt extending to the property boundaries. The site is zoned for Commercial use and is in a commercial/industrial area on the corner of Ainsley Drive and Game Road, both local roads, with unrestricted access on both frontages. Per the referral materials, all existing site features will remain, the 77-space lot will be restriped and two signs will be updated to reflect new ownership.

Advisory Notes:

Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses. The applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>.

Recommendation: NO POSITION WITH COMMENT

Comment(s):

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design to the extent practicable. Items to consider include relocation of parking from the front of the parcel (possible encroachment/safety issue), in favor of added landscaping, which would also aid aesthetics and stormwater management. Additional landscaping and driveway delineation at the sides and rear of the site is also encouraged.