



Onondaga County Planning Board

September 07, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Danielle Salisbury
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 07, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from August 17, 2022 were submitted for approval. Marty Masterpole made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-22-51	TDewPB	No Position With Comment	Z-22-218	TFabTB	Modification
Z-22-233	CSyrZA	No Position	Z-22-235	TFabTB	No Position With Comment
Z-22-236	VSkaVB	No Position	Z-22-237	TClaPB	Modification
Z-22-238	TDewPB	No Position	Z-22-239	TDewPB	Modification
Z-22-240	TDewPB	Modification	Z-22-243	TManPB	No Position
Z-22-246	TLysPB	Modification	Z-22-247	TCicPB	Modification
Z-22-248	TLysTB	No Position	Z-22-249	TCicPB	Modification
Z-22-250	CSyrZA	No Position	Z-22-251	VJorZBA	No Position
Z-22-253	TClaPB	Modification	Z-22-255	TClaPB	Modification

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # S-22-51

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Paradise Companies of NY, LLC for the property located at 5761 Celi Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Erie Boulevard (Route 5) and Bridge Street (Route 290), both state highways; and
- WHEREAS, the applicant is proposing to combine four parcels into one new lot, New Lot 100 (3.453 acres), in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-240) to renovate an existing building and construct two additional buildings on the site as part of the proposed project; and
- WHEREAS, in 2021 the Board recommended modification of a site plan (Z-21-26) to construct a multi-building commercial development with associated site improvements; in 2017, the Board recommended modification of a site plan referral (Z-17-438) to renovate the vacant warehouse on one of the subject parcels, citing drainage data requirements from the NYS Department of Transportation; and
- WHEREAS, the site is located along the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; this area has largely focused on auto-oriented development since the buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road along the southern boundary of this site; this node has also been targeted for revitalization as part of the Town's Mixed-Use Village Floating Overlay, Local Waterfront Revitalization Plan (LWRP), and Elevating Erie initiatives; and
- WHEREAS, aerial imagery dated May 2021 shows the site is bounded by Erie Boulevard, Bridge Street, both state roads, and Celi Drive, a local road; the site contains four parcels, one with an existing one-story building, formerly Pier 1, and two parking areas north and south of the building, to remain; the site has three driveways onto Celi Drive, one serving the northern parking lot (to remain) and two serving the southern parking lot (one to remain); per the subdivision plat dated July 20, 2022, the four lots under the same ownership will be combined into one proposed lot to facilitate the project development; and
- WHEREAS, per the Concept Layout, Materials, and Planting Plan dated August 15, 2022, a proposed 4,250 sf building for office use will be constructed towards the center

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

E-mail Address: countyplanning@ongov.net

of the site (previously proposed as a larger multi-tenant commercial building); a 64-space parking area (previously 56 spaces) is shown between the building and the Bridge Street frontage, and where a previous drive aisle was proposed on the Celi Drive side of the building is now proposed lawn and landscaping; the southern end of the site will have a Chick-fil-A fast food restaurant with dual drive-thru lanes and a drive-thru canopy; where the building was previously proposed perpendicular to Celi Drive, the current proposed project shows the building parallel to Celi Drive; an outdoor seating area is proposed south of the building; parking for 64 vehicles will occur west of the building where 42 were previously proposed to serve the restaurant; the drive-thru lanes will extend from the parking lot and wrap around the south and east sides of the building, exiting via a new proposed driveway on Celi Drive; and

WHEREAS, landscaping is shown around the entire border of the site; sidewalks and crosswalks are proposed throughout the site to connect the three buildings; two bicycle racks are proposed, one to serve the center building and one to serve the Chick-fil-A; per the Chick-fil-A sign survey dated July 12, 2022, four logo signs with 60" channel letters and internal LED illumination are proposed for each side of the building, and an additional wall sign logo is proposed for the southeast side of the building facing Celi Drive; no information regarding site lighting or signage for the remaining two buildings was submitted; ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the Site Plan shows the portion of the Empire State Trail that is located in the state right of-way to the south; a proposed connection is shown on the site to extend from the patio to the trail via a crosswalk at the beginning of the drive-thru lanes and a new sidewalk; a gateway monument and stone seating is proposed for the site entrance from the Empire State Trail (EST); per the Onondaga County Empire State Trail Local Economic Opportunities Plan dated June 2022, Bridge Street is identified as a potential opportunity area to link the EST in DeWitt to the Village of East Syracuse; per the Overall Plan, a 5' wide sidewalk is shown along the Bridge Street frontage within the state right-of-way and connecting to the EST, which helps support the proposed linkage; and

WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated January 12, 2022, 3.16 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater management will be created on site as needed to fulfill NYSDEC requirements for quality improvement and quantity reduction. These facilities will discharge into the Bridge Street right-of-way"; a 20' wide sanitary sewer

easement (to be abandoned) cuts through the site;

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), which is located across Celi Drive from the subject parcels and is an active site in the Brownfield Cleanup Program; per the EAF, it had been a metals and plastic plating manufacturing plant since the mid-1970s with operations continuing until 2015; and

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

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

While the Board offers no position on the request for a subdivision, however offers the following in relation to the overall project:

1. The applicant must continue to coordinate with the New York State Department of Transportation. The applicant will be required to submit a Traffic Impact Study (TIS) for full buildout, a copy of the Stormwater Pollution Prevention Plan (SWPPP), a lighting plan, and design plans for any work in the state right-of-way for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. The site of the proposed development is at a major intersection and is a gateway location adjacent to the newly constructed Empire State Trail. As previously mentioned, the County completed the Empire State Trail Local Economic Opportunities Plan in June of 2022, which includes recommendations for commercial developments such as this to complement and capitalize on proximity to the Empire State Trail system. For example, on a significant gateway site like this, additional user amenities such as seating or dining areas adjacent to the trail system are encouraged and may be preferable to those surrounded by parking and drive-thru lanes.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-218

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Fabius Town Board at the request of US Light Energy for the property located at 7172 Route 80; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 80, a state highway, Swift Road (Route 237), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 4.0 MW community solar farm on 5 parcels totaling 82.4 acres in an Agricultural (A-1) zoning district; and
- WHEREAS, earlier this year, the Board offered no position with comment on a zone change referral (Z-22-143) to establish a Solar Energy Systems Overlay District on five commonly-owned contiguous parcels in order to develop a 4 MW solar energy system; it appears the overlay district was approved; in 2021, the Board offered no position with comment on a local law referral (Z-21-320) to amend the Town Code and establish a Solar Energy System Law in the Town of Fabius and a local law referral (Z-21-321) to amend the Town Code and establish a Tier 3 Solar Energy Systems Overlay Zone District in the Town of Fabius; it appears as though both local laws have since been adopted; and
- WHEREAS, the site is located in a rural area of the Town with surrounding agricultural land uses and rural residential land uses; the site has frontage on Route 80, a state highway, and Herlihy Road, a local road; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, per the Existing Conditions map dated June 20, 2022, the site contains a residence, an airplane hangar, accessory structures, and a private runway; there is a driveway on Route 80 to serve the house and hangar and aerial imagery dated May 2021 shows three additional existing driveways on Route 80 and one on Herlihy Road to access agricultural fields; and
- WHEREAS, the Overall Site Plan dated June 20, 2022, shows four proposed solar development areas for ground-mounted solar arrays on the site covering approximately 28.3 acres; the solar arrays avoid the existing dwelling infrastructure and airplane accessory structures, including the air strip; each individual solar area will be enclosed by an 8' high agricultural style fence; per the Landscaping Plan dated June 20, 2022, tree screening blended with the existing tree line and berm is proposed along the Route 80 road frontage and along Herlihy Road in front of the proposed solar development areas; and
- WHEREAS, two access roads are proposed to serve the site; the gravel access road on Route 80 is along the western border and serves three of the four solar development areas; there are seven utility poles along the entrance with a

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

E-mail Address: countyplanning@ongov.net

proposed point of interconnection to the utility grid; the gravel access road on Herlihy Road serves the fourth solar development area;

ADVISORY NOTE: The proposed driveway onto Route 80 requires highway access and work permits from the NYS Department of Transportation and all existing or proposed driveways on Route 80 must meet Department requirements; and

WHEREAS, the residential structure is likely served by an individual well and individual septic system, although no water and wastewater services were indicated for the site on the referral and with the Onondaga County Department of Finance Office of Real Property Services; the Overall Site Plan indicates the proximate location of the existing residential septic system per the land owner; per the referral notice, no changes to the existing infrastructure are proposed; and

WHEREAS, per the Environmental Assessment Form (EAF) dated July, 20, 2022, 2.5 acres of the site will be disturbed by the proposed project and less than 0.1 acres of impervious surface will result from the project; per the EAF, stormwater will be directed to infiltrate to groundwater; no Stormwater Pollution Prevention Plan was submitted with the referral materials;

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 40 acres of the 82.4-acre site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; per the Overall Site Plan, it appears as though three of the four solar development areas are fully or partially located within the floodplain; GIS mapping shows Fabius Brook runs through the southern portion of the site; the property has an unnamed protected stream 931-409, which is a class C(T) stream, that connects to Fabius Brook;

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, GIS mapping shows over 16 acres of the site may contain state and federal wetlands, which the project appears to mostly avoid; the Existing Conditions map dated June 20, 2022 shows numerous wetlands on the site that were delineated by C.T. Male Associates, including NYS DEC confirmed regulated wetlands and the associated 100' buffer; the site is located over, or immediately adjoining, a principal aquifer and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper);

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

WHEREAS, the letter from C.T. Male Associates states that approximately 50% of the potential solar development areas within the project site are considered prime farmland or farmland of statewide importance; the letter states the project will use non-prime farmland to the maximum extent practicable; additionally, where areas of prime soil will be used, disturbance will be minimized to facilitate future agricultural use of the land; the Tier 3 Energy Systems Overlay Zone District locational guidelines state that the Town Board shall seek to preserve prime farm land as it is "of imperative importance"; the Solar Energy Systems Law of 2022 indicates the Board will give special consideration to removal of prime farmland or farmland of statewide importance in granting a special use permit; and

WHEREAS, per a letter from the United States Department of the Interior Fish and Wildlife Service dated April 14, 2021, there are no threatened, endangered, or candidate species on the site; and

WHEREAS, a Coordinated Electric System Interconnect Review with National Grid, an Operation & Maintenance Plan, a Glare Study, and a Decommissioning Plan were provided as part of the referral materials; no visual analysis was submitted as part of the referral materials, as is required for solar energy systems larger than 10 acres, as per the Town's Solar Energy System Law; and

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

1. The applicant must coordinate Route 80 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant will need to provide a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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 for the dwelling to ensure it will not be impacted by the proposed solar project.
3. The Town and applicant must minimize the impacts to the floodplain by relocating the solar arrays outside of the floodplain area, or by providing measures to mitigate the negative effects of the solar arrays on floodplain land, in order to preserve these important and sensitive environmental areas to the extent possible.

The Board offers the following comment:

The installation of solar energy systems on active or prime farmland should be designed according to the New York State Department of Agriculture and Markets, and in compliance with the Town Solar Energy System Law to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the

same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-233

- 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 OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Syracuse University for the property located at University Place and 111 Waverly Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of SUNY Health Science Center, a state-owned facility; and
- WHEREAS, the applicant is requesting a sign waiver to install 4 new wayfinding signs on three different parcels on the Syracuse University Campus in a Planned Institutional (PID) zoning district; and
- WHEREAS, in 2020, the Board offered no position on an other authorization referral (Z-20-80) to install gateway signage in Subdistrict 1 of the SU Main Campus Planned Institutional District (PID); and
- WHEREAS, the site is located in the University Hill neighborhood and contains a portion of the Syracuse University campus, including University Place, a private road that is almost entirely closed to vehicular traffic; and
- WHEREAS, the submitted Phase 6- Overall Site Map dated August 8, 2022, shows the three parcels on the campus where the non- illuminated ground signs will be placed; per the local application, sign # 154 will be a monument-style sign and will replace an existing sign in front of the Syracuse University Residence Life building at 111 Waverly Avenue; the new sign will display the address with an ADA symbol and the words "Accessible Entry"; the height will be 5'-2" and the sign dimensions will be 4' X 3'-4"; the sign will not be setback from the parcel boundary; a letter to the City of Syracuse Department of Zoning dated May 26, 2022 indicates that the existing sign to be replaced is in front of the Goldstein Faculty and Alumni Center (sign #155), not in front of 111 Waverly Avenue; and
- WHEREAS, sign #152 will be a post-style sign in front of the Schine Student Center along the University Place frontage; the sign will read "Office of Admissions" on both sides of the sign, with an arrow pointing in the appropriate direction; the height will be 6'-4" and the dimensions will be 4' X 3'; the sign will not be setback from the parcel boundary; and
- WHEREAS, signs #153 and #155 will be located in front of the Goldstein Alumni & Faculty Center along the University Place frontage; sign #153 will be a post-style sign that reads "Office of Admissions" on both sides of the sign, with an arrow pointing in the appropriate direction, and "Accessible Entry (Up arrow)" on one side of the sign, and will have a height of 6'-4" with dimensions of 4' X 3', and no setback; sign #155 will be a monument-style sign that indicates the locations of Goldstein Faculty and Alumni Center, the Office of Admissions,

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

E-mail Address: countyplanning@ongov.net

and where the accessible entry is located; sign #155 will have a height of 6'-7" and the dimensions will be 5'-5" X 5'- 2" and there will be a 12' setback; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near the Syracuse University-Comstock Tract Buildings, Hall of Languages, Syracuse University, Crouse College, Walnut Park Historic District, and Pi Chapter House of Psi Upsilon Fraternity, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-235

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Fabius Town Board at the request of Town of Fabius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 5, 2022 to abolish the Town Planning Board and amend portions of the Town of Fabius Zoning and Subdivision Codes; and
- WHEREAS, per the proposed local law, the Town's Planning Board has met minimally over the past several years due to the lack of subdivision, special permit, and site plan applications; and
- WHEREAS, the proposed local law cites concerns over the cost of maintaining the Planning Board, including legal counsel and engineers; and
- WHEREAS, the proposed law cites past examples of government consolidation within the Town, including consolidating the position of Tax Collector and one Town Justice position; the Town states it will continue to consolidate government services "to the extent that it does not reduce services and makes the process more efficient and effective for the residents of the Town"; and
- WHEREAS, the Town proposes to dissolve the Planning Board and transfer the responsibilities to the Zoning Board of Appeals; as part of the proposed local law, the Town proposes amending the Town code to substitute the Zoning Board of Appeals anywhere the Planning Board is specifically mentioned; 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 does not offer a recommendation relative to the proposed local change Planning Board administration, as it is a matter of local discretion. However, the Board does want to highlight the important role that Planning Boards play in shaping communities. The Town is encouraged to incorporate and designate functions such as preparation of strategic plans for the town and its corridors and districts, agency coordination and review and improvement of local codes and other regulations as necessary into the new town planning framework.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-236

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law #4 of 2022 to amend Chapter 225 (Zoning) of the Village Code to permit air conditioning condensers, generators, and EV charging stations to be located in required yards without variances; and
- WHEREAS, per the Village's zoning code, the purpose of Article V Area and Bulk Regulations is "to create attractive and inviting public spaces, to encourage a sense of community and neighborliness, to facilitate pedestrian circulation, to enhance the economic viability of commercial uses, to maintain and extend the historic character and development pattern of the Village, to provide adequate open space for access of light and circulation of air, to facilitate the prevention and fighting of fires, and to provide efficient municipal utility services"; and
- WHEREAS, per the existing Village code, Article V Area and Bulk Regulations, Section 225-14 General Provisions, section C. "Interpretation of Density Control Schedule" allows the following projections into required yards to be permitted: open fire escapes, cornices, eaves, and similar architectural features, awnings and movable canopies, open wheelchair ramps, and flags; and
- WHEREAS, proposed changes include alterations to section C. "Interpretation of Density Control Schedule", to prohibit generators, air conditioning condenser units, and electrical vehicle charging stations in front yards, but allow them in a required side or rear yard without needing to obtain a variance; the structure must not be closer than 10' to the lot line and not closer than 20' to any other structure containing a dwelling unit; and
- WHEREAS, section C of the existing code also regulates required open space and indicates that covered porches and terraces and carports are considered part of a building when determining required open space; the code also specifies that a yard or open space provided for a specific premises may not also be used to meet the open space requirements for a different premises; according to the code, no more than 25% of any front yard may be paved or used for driveways; and
- WHEREAS, per the proposed local law, additional changes to this section include a specification that generators, air conditioning condenser units, and electric vehicle charging stations shall not be considered when determining the percentage of open space required for the purpose of the chapter; and

WHEREAS, Article V General provisions also includes specifications on fences and walls, interpretation of height restrictions, accessory uses and buildings, and minimum lot areas to which no further changes are proposed; Article V also includes sections on Interpretation of Density Control Schedule, Downtown D District Design Standards, and Residential B and Commercial Mixed-Use C District Design Standards, to which no changes are proposed; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Collin Donahue / B&C Storage for the property located at 7988 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing to construct two new storage buildings on an existing parking area at an existing self storage facility on a 17.69-acre parcel in an Industrial 2 (I-2) zoning district; and
- WHEREAS, in 2017 the Board recommended modification of a site plan referral (Z-17-80) to amend a previous site plan for a self-storage facility to add an additional storage building and parking, siting concerns about traffic, drainage, and wetlands; it appears as though the additional building and parking area has been constructed; the Board previously recommended modification of a subdivision referral (S-05-61) and site plan referral (Z-05-150) for the construction of the self-storage facility; the applicant was required to provide stormwater information, lighting plan, and a visual buffer from adjacent residential properties; and
- WHEREAS, the site is located in the Woodard Industrial Park and is surrounded by industrially zoned lands, vacant wooded land, roadside houses, and a rail line; and
- WHEREAS, per the submitted survey dated March 18, 2022, the existing site contains nine storage buildings of varying size surrounded by asphalt; the site contains a driveway onto Morgan Road, a county road, and a parking area behind the storage buildings; the remaining lands, almost 10 acres, are wooded and undeveloped; per the survey, at the rear of the site there is a 30' right-of-way to be conveyed to the Town of Clay; and
- WHEREAS, the Overall Plan dated August 4, 2022 shows two proposed storage buildings on the west and north border of the existing parking area (401 sf and 403 sf); the Overall Plan shows an additional proposed parking area to the east of the existing parking area that encompasses approximately 2 acres and contains 76 extra-long parking spaces; the additional parking area is not included in the Environmental Assessment Form (EAF), local application, or referral notice; and
- WHEREAS, per the Overall Plan, a landscaping buffer is proposed along the northern property border between the existing and proposed parking areas and the parcel boundary; the proposed parking area has a thin planting island in the middle and two landscaped areas in the southern two corners; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no

changes to the existing infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant service area, however it is likely that the site may actually be served by an individual septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, per the EAF dated January 27, 2022, 0.26 acres of the site will be disturbed by the construction of the two buildings on the existing parking area; per GIS mapping, if the additional parking area is constructed as shown in the Overall Plan, an additional 2 acres or more of disturbance is likely to occur; per the EAF, existing pavement will be replaced with rooves of the two buildings and water will drain via surface runoff to nearby existing water retention areas; the Overall Plan shows what appears to be a water retention area south of the existing parking area and a proposed water retention area to the south of the proposed parking area with a series of pipes to assist with the movement of water; per the survey, there is a Town of Clay drainage easement that encompasses part of the western portion of the parcel;

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

WHEREAS, the survey shows the presence of both federal and state wetlands; the Overall Plan shows the presence of wetlands that were delineated by ESI, but does not differentiate between state and federal wetlands; there is a small strip of asphalt that is proposed to connect the existing asphalt parking area to the proposed parking area and is within the delineated wetland area; per the survey, the proposed strip of asphalt is within federal wetlands; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734058) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Indiana Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Overall Plan, it appears that some significant wooded areas on site will be removed for the additional parking area;

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

1. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the

county's drainage system. The applicant must contact the Department to determine the scope of the study. 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. If wetlands have not been delineated within the past 5 years, the applicant must conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to avoid wetland disturbance and obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

3. 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 lot expansion. The location of the disposal system must also be reflected on the site plan.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the Town of DeWitt Planning Board at the request of Star Brite Realty, LLC (Saab) for the property located at 5717 Enterprise Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to construct a new vestibule to an existing building and a 20' X 40' pavilion on an 11.89-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the site is located in a commercialized area near the I-690 and I-481 interface; surrounding land uses include retail, medical facilities, hotels, and restaurants; I-690 abuts the site to the north; and
- WHEREAS, per the survey dated May 20, 2022, the site contains two large concrete block commercial buildings with parking spaces surrounding the buildings and two driveways on Enterprise Parkway, a local road; landscaping and grassy areas exist in front of the two buildings and per aerial imagery dated May 2021, picnic tables exist on the grassy area in front of the east building; there is an additional parking area on a separate parcel to the south that appears to serve the site; and
- WHEREAS, per the Site Overall Plan dated July 29, 2022, the 800 sf vestibule addition is proposed for the front entrance of the east building only; per the Site Plan dated July 29, 2022, the addition includes a canopy, landscaping, a sidewalk, ramp, and a new striped crosswalk in front of the building; a new 10' long backlit sign with the corporate logo will be added to the front of the canopy and the sign that was originally at the south entrance will be moved to the north entrance; it is unclear if the sign at the north entrance will be lit; additionally, a 20' X 40' pavilion is proposed on the lawn in front of the east building; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Enterprise and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; and
- WHEREAS, per the Environmental Assessment Form dated August 1, 2022, 0.19 acres will be physically disturbed; and
- WHEREAS, the site may contain the Northern Long-eared Bat or the Indiana 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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Scott Freeman (Cryomech) for the property located at 6682 Moore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway, and East Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is proposing expansions to an existing office, warehouse, parking area and stormwater facilities on two parcels totaling 24.8 acres in a Hi-Tech zoning district; and
- WHEREAS, in 2019 the Board reviewed a three-mile limit referral (Z-19-212), preliminary subdivision referral (S-19-19) and concurrent site plan referral (Z-19-82) to construct a 76,500 sf manufacturing and office building for Cryomech on proposed Lot 1 of the subdivision; while the Board offered no position with regards to the subdivision action, overall project considerations included coordination with the NYS Thruway Authority and Onondaga County Department of Transportation regarding drainage and lighting plans, traffic data requirements, signage permitting requirements, and consideration for wetland/stream buffering and future cross-connections; and
- WHEREAS, the site contains a portion of the former Brooklawn Golf Course, with surrounding land uses being largely industrial; the site is bound to the south by the New York State Thruway, to the north by East Molly Road, a county road, to the east by the north branch of Ley Creek, a water-quality impaired waterbody and to the west by Moore Road, a local road; there is a tributary to the north branch of Ley Creek crossing the northern portion of the site, and the site is divided roughly in half by large scale overhead power lines, labeled C.N.Y.P Corp., running eastwest; and
- WHEREAS, per the survey dated September 1, 2020 the site contains a large metal building with 188 parking spaces along the north, west, and south sides of the building; a tarvia drive goes around the entire building and exits onto Moore Road; sidewalks run along the west and south sides of the building; and
- WHEREAS, the Overall Plan dated August 15, 2022 shows a 4,253 sf addition on the front of the building to serve as the main entry and a 30,331 sf addition to the rear; the main entry will have an entry canopy and a 20 sf building sign with the company's name, and a 100 sf sign will be placed on the south face of the rear addition; 123 additional parking spaces are proposed south of the expansion, including EV charging stations; 10 parking spaces north of the building will remain, and the rest will be demolished to provide space for an outdoor fenced in area for utilities and a shed; a paved shipping and receiving area is proposed to the east of the proposed rear addition, which extends into the

adjacent tax parcel to the east along with some of the proposed parking; per the local referral, the applicant notes that a subdivision is required to acquire approximately 10.8 acres of additional land to the east and that the plat plan is forthcoming; the submitted undated lighting plan shows that lighting is proposed throughout the site and will spill into the adjacent parcel to the north;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, light spillage into the county right-of-way is prohibited; and

WHEREAS, per the Overall Plan, a Future Phase III Project is shown east of the proposed building and parking additions; the Phase III project appears to include a large building with a shipping and receiving area, and two large parking areas; the Future Phase III Project does not appear to be included in the submitted Environmental Assessment Form (EAF); and

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

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

WHEREAS, per the referral notice, the site is served by public sewers located along Moore Road and is located in the Metropolitan Wastewater Treatment Plant and Brooklawn and Ley Creek Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Given the potential for increased flow, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; per the EAF dated July 25, 2022, 3 acres of the site will be disturbed by the proposed building additions and parking lot expansion; the existing stormwater facility south of the existing parking area is proposed to be expanded to serve the proposed building addition and a pre-treatment expansion is proposed east of the stormwater expansion; for the Future Phase III Project, it appears as though a stormwater facility will be proposed east of the proposed building and parking area, near the border of Ley Creek; there is an existing 20' drainage easement from the existing stormwater facility through the adjacent parcel that appears to connect to a County trunk sewer and utility easement that runs along Ley Creek;

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern and southern lot lines of the site are located within the 100-year floodplain and floodway, which may require elevation of structures and other mitigation; the 100 year flood line is shown on the Overall Plan and all portions of the Future Phase III Project appear to be outside of the floodplain;

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, GIS mapping shows potential federal wetlands associated with the north branch of Ley Creek and its tributary; the Overall Plan shows wetlands north and south of the entry drive, north of the proposed shipping and receiving area expansion, which the Future Phase III Project appears to fill in with its shipping and receiving area, and further wetlands around Ley Creek; there is no indication of a wetlands survey being completed recently and whether or not the wetlands have been confirmed by the U.S. Army Corps of Engineers; ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734070, 734129, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: Per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; any proposed project must maintain delineation between NYSTA right -of-way and project site; site lighting shall not impact Thruway patrons; no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted; all exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>; 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. A drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be provided to the New York State Thruway Authority (NYSTA) for review. To further meet NYSTA requirements, a site lighting plan must be provided for review and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval. The

municipality and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies must be submitted to the Department for review. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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

The Board also offers the following comment:

The applicant is encouraged to provide landscape buffering around the wetlands on site to reduce stormwater runoff or improve the quality of runoff to these sensitive areas.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Paradise Companies for the property located at 5761 Celi Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard (Route 5) and Bridge Street (Route 290), both state highways; and
- WHEREAS, the applicant is proposing to develop four parcels by renovating an existing building and constructing two additional buildings (one for office use and one for a fast food restaurant with drive-thru) in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-22-51) to combine four parcels into a single commercial lot as part of the proposed project; and
- WHEREAS, in 2021 the Board recommended modification of a site plan (Z-21-26) to construct a multi-building commercial development with associated site improvements; in 2017, the Board recommended modification of a site plan referral (Z-17-438) to renovate the vacant warehouse on one of the subject parcels, citing drainage data requirements from the NYS Department of Transportation; and
- WHEREAS, the site is located along the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; this area has largely focused on auto-oriented development since the buildout of the highway network; however, ongoing planning efforts are working towards re-establishing a multi-modal transportation network and implementing mixed-use development in this area; most notably, work to close gaps in the Empire State Trail (EST) has included the recent construction of a multi-use trail primarily along the median of Erie Boulevard, which crosses from Erie Boulevard to Towpath Road along the southern boundary of this site; this node has also been targeted for revitalization as part of the Town's Mixed-Use Village Floating Overlay, Local Waterfront Revitalization Plan (LWRP), and Elevating Erie initiatives; and
- WHEREAS, aerial imagery dated May 2021 shows the site is bounded by Erie Boulevard, Bridge Street, both state roads, and Celi Drive, a local road; the site contains four parcels, one with an existing one-story building, formerly Pier 1, and two parking areas north and south of the building, to remain; the site has three driveways onto Celi Drive, one serving the northern parking lot (to remain) and two serving the southern parking lot (one to remain); per the subdivision plat dated July 20, 2022, the four lots under the same ownership will be combined into one proposed lot to facilitate the project development; and
- WHEREAS, per the Concept Layout, Materials, and Planting Plan dated August 15, 2022, a proposed 4,250 sf building for office use will be constructed towards the center

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

E-mail Address: countyplanning@ongov.net

of the site (previously proposed as a larger multi-tenant commercial building); a 64-space parking area (previously 56 spaces) is shown between the building and the Bridge Street frontage, and where a previous drive aisle was proposed on the Celi Drive side of the building is now proposed lawn and landscaping; the southern end of the site will have a Chick-fil-A fast food restaurant with dual drive-thru lanes and a drive-thru canopy; where the building was previously proposed perpendicular to Celi Drive, the current proposed project shows the building parallel to Celi Drive; an outdoor seating area is proposed south of the building; parking for 64 vehicles will occur west of the building where 42 were previously proposed to serve the restaurant; the drive-thru lanes will extend from the parking lot and wrap around the south and east sides of the building, exiting via a new proposed driveway on Celi Drive; and

WHEREAS, landscaping is shown around the entire border of the site; sidewalks and crosswalks are proposed throughout the site to connect the three buildings; two bicycle racks are proposed, one to serve the center building and one to serve the Chick-fil-A; per the Chick-fil-A sign survey dated July 12, 2022, four logo signs with 60" channel letters and internal LED illumination are proposed for each side of the building, and an additional wall sign logo is proposed for the southeast side of the building facing Celi Drive; no information regarding site lighting or signage for the remaining two buildings was submitted; ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the Site Plan shows the portion of the Empire State Trail that is located in the state right of-way to the south; a proposed connection is shown on the site to extend from the patio to the trail via a crosswalk at the beginning of the drive-thru lanes and a new sidewalk; a gateway monument and stone seating is proposed for the site entrance from the Empire State Trail (EST); per the Onondaga County Empire State Trail Local Economic Opportunities Plan dated June 2022, Bridge Street is identified as a potential opportunity area to link the EST in DeWitt to the Village of East Syracuse; per the Overall Plan, a 5' wide sidewalk is shown along the Bridge Street frontage within the state right-of-way and connecting to the EST, which helps support the proposed linkage; and

WHEREAS, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated January 12, 2022, 3.16 acres of the site will be disturbed by the proposed project; per the EAF, "stormwater management will be created on site as needed to fulfill NYSDEC requirements for quality improvement and quantity reduction. These facilities will discharge into the Bridge Street right-of-way"; a 20' wide sanitary sewer

easement (to be abandoned) cuts through the site;

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), which is located across Celi Drive from the subject parcels and is an active site in the Brownfield Cleanup Program; per the EAF, it had been a metals and plastic plating manufacturing plant since the mid-1970s with operations continuing until 2015; and

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

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

1. The applicant must continue to coordinate with the New York State Department of Transportation. The applicant will be required to submit a Traffic Impact Study (TIS) for full buildout, a copy of the Stormwater Pollution Prevention Plan (SWPPP), a lighting plan, and design plans for any work in the state right-of-way for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

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

The Board also offers the following comment:

The site of the proposed development is at a major intersection and is a gateway location adjacent to the newly constructed Empire State Trail. As previously mentioned, the County completed the Empire State Trail Local Economic Opportunities Plan in June of 2022, which includes recommendations for commercial developments such as this to complement and capitalize on proximity to the Empire State Trail system. For example, on a significant gateway site like this, additional user amenities such as seating or dining areas adjacent to the trail system are encouraged and may be preferable to those surrounded by parking and drive-thru lanes.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Electric Car Sales and Service Center for the property located at 5427 North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing to renovate two existing commercial buildings, construct a 16,500 sf addition, and other site upgrades on two parcels totaling 4.06 acres in a Commercial B (CB) zoning district; and
- WHEREAS, the site is located along North Burdick Street, a county road, near the Old Erie Canal State Park, Northeast Medical Center, auto dealerships, and Fayetteville Towne Center; the site is across the street from two spring-fed quarry ponds where a current multi-family and commercial project (Twin Shores) is being proposed; and
- WHEREAS, per the Existing Conditions and Demolition Plan dated August 11, 2022, the site has two one-story buildings, 15,444 sf and 7,842 sf, pertaining to Fayetteville Dodge, a car dealership; with the exception of the northeast corner of the site which is lawn, the areas around the two buildings are paved and serve primarily as parking for the business (89 parking spaces) and include parking lot lighting; there is a paved driveway onto North Burdick Street; and
- WHEREAS, the Site Plan dated August 11, 2022 shows the 16,522 sf addition is proposed behind the main building and per the Building B floorplan, will serve as a vehicle service building; a portion of the parking area will be repaved and the remainder will be resurfaced and striped for 265 parking spaces; a security fence is proposed for the western portion of the site behind the buildings; per the exterior elevations plan, exterior updates including painting, new siding, replacing windows and doors and unspecified signage are proposed; it is unclear if new lighting is proposed as part of the project; gas and electric services will be upgrades as part of the project;
- ADVISORY NOTE: Any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the Onondaga County Empire State Trail Local Economic Opportunities Plan dated June 2022 identifies the area of North Burdick Street in front of the site as an Opportunity Area to connect the Empire State Trail to the Village of Fayetteville; specific recommendations for the area include intersection improvements at North Burdick Street and Cedar Bay Road, sidewalks within the existing right-of-way on the east side of North Burdick Street, and a protected sidepath within the existing pavement on the west side of North Burdick Street; and

WHEREAS, per the referral notice, the site is served by public drinking water; the existing water line that currently serves the main building (east building) will be removed and the existing water service line that currently services the west building is proposed to be abandoned; a line reconnecting the water service to the main building is proposed, including an extension of the water service from the main building to the west building; an OCWA easement exists across the front of the property;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook- Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; a Town of Manlius easement exists across the front of the property over the sanitary sewer lines;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated August 9, 2022, 0.76 acres of the site will be disturbed by the proposed project; per the EAF, the proposed action will not affect any existing stormwater drainage areas or flowpaths and the drainage will either enter the right-of-way through existing stormwater infrastructure or exit via sheet flow to the stabilized slopes south of the site;

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-246

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of JALAC, LLC for the property located at 2918 Belgium Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Belgium Road (Route 31) and Baldwinsville Bypass (Route 631), both state highways, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and

WHEREAS, the applicant is proposing construction of a storage and maintenance facility on a 1.12-acre parcel in an Industrial zoning district; and

WHEREAS, the site is located southeast of the Anheuser-Busch Budweiser plant in the Town and north of the municipal boundary between the Town of Lysander and the Village of Baldwinsville; surrounding land use to the west is primarily residential, to the east is a mix of commercial and industrial uses, and to the south is forested, undeveloped land; and

WHEREAS, GIS mapping shows the parcel is a land-locked parcel that is part of a larger site including two adjacent parcels to the west that share the same owner; per aerial imagery dated May 2021, the subject parcel contains gravel parking, and the two parcels immediately to the west contain an existing building (to remain), a concrete pad (to be removed), and surrounding gravel parking area; the westernmost parcel has frontage on Baldwinsville Bypass, a state highway, and the middle parcel has over 150' of unrestricted access to Route 31, a state highway;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements and any work within the state right-of-way is subject to a work permit from the Department; and

WHEREAS, per the Site Layout dated July 22, 2022, a 6,800 sf building is proposed on the subject parcel and will include a storage and maintenance building with an attached office, four parking spaces in front of the building, and surrounding gravel area; a 6' chain-link fence is proposed around the north, east, and southern borders of the subject parcel, leaving a 10' buffer of existing vegetation between the fence and the property line; a double sided stockade fence with two 40' wide gates is proposed for the western border of the subject parcel; per the local application, the applicant is willing to combine the parcels or provide an access easement to the land-locked parcel; and

WHEREAS, per the referral notice, there is no existing drinking water service to the subject parcel and a new connection to public drinking water is proposed to serve the proposed building;

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

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

WHEREAS, per the referral notice, there is no existing wastewater service to the subject parcel and a new connection to public sewers is proposed to serve the proposed building; the site is located within the Baldwinsville- Seneca Knolls Wastewater Treatment Plant service area;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated August 2, 2022, 0.6 acres of the site will be disturbed by the proposed project; and

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

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

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

The applicant is required to coordinate Route 31 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-247

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Joe Verdi for the property located at McKinley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Pardee Road (Route 253), a county highway, and Route 81, a state highway; and
- WHEREAS, the applicant is proposing construction of a self storage facility on a vacant 14.99-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2016 the Board recommended modification of a site plan referral (Z-16-452) to create a wholesale mulch manufacturing facility on the site citing wetland, traffic, and sewage disposal modifications; and
- WHEREAS, the site is located at the corner of Pardee Road, a county road, and McKinley Road, a town owned road; surrounding land uses include Interstate Route 81 to the west, vacant land and scattered commercial businesses, and some roadside housing; and
- WHEREAS, the parcel is currently vacant, with a large New York State Power Authority Easement and Niagara Mohawk Power Corporation right-of-way running through a significant portion of the parcel and containing regional high-voltage overhead electric transmission lines and gravel access drive from Pardee Road; an unspecified gas easement is present along the Pardee Road frontage of the property; and
- WHEREAS, the Preliminary Site Plan dated August 2022 shows 10 self-storage units of varying sizes proposed along the McKinley Road frontage and surrounded by a 25' asphalt drive lane; two 24' wide gravel drives connect the 10 storage units to a large gravel storage area to the south; one 24' gravel drive connects the gravel storage area to an 9,600 sf climate controlled storage building with an office further south on the site, which appears to encroach in the 75' front yard setback; a 6' high black PVC coated chain-link fence is proposed along the McKinley Road and Pardee Road frontages, avoiding both right-of-ways; per the local application the facility would run 24/7 and have only one employee on site at one time; and
- WHEREAS, four gravel parking spaces are proposed near the office; two asphalt driveways are proposed on Pardee Road to serve the site; the proposed southern driveway is located where the existing gravel access drive is currently; it is unclear if the existing gravel access drive will remain through the property;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Pardee Road must meet Department requirements and any work within the county right-of-way is subject to a work permit from the Department; and

WHEREAS, the site has access to public drinking water service and per the Environmental Assessment Form (EAF) dated August 9, 2022, the project will connect to the existing water service;

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

WHEREAS, per the referral notice, there is no existing wastewater service to the site and the applicant has not indicated proposed wastewater service plans; the site is located within the Brewerton Wastewater Treatment Plant service area; and

WHEREAS, per the EAF, 9 acres of the site will be disturbed by the proposed project; the Preliminary Site Plan shows two on-site stormwater management areas of undetermined sizes, one south of the 10 proposed storage units and one northeast of the proposed climate controlled storage building;

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

WHEREAS, GIS mapping shows the site may contain both state and federal wetlands; the Preliminary Site Plan shows wetlands and wetland buffers on the southern portion of the parcel which were delineated by Terrestrial Environmental Specialist, Inc. on January 19, 2017; the climate controlled storage appears to encroach upon the delineated wetland buffer;

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

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

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

2. The applicant must to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any

confirmed wetlands and buffers and show them on the plans for the site, prior to Town approval.

3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed sewage disposal provisions to service this property prior to issuance of a building permit. The Department advises the applicant to contact the Department early in the planning process.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a MAP ADOPTION from the Town of Lysander Town Board at the request of Town of Lysander for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to update their Town Zoning Map to reflect zone changes to three unrelated parcels; and
- WHEREAS, in 2018 the Board offered no position with comment on a zone change referral (Z-18-152) for Tax Map Number 030.-03-06.9 requesting a zone change from Agricultural to Commercial for a 4.357- acre parcel in order to establish a shop and a staging area for equipment for Flat Rock Hardscapes, Inc.; there were no comments pertaining to the zone change, however comments about the project included advising the applicant to coordinate Oswego Road Access with NYS Department of Transportation and to retain tree cover or provide a buffer give the site's proximity to Three Rivers Wildlife Management Area; and
- WHEREAS, in 2018 the Board offered no position on a zone change referral (Z-18-239) for Tax Map Number 061.-02-24.0 proposing a zone change for a 0.32-acre parcel from Agricultural Residential (AR-40) to Neighborhood Residential-Business District (NR-BD) to expand opportunities for potential buyers and not restrict them to continuing the current restaurant use, which is a non-conforming use in the AR-40 district that was grandfathered in; and
- WHEREAS, in 2018 the Board offered no position with comment on a zone change referral (Z-18-240) for Tax Map Number 074.-01-01.1 proposing a zone change on a 10.34-acre parcel from Residential (R-20) to Retail Service (RS) District to allow for construction of a multi-tenant commercial building; the Board recommended restricting the zone change to the area intended for commercial development and leaving the remainder of the site zoned as residential; and
- WHEREAS, per the referral notice, the Town is updating their zoning map to reflect the prior approved zone changes of the three aforementioned parcels; additionally, the Town corrected a parcel near the municipal border of the Town with the Village of Baldwinsville that is a part of the Radisson Corporate Park that was incorrectly marked AR-40, and is now correctly labeled Planned Unit Development (PUD); 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 David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-249

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Jeffrey Cohen for the property located at 5917 State 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 NYS Route 31, a state highway, and Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is proposing to establish a convenience store in a vacant building and improve the site layout on a 0.411-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2021 the Board recommended disapproval of a site plan referral (Z-21-175) to establish a coffee shop in a vacant building on the site, citing longstanding traffic, driveway access, and internal circulation issues related to the site and intersection; in 2019, the Board reviewed concurrent area variance (Z-19-42), site plan (Z-19-44), and final subdivision (S-19-6) referrals to subdivide a 0.883-acre parcel into two lots and establish a new takeout restaurant in the vacant building on-site; the Board recommended disapproval of the site plan action for the same reasons previously mentioned and advised further coordination with the Onondaga County and NYS Departments of Transportation prior to consideration of the application; all three actions were approved locally, though the site plan does not appear to have moved forward; and
- WHEREAS, the site is located along the highly traveled NYS Route 31 corridor just east of I-81 with surrounding land uses including a mix of commercial and residential and the Cicero-North Syracuse High School and Elementary School; just north of the site are several large, undeveloped parcels that are part of the Carmel Runne commercial subdivision; and
- WHEREAS, the submitted Site Preparation Plan dated August 3, 2022 shows the triangular-shaped parcel has frontage and driveways on Lakeshore Road, a county highway, NYS Route 31, and frontage on Lakeshore Spur Road, a local road; the site contains a vacant one-story building with drive-thru window, most recently an ice cream shop, that faces the Lakeshore Road/Route 31 intersection; there is asphalt parking at the front and rear of the building, and a dumpster enclosure along the Lakeshore Road frontage and a pylon sign at the Lakeshore Road/Route 31 intersection;
- ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, all existing or proposed driveways on Lakeshore Road or Route 31, respectively, must meet Department requirements; and
- WHEREAS, the Site Plan dated August 3, 2022 shows driveway access will be changed to facilitate site circulation; driveways along Lakeshore Road will be removed and

a new full access driveway is proposed on the Lakeshore Road Spur; a full access driveway and a right-in only driveway are proposed on Route 31; per a submitted email from the applicant dated August 9, 2022, this arrangement of driveways and internal traffic circulation has conceptual approval from the NYS Department of Transportation; and

WHEREAS, the plan indicates 6 parking spaces at the front and 7 spaces at the rear of the building; an existing drive-thru with a seven car stack is shown to remain; a new bypass lane has been added to connect the east and west portions of the site; no details were provided as to the anticipated traffic/offerings at the drive-thru window; and

WHEREAS, new landscaping is shown around the perimeter of the site, with the exception of the prominent western corner of the site within the right-of-way; no sidewalks are indicated on the submitted site plan; sidewalks currently exist both to the east and west on portions of Route 31 on the north side of Route 31, and occur along the southern side of Route 31 in this area; the Town of Cicero has been working toward implementing sidewalk infrastructure along this corridor as development occurs; limited crosswalk infrastructure occurs at this unsignalized intersection, but does occur at nearby intersections; and

WHEREAS, per the local application, hours of the convenience store will be from 6am to 12am, seven days a week; a maximum number of three employees will be on the site at one time; limited signage details were submitted with the referral materials; it appears the existing pylon sign (10'x3.5', formerly including a variable messaging sign) would be reused, and new monument sign at the Lakeshore Road Spur is proposed; no other information regarding these signs, or any building signage or directional signage was provided; and

WHEREAS, per the Site Preparation Plan, there is a 54" water main (approximate location) crossing the rear parking area, within an 84' wide Onondaga County Water District Waterline Easement (partially shown, and formerly 99') adjacent the building covering the rear parking area, driveways and a portion of the Lakeshore Spur Road; an Onondaga County Sanitary Sewer Easement along the Lakeshore Road Spur also crosses the northeast corner of the site and driveway; and

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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated August 3, 2022, 0.42 acres of the site will be disturbed by the proposed project; the EAF notes that there will be a reduction in impervious surfaces with the proposed site plan and stormwater discharge will drain into the existing catch basins and trench drains on site;

ADVISORY NOTE: per the Onondaga County and NYS Departments of Transportation, additional stormwater runoff into the county or state drainage systems is prohibited; 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 and municipality must ensure approval from the Onondaga County Water Authority and Onondaga County Department of Water Environment Protection for any proposed activity within either of the significant easements on the site, and from the NYS and Onondaga County Departments of Transportation for any work within the highway rights-of-way. Any mitigation required for permit approvals must be shown on the approved site plan.

Of particular note, an Application for Permit to Occupy from OCWA will be required for any work within its significant transmission right-of-way covering the majority of the rear of the site. The applicant and Town must coordinate with OCWA and obtain this permit in particular prior to issuance of building permits, given significant limitations set forth by OCWA for what can be done within its easements. The entirety and accurate limits of the OCWA easement must also be shown on the approved site plan, in coordination with OCWA staff.

The Board also offers the following comments:

1. Despite proposed access and circulation improvements in this proposal, the Board continues to have concerns related to development of this sensitive site.

Longstanding traffic, driveway safety and pedestrian safety, and pedestrian and bicycle mobility issues at this site and intersection have been discussed for several years. This highly visible portion of the Route 31 corridor includes a variety of retail, school, recreational and nearby residential land uses, which merits consideration of higher quality pedestrian and other transportation accommodations. The Town, applicant, and Departments of Transportation are strongly encouraged to incorporate pedestrian facilities to the extent possible in this and similar projects along the corridor, as well as within local intersections, if projects in this location are to be considered.

In addition, it appears that additional detailed planning and coordination should take place regarding this area, to address existing traffic safety and mobility issues, but also to develop a cohesive, longer-term strategy to mitigate impacts of proposed nearby developments as well as accommodate infill development into this congested area, in a way that does not negatively impact community character objectives.

To accompany long term planning, and in contrast to allowing a relatively

intensive drive-thru use at this location, the Town or other public entity may also wish to consider purchasing the site, to both protect significant infrastructure on the site, and so that the land will remain undeveloped and allow flexibility for traffic and mobility solutions at this important location.

2. As this site is in such a highly visible community location, the Town is encouraged to require additional high-quality landscaping and/or screening, including portions of the site within the rights-of-way, and careful consideration of proposed signage, in order to protect and improve community aesthetics. Any work within the rights-of-way must be coordinated with respective road owners.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-250

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Naresh Patel, Viraj Salina, Inc. for the property located at 2711-2731 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing to convert a former furniture store into a Plasma Donor Center on a 1.08-acre parcel in a Business, Class A (BA) zoning district; and
- WHEREAS, in 2017 the Board offered no position with comment on a project site review referral (Z-17-306) to demolish an existing building to allow for expansion of an existing parking lot for a retail store on the parcel; and
- WHEREAS, the site is located in the City of Syracuse's Southside neighborhood at the intersection of South Salina Street and East Brighton Avenue and is bound to the north by McClure Avenue, all city streets; the site is across South Salina Street from Dunk & Bright Furniture and abuts several residential lots to the rear; and
- WHEREAS, the submitted survey dated July 8, 2022 shows the site contains an existing one-story, 12,536 sf concrete block building, previously a retail furniture store; the remainder of the site is shown to be primarily asphalt for on-site parking; there are three existing full-access driveways that serve the site, one each on McClure Avenue, South Salina Street, and East Brighton Avenue, all to remain; a sidewalk exists along all road frontages; a perpetual driveway easement is located on the southeastern border of the property over the entrance from East Brighton Avenue; 55 parking spaces are provided where 42 total parking spaces are required by the City; and
- WHEREAS, per the Site Plan dated August 3, 2022, the parking area will remain the same with the addition of two planting islands in the northwest and southwest corners of the parking lot; per the local application, the parking lot will be restriped to conform to City standards, the interior of the building will be completely demolished and refinished as a blood plasma donor center, and the building will be repainted and the roof will be replaced; there is an existing, two-sided pole sign located just south of the intersection of McClure Avenue and South Salina Street that will be reused and there are new signs proposed for the front of the building; and
- WHEREAS, a letter from the applicant dated August 3, 2022 states the hours of operation will be from 8:00 am to 8:00 pm Monday through Friday, 8:00 am to 1pm on Saturdays and closed on Sundays; there will be approximately 30 employees and less than 22-25 employees on the site at any time; and

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

WHEREAS, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows;

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

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-251

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Jordan Zoning Board of Appeals at the request of Matthew and Gayle McCabe for the property located at 20 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Main Street (Route 317), a state highway; and
- WHEREAS, the applicant is requesting a special use permit to convert a one-family dwelling to a two-family dwelling on a 1.15-acre parcel in a One-Family Residential (R-A) zoning district; and
- WHEREAS, the site is located along Main Street in the Village, primarily surrounded by residential uses and the nearby Jordan-Elbridge Middle School; St. Patrick Roman Catholic Church borders the property to the northwest and Skaneateles Creek, abuts the property to the northeast; and
- WHEREAS, the submitted survey dated July 6, 2021 shows the site contains a 2 ½ story house with a porch, shed, and a pool; the house is served by a gravel drive on Main Street, a state highway, that connects to the church parking lot to the north through what appears to be an informal connection;
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Main Street must meet Department requirements; and
- WHEREAS, per the submitted floor plan, the proposed apartment would consist of four rooms on the second floor; submitted photos show the apartment would consist of a kitchen, a living room, a bedroom, and a bathroom, and have a second floor porch; and
- WHEREAS, per the local application, the applicant is requesting a special use permit pursuant to section 3.1(B)(7) to permit a two-family home in an R-A district; per the Village's Zoning Code, a two-family dwelling is an allowable use upon issuance of a special permit; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, Skaneateles Creek is a classification C(T) protected stream and is listed as a water-quality impaired waterbody (EAF Mapper); Current FEMA Flood Insurance Rate Maps (FIRM) indicate that a rear portion of the site is located within the 100-year floodplain and more restrictive floodway, which may require avoidance or elevation of structures and other mitigation; no

development is proposed within the floodplain; and

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

WHEREAS, the site is within the Jordan Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-253

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of O'Reilly Auto Parts for the property located at 3906 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, South Bay Road (Route 208) and Taft Road (Routes 48 and 19), both county highways, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to establish an auto parts facility in a vacant commercial space on a 1.93-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, in 2011 the Board offered no position on a three-mile limit referral (Z-11-155) to combine two existing tax parcels into one proposed Lot 1; the Board previously offered no position with comment on a zone change referral (Z-10-388) and a site plan referral (Z-11-30) to establish a used item retail store and drop-off site, commenting on highway and road access, impermeable materials, and landscaping; and
- WHEREAS, the site is bound to the west by Brewerton Road, a state highway, and to the east by South Bay Road, a county highway; commercial land uses extend north and south of the site, and New York State Department of Transportation facilities are east of the site; and
- WHEREAS, the Architectural Site Plan dated August 8, 2022 and aerial imagery dated May 2021 shows an existing multi-tenant building surrounded by asphalt parking; planting islands and lighting exist throughout the parking area; there are two existing illuminated pylon signs near the building, one facing Brewerton Road and one facing South Bay Road; and
- WHEREAS, it appears as though potential additional parking could be accessed through the parcel to the north, which has a curb cut on Brewerton that appears to be closed off by bollards and chains; there are two curb cuts onto Brewerton Road, the northern curb cut appears to be a full access while the southern curb cut appears to be right in, right out and currently closed off with a bollard and chains; there is one curb cut onto South Bay Road that appears to be full access;
- ADVISORY NOTE: Per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways on Brewerton Road and South Bay Road, respectively, must meet Department requirements; and
- WHEREAS, per the Architectural Site Plan, the auto parts facility (O'Reilly Auto Parts), will encompass 9,894 sf of the existing building area and the remaining space will be inhabited by a future tenant or tenants; it appears as though all curb cuts will remain and the bollard and chains will be removed from the southern curb

cut on Brewerton Road; two parking spaces near the southern Brewerton Road curb cut will be removed for the installation of a refuse enclosure; additional site changes include exterior building modifications including new doors, a loading/receiving ramp, and external logo sign on the front of the building, and interior building modifications to facilitate an auto parts facility use; and

WHEREAS, per the local application, the hours of operation for the site will be Monday through Saturday 7:30 am through 9:00 pm and Sunday 9:00 am through 7:00 pm; the site will have 10-12 employees and generate traffic including a nightly delivery by a semi-truck five days a week, 2-3 standard pickup trucks daily for parts delivery, and 30-50 (heaviest traffic) during the weekend hours of operation; and

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

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

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

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

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

The Board also offers the following comments:

1. The Board recommends that the applicant and the Town consider

opportunities to create cross connections between adjacent parcels that will help reduce local trips on collector roads and to incorporate designs that foster walkability including assessing the need for large areas of parking, reducing expansive parking areas, providing more landscaped elements within parking areas, shielding pedestrians from traffic and parked cars, and providing crosswalks and pedestrian signalization at nearby intersections.

2. The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.

3. Every municipal review provides the opportunity to improve community appearance, and the municipality may wish to consider requiring the applicant to provide sidewalks and landscaping.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 07, 2022

OCPB Case # Z-22-255

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Pizza Hut / James P. Smith, Architect for the property located at 7365 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), Long Branch Road (Route 35) and John Glenn Boulevard (Route 81), all county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to create a pick-up window and adjust the parking configuration at an existing restaurant in a commercial plaza in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2021 the Board offered no position on a site plan referral (Z-21-21) to construct a 780 square foot addition to an existing ALDI grocery store on the parcel; in 2015, the Board offered no position for a site plan referral (Z-15-347) for minor exterior changes, façade renovations, and interior renovations to one of the existing outbuildings on the site; previously, the Board offered no position on various referrals involving the site (S-04-135, Z-04-273, Z-04-274, and Z-04-312); and
- WHEREAS, the site is located along the Oswego Road commercial corridor; there is an existing shopping plaza, Glenn Crossing Plaza, set at the rear of the site with a large parking lot in front and outbuildings on the site for WellNow Urgent Care and Pizza Hut; additional outparcels included within the plaza contain a gas station, blood donor center, and two banks, one of which is vacant; the shopping plaza has four access points to Oswego Road, including a signalized driveway with dual exit and dual entrance lanes, and two access points onto Long Branch Road; and
- WHEREAS, per aerial imagery dated May 2021, the Pizza Hut establishment is the southernmost building on the parcel; the Existing Site Plan dated May 27, 2022 shows the existing building with 14 parking spaces west of the building, 9 parking spaces south of the building (to be removed), and a grass lawn to the east of the building; the Pizza Hut building and parking area portion of the parcel have two points of ingress and egress, the northwestern access which connects to the rest of the commercial areas within the plaza, and the southern access which connects to an internal road that leads to Oswego Road; and
- WHEREAS, per the Proposed Site Plan dated May 27, 2022, the applicant is proposing to install a new pick-up window at the front of the building and a new parking area with 8 new spaces to the east of the building where the lawn previously existed; a new parking lot light is proposed along the Oswego Road frontage within the new parking area;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, light spillage into the county right-of-way is prohibited; and

WHEREAS, a new drive lane is proposed where the previous southern parking spaces were; per the plan, traffic for the pick-up window will enter from the northwestern access only, drive past the pick-up window, and exit the site through the southern access; the plan also shows traffic entering from the southern access to access the new parking east of the building; no changes to site access are indicated;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road or Long Branch Road must meet Department requirements; and

WHEREAS, per a letter to the Town of Clay Zoning Department from the applicant dated August 22, 2022, the proposed use of the new pick-up window is to allow customers who have already ordered and paid to pull up to a door where orders can be passed through a window or a door can be opened to allow employees to bring a larger order to the customer; the applicant states that many such pick-up windows have been installed in other Pizza Hut establishments across the country and there are never more than three cars in the pick-up lane at one time; and

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

WHEREAS, per the referral notice, the site is served by public sewers located in the Wetzel Road Wastewater Treatment Plant and Sawmill Pump Station Service area; no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows less than 0.1 acres of the site will be disturbed by the proposed project; the Proposed Site Plan states that the drainage of the new parking area will slope to the existing drainage system;

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

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

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

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

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

The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. To further meet Department requirements, the applicant must submit a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Village of Solvay Planning Board

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

DATE: 8/18/2022

RE: Administrative Review – Tucciarone Final Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-49

DATE RECEIVED: 8/10/2022

30-DAY DEADLINE: 9/9/2022

REFERRING BOARD: VSolPB

TYPE OF ACTION: FINAL SUBDIVISION

APPLICANT: John and Linda Tucciarone

LOCATION: 68 Hartwicke Drive

WITHIN 500' OF: State Route 5, and the municipal boundaries between the Village of Solvay, the Town of Geddes and the City of Syracuse

TAX ID(s): 014.-03-25.0

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 0.28-acre parcel into two new lots, Lot A and Lot B, in a Residential 1 zoning district, to be subsequently combined with the neighboring lots on either side.

The site is a vacant, wooded lot, located in a residential neighborhood within the Village, near commercial land uses along Genesee Street. The site has frontage on Hardwicke Drive and sits between two residential properties, 66 and 70 Hardwicke Drive. Per the subdivision map dated July 8, 2022, the vacant lot will be subdivided in half evenly and Lot A will be combined with the Tucciarone residential property immediately adjacent to the east at 70 Hardwicke Drive and Lot B will be combined with the Parrow residential property immediately adjacent to the west at 66 Hardwicke Drive. Both residential properties have existing public drinking water and sewer service and are located in the Metropolitan Wastewater Treatment Plant and Airport Road and Westside Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow. There is no existing drinking water or wastewater service to the site, and none are proposed as part of the subdivision.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

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

DATE: 8/26/2022

RE: Administrative Review – Tom Raulli Preliminary Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-50

DATE RECEIVED: 8/23/2022

30-DAY DEADLINE: 9/22/2022

REFERRING BOARD: CSyrPC

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Tom Raulli, Raulli Associates

LOCATION: 213 Teall Avenue

WITHIN 500' OF: State Route 5 and Interstate Route 690

TAX ID(s): 031.-03-06.1

RELATED CASES:

Project Summary:

The applicant is legally combining multiple lots, partial lots and abandoned street segments to form one legal lot, Lot 1 (4.0 acres) in an Industrial, Class A (IA) zoning district.

The site is located in the City's East Side neighborhood in a commercial pocket between Interstate Route 690 and Erie Boulevard, both state highways. The site contains two buildings, parking spaces, and equipment and infrastructure for Raulli & Sons Inc, a steel fabrication company, and a driveway on Tealle Avenue. Per the local application, the resubdivision is to formalize a combination of lots that is already represented in one tax parcel. Lot formally known as Block 509A, parts of 504Am, 506A, 508A and parts of abandoned streets including McIntyre Street and Winton Street were combined to create Lot 1. Per the referral notice, the site is served by public drinking water and public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are proposed.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Spafford Planning Board

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

DATE: 8/30/2022

RE: Administrative Review – Maurillo Preliminary Subdivision

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: S-22-52

DATE RECEIVED: 8/29/2022

30-DAY DEADLINE: 9/28/2022

REFERRING BOARD: TSpaPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: John Maurillo

LOCATION: 2102 Jacks Way

WITHIN 500' OF: County Route 72 and a farm operation located in a NYS Agricultural District

TAX ID(s): 024.-01-10.1

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 14.99-acre parcel into two new lots, New Lot 1 (9.7 acres) and New Lot 2 (4.77 acres), in a Residential Agricultural (RA) zoning district.

The site is located near Skaneateles Lake and has frontage on Richard Road, a county road, and Jacks Way, a private road. A tributary to Skaneateles Lake borders the property to the northwest and residential lakefront properties abut the property to the southwest. Per the Maurillo Subdivision Preliminary Plan dated October 20, 2020, New Lot 2 is undeveloped forested land with frontage on Jacks Way. The remaining land is labeled as New Lot 1 and contains undeveloped forested land surrounding New Lot 2 and has frontage on Richard Road and an existing garage with a gravel driveway on Jacks Way. It appears as though a section of the private road Jacks Way is encompassed entirely within the southwest portion of New Lot 2. Per the referral notice, there is no existing drinking water service or wastewater service to the site and none are proposed as part of the project. No proposals for development of either lot were submitted with the referral materials.

Advisory Notes:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision.
2. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Richard Road must meet Department requirements.
3. Surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland. Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement.
4. The property has an unnamed protected stream 896-6, which is a class AA stream.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Spafford Planning Board

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

DATE: 8/30/2022

RE: Administrative Review – Hasbrouck Preliminary Subdivision

RECOMMENDATION: MODIFICATION

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

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

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

CASE NUMBER: S-22-53

DATE RECEIVED: 8/29/2022

30-DAY DEADLINE: 9/28/2022

REFERRING BOARD: TSpaPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Julianne Hasbrouck

LOCATION: 1636 Willowdale Road

WITHIN 500' OF: County Route 26, and a farm operation located in a NYS Agricultural District

TAX ID(s): 021.-03-12.0

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 26.07-acre parcel into two new lots, Lot 1 (24.29 acres) and Lot 2 (2.23 acres), in a Residential Agricultural (RA) zoning district.

The site is located near Otisco Lake and has frontage on Willowdale Road, a county road. The site is bound by a tributary to the lake to the northwest and residential lakefront properties abut the site to the northeast. A private gravel road, Verish Trail, bisects the site and appears to connect the lakefront properties to Willowdale Road.

Per the submitted subdivision map dated June 17, 2022, Lot 2 will be subdivided from the remaining lands, will be set back 278' from Willowdale Road, and will include undeveloped forested land. The private gravel road bisects Lot 2 and a 20' wide utility easement is shown on Lot 1 from Willowdale Road to Lot 2. Lot 1 will contain the existing one-story residence, horse shelter, and two detached garages with a driveway on Willowdale Road, the remaining private gravel drive, and remaining undeveloped forested land. Per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and individual septic system. No changes to the existing infrastructure are proposed. No development plans for the site were submitted with the referral materials.

Advisory Note:

Per the Onondaga County Department of Transportation, all existing or proposed driveways on Willowdale Road must meet Department requirements.

Recommendation: MODIFICATION

The applicant must ensure legal access to the landlocked proposed Lot 2 and the lakefront properties that abut the site. Legal access easements for all lots utilizing the private road for primary access should be filed with the deed and reflected on the subdivision plan.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of DeWitt Planning Board

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

DATE: 8/18/2022

RE: Administrative Review – The Raymond Corp Project Site Review

RECOMMENDATION: APPROVAL

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

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

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

CASE NUMBER: Z-22-234

DATE RECEIVED: 8/12/2022

30-DAY DEADLINE: 9/11/2022

REFERRING BOARD: TDewPB

TYPE OF ACTION: PROJECT SITE REVIEW

APPLICANT: The Raymond Corp.

LOCATION: 6650 Kirkville Road

WITHIN 500' OF: County Routes 53 and 77

TAX ID(s): 041.-02-03.1

RELATED CASES:

Project Summary:

The applicant is proposing to install a 300 kW AC rooftop solar energy system on an existing commercial facility on an 11-acre parcel in a High-Tech zoning district.

In 2018 the Board reviewed a 3-mile limit review (Z-18-153) to combine the four parcels into one new lot and a site plan referral (Z-18-217) to construct two additions to the existing building, and it appears as though both projects were completed. In 2019, the Board reviewed an area variance referral (Z-19-63) to reduce the number of required parking spaces from 310 to 137 as part of an expansion project on the site.

The site is located near the I-481 ramps in the Town of DeWitt. Surrounding land uses include Bishop Grimes Junior/Senior High School, various industrial and professional service businesses, vacant, wooded lots and a rail spur from the nearby CSX railroad line. The submitted survey dated December 22, 2020 and aerial imagery dated May 2021, shows the site contains an existing building for the Raymond Corporation with associated parking on the front half of the site, and the rear half of the site is primarily wooded. The site is served by a driveway on Kirkville Road, a county road, and a driveway south of the building that connects to an existing 60' wide ingress-egress easement on the adjacent parcel where Swanka Boulevard, a local dead end drive, is located, and empties onto Fly Road, a county road.

Per the Raymond Parts PV Installation plan dated June 10, 2022, the applicant intends to put solar panels on parts of the roof of the original warehouse and truck docking area, and on the roof of one of the building additions from 2017, excluding the two 2019 additions (Z-18-217). A ballasted racking system is proposed, which would allow the panels to have at most a 10 degree tilt and 8.3" height off of the roof. Referral materials include a letter to the applicant from LaBella Associates dated July 18, 2022, giving a structural assessment of the roof framing and its suitability to hold solar panels. Per the referral notice, the site is served by public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed. The site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area.

Recommendation: APPROVAL



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Cicero Zoning Board of Appeals

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

DATE: 8/25/2022

RE: Administrative Review – National Grid Area Variance

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-241

DATE RECEIVED: 8/23/2022

30-DAY DEADLINE: 9/22/2022

REFERRING BOARD: TCicZBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: National Grid (Yancey Wells)

LOCATION: East Taft Road

WITHIN 500' OF: County Route 19

TAX ID(s): 059.-01-35.0

RELATED CASES:

Project Summary:

The applicant is requesting an area variance to install a 9-foot tall perimeter fence topped with barbed wire, where maximum height allowed is 6 feet and barbed wire is prohibited on a 0.72-acre parcel in an Industrial zoning district.

The site is located in a forested area along East Taft Road, a County road, near primarily commercial land uses. Per the Proposed Plan dated June 16, 2022 and aerial imagery dated May 2021, the site contains a fenced-in gas regulator station for National Grid with a long gravel driveway on East Taft Road. The local application states that the project includes replacing aging and unsafe infrastructure, and includes the replacement of an existing fence with a 9' tall fence with barbed wire. Per the local application, the existing fence has barbed wire and the fence has limited view from East Taft Road and will not have an adverse effect on the nearby physical or environmental conditions.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Village of Liverpool Planning Board

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

DATE: 8/25/2022

RE: Administrative Review – Scott Greenleaf Special Permit

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-242

DATE RECEIVED: 8/23/2022

30-DAY DEADLINE: 9/22/2022

REFERRING BOARD: VLivPB

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Scott Greenleaf

LOCATION: 705 Vine Street

WITHIN 500' OF: County Route 51 and the municipal boundary between the Village of Liverpool and the Town of Salina

TAX ID(s): 003.-03-05.0

RELATED CASES:

Project Summary:

The applicant is requesting a special permit to establish a massage therapist home occupation in a Residential (R-1) zoning district.

The site is located in a residential neighborhood along Vine Street, a county road, near the municipal boundary between the Village of Liverpool and the Town of Salina. The submitted survey dated July 18, 2017 shows a two-story house with sidewalks and a driveway on Vine Street and a parking area in the rear with eight spaces. A chain link fence surrounds the rear of the property. Per the local application, the applicant would like to practice massage therapy from the dwelling, seeing one to four clients a day and only one client at a time. Proposed hours of operation are Monday through Saturday 7am-8pm. For ADA compliance the applicant will travel to the client's home to provide the service. Per the referral notice, the site is served by public drinking water and public sewers and is located within the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed.

Advisory Notes:

1. The 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.
2. 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.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Pompey Zoning Board of Appeals

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

DATE: 8/25/2022

RE: Administrative Review – Furdock Area Variance

RECOMMENDATION: NO POSITION WITH COMMENT

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

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

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

CASE NUMBER: Z-22-244

DATE RECEIVED: 8/24/2022

30-DAY DEADLINE: 9/23/2022

REFERRING BOARD: TPomZBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Nancy Furdock

LOCATION: 3759 Sweet Road

WITHIN 500' OF: County Route 109 and a farm operation located in a NYS Agricultural District

TAX ID(s): 010.-03-18.0

RELATED CASES:

Project Summary:

The applicant is requesting an area variance to install two ground-mounted tracking solar array systems on a 78.96-acre parcel in a Farm zoning district, which exceed the Town's 10' height restriction.

The site is located in a rural area within the Town and the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland. Per the undated survey, the site contains a house with a garage and a barn and the remains of a barn. The site has a gravel driveway on Sweet Road, a county road, that appears to serve the farmed portion of the property while the house is served by a long gravel driveway that travels through two additional parcels to the south which are currently owned by the same owners (the applicants), and has access on Sevier Road, a county road. Per the Site Plan dated August 17, 2022 the two solar arrays are proposed to be located 90' in front of the garage, approximately 841' from Sweet Road, 1,500' from Sevier Road, and over 100' away from the closest neighboring property, who have submitted documentation supporting the project. Per the local application, the two ground-mounted solar arrays would require one pole each and would have a maximum height of 18'-20' for a limited time each day as the height changes when the panels track the path of the sun.

Advisory Notes:

Per the Onondaga County Department of Transportation, all existing or proposed driveways on Sweet Road and Sevier Road must meet Department requirements.

Recommendation: NO POSITION WITH COMMENT

SOCPA offers no position on the request for the area variance for the solar arrays, however offers the following in relation to the overall project:

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 solar arrays.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Zoning Administrator

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

DATE: 8/25/2022

RE: Administrative Review – Dinosaur Restaurants, LLC Project Site Review

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-245

DATE RECEIVED: 8/24/2022

30-DAY DEADLINE: 9/23/2022

REFERRING BOARD: CSyrZA

TYPE OF ACTION: PROJECT SITE REVIEW

APPLICANT: John Stage, Dinosaur Restaurants, LLC

LOCATION: 234-248 West Willow Street

WITHIN 500' OF: State Route 690

TAX ID(s): 104.-09-09.1

RELATED CASES:

Project Summary:

The applicant is proposing to add a metal canopy to the main entrance of an existing restaurant, Dinosaur BBQ, on a 0.28-acre lot in a Central Business - General Service (CBD-GSA) zoning district.

The site is located in Downtown Syracuse northwest of Clinton Square with surrounding commercial and restaurant land uses. The site contains a restaurant building with frontage on Franklin Street and Willow Street, both local roads, and a parking area behind the building off of Willow Street. The building has three existing awnings along the Franklin Street frontage, and it appears as though the proposed canopy will replace the existing awning over the main Franklin Street entrance. Per the Exterior Elevation plan dated October 25, 2021, the canopy would be 17'-8" wide, and 1'-3" tall and 8'-6" height from the ground. It is unclear how far the canopy will protrude from the wall of the building.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Zoning Board of Appeals

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

DATE: 8/29/2022

RE: Administrative Review – O’Quinn Area Variance

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-252

DATE RECEIVED: 8/26/2022

30-DAY DEADLINE: 9/25/2022

REFERRING BOARD: CSyrZBA

TYPE OF ACTION: AREA VARIANCE

APPLICANT: Adrienne and Bryan O’Quinn

LOCATION: 305 Scottholm Terrace

WITHIN 500’ OF: Meadowbrook, a county-owned drainage channel

TAX ID(s): 045.-10-13.0

RELATED CASES:

Project Summary:

The applicant is requesting two area variances to allow construction of a front porch, carport, driveway, three-season room and deck in a Residential, Class A-1 (RA-1) zoning district.

The site is located in the City’s Eastside neighborhood within a residential neighborhood. Per the submitted survey dated March 6, 2009, the site contains a two-story house with a side porch (to be demolished) and a front porch, and a fenced in back yard. The Site Plan dated June 1, 2022 shows a proposed 394 sf car port on the southeast side of the house over the existing driveway, a proposed 75 sf front entry in front of the existing enclosed front porch, a proposed 81 sf mudroom where part of the side porch currently exists, and a proposed 320 sf three-season room and 241 sf deck on the rear of the house. Additionally, per the local application, the driveway will be properly re-sized to 12’ wide to adhere to City requirements.

The applicant is requesting area variances for a side yard setback to allow for 3’-4” where 4’ are required to permit the carport, and an area variance for the maximum structural coverage of a lot to allow for 2,250 sf of coverage where 2004 sf of coverage is permitted. The site is served by public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area.

Advisory Notes:

1. The site is located in an Onondaga County Drainage District for Meadowbrook, which is maintained by the Department of Water Environment Protection in this area.
2. The site is within the Scottholm Tract Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Planning Commission

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

DATE: 8/30/2022

RE: Administrative Review – Goldberg Special Permit

RECOMMENDATION: NO POSITION

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

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

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

CASE NUMBER: Z-22-254

DATE RECEIVED: 8/29/2022

30-DAY DEADLINE: 9/28/2022

REFERRING BOARD: CSyrPC

TYPE OF ACTION: SPECIAL PERMIT

APPLICANT: Ellen Goldberg, Syracuse Sweat Club

LOCATION: 3030 Erie Boulevard East

WITHIN 500' OF: State Route 5 and the municipal boundary between the City of Syracuse and the Town of DeWitt

TAX ID(s): 033.-04-01.0

RELATED CASES:

Project Summary:

The applicant is proposing to expand an existing fitness center, Syracuse Sweat Club, by 2,944 sf in a shopping center on a 1.23-acre parcel in a Commercial, Class B (CB) zoning district.

In 2017 the Boar offered no position with comment on an other authorization referral (Z-17-43) to install an 11' X 40' digital, CEVMS off-premise advertising sign on the roof of a commercial plaza and previously offered no position with comment on two referrals (Z-17-11 and Z-11-20) for signage.

The site is located within the highly commercialized Erie Boulevard corridor, near the municipal border of the City of Syracuse and the Town of DeWitt. The submitted survey dated June 16, 2006 shows the site has frontage on Erie Boulevard East, a state highway and Headson Drive, a local road, and contains a 40,024 sf multi-tenant commercial building with 26 parking spaces on the south side of the building. Aerial imagery from May 2021 shows the parking areas have unrestricted access on Headson Drive, and access to Erie Boulevard from the neighboring parcel. There are sidewalks along the Erie Boulevard frontage and partially along the Headson Drive

frontage, and it appears as though the parking lot across the street on Headson Drive serves as overflow parking for the site.

Per the Environmental Assessment Form (EAF) dated June 10, 2022, the proposed expansion includes the addition of an adjacent vacant space within the commercial building and internal minor demolitions and modifications to facilitate a gym use. External building modifications are limited to the creation of one new exterior exit door facing north towards Erie Boulevard with a new sign (2'-6" X 8'-1") with the business logo above the door. The site is served by public drinking water and public sewers located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow. No changes to the existing infrastructure are proposed.

Advisory Notes:

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

Recommendation: NO POSITION