



# Onondaga County Planning Board

September 15, 2021

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Mike LaFlair  
David Skeval  
Jim Stelter  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Jennifer Bybee  
Casey Masters  
Carlie Hanson

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 15, 2021.

## III. MINUTES & OTHER BUSINESS

Minutes from August 25, 2021 were submitted for approval. Mike LaFlair made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-21-60	TPomPB	<i>No Position With Comment</i>	S-21-61	TClaPB	<i>No Position With Comment</i>
Z-21-263	VJorZBA	<i>No Position</i>	Z-21-264	CSyrZA	<i>No Position With Comment</i>
Z-21-265	TGedTB	<i>No Position</i>	Z-21-266	TGedTB	<i>No Position</i>
Z-21-267	TTulZBA	<i>No Position</i>	Z-21-268	CSyrPB	<i>No Position With Comment</i>
Z-21-269	TClaPB	<i>Modification</i>	Z-21-270	TClaZBA	<i>No Position With Comment</i>
Z-21-271	CSyrZBA	<i>No Position</i>	Z-21-272	TCicPB	<i>Modification</i>
Z-21-273	TCicPB	<i>Modification</i>	Z-21-274	TCicPB	<i>No Position</i>
Z-21-275	TVanTB	<i>No Position</i>	Z-21-276	TVanTB	<i>No Position</i>
Z-21-277	TManPB	<i>Modification</i>	Z-21-278	TDewPB	<i>No Position</i>
Z-21-279	TDewPB	<i>Modification</i>	Z-21-280	TDewZBA	<i>No Position With Comment</i>
Z-21-281	TDewZBA	<i>No Position With Comment</i>	Z-21-282	TDewZBA	<i>No Position</i>
Z-21-283	TOnoPB	<i>No Position</i>			



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # S-21-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Pompey Planning Board at the request of F. Beecher Graham for the property located at 4066 Oran Gulf Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 51.76-acre parcel into two new lots, Lot One A (44.96 acres) and Lot One B (6.81 acres), in a Farm (F) zoning district; and
- WHEREAS, the site is located along a town-owned portion of Oran Gulf Road with surrounding residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 4; a parcel south of the site appears to contain an active farm field; and
- WHEREAS, the submitted subdivision plan dated July 17, 2021 shows the site contains an existing two-story house, two detached barn structures, and a driveway onto Oran Gulf Road; the proposed subdivision will create two new lots; Lot One A (44.96 acres) will contain approximately 240' of frontage and the undeveloped lands; Lot One B (6.81 acres) will contain the existing structures and driveway; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), no development is proposed for Lot One A; and
- WHEREAS, proposed Lot One B is served by an individual well and a septic system; no wastewater or drinking water services are proposed for Lot One A; and
- WHEREAS, the site may contain the Northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas

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containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # S-21-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Joseph Emmi / Clay Business Park North Amended for the property located at 8852 Caughdenoy Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Caughdenoy Road (Route 49) and Verplank Road (Route 141), both county highways; and
- WHEREAS, the applicant is proposing to subdivide a 5.509-acre parcel into two new lots, Lot 2A (1.10 acres) and Lot 2B (4.40 acres), in an Industrial (I-2) zoning district; and
- WHEREAS, aerial imagery dated May 2021 shows the site is a triangular-shaped parcel with frontage on Caughdenoy Road to the west; there are overhead utility lines and a rail line running parallel to the eastern lot line on adjacent properties; on the southern half of the site there is an existing house and a gravel drive surrounded by cleared land; the northern half of the site is vacant with overgrown vegetation; and
- WHEREAS, per the submitted Final Plan dated April 5, 2021, proposed Lot 2A (1.10 acres) will contain the existing house and driveway; the vacant lands will be Lot 2B (4.40 acres), with two private utility easements shown at the front of the site to accommodate overhead utility lines that serve the house; and
- WHEREAS, no development plans are noted;  
ADVISORY NOTE: any proposed or future driveways onto Caughdenoy Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the house is served by public drinking water and an individual septic system, the location of which "per owner" is shown at the rear of proposed Lot 2A; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is at the outskirts of lands designated for the White Pine Commerce Park, a proposed industrial park; and
- WHEREAS, the site may contain the sedge wren or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); 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:

To ensure access to Caughdenoy Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-263

- 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 Cherie Haines for the property located at 21 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 permit to allow a home office use (insurance company) on a 0.45-acre parcel in a Residential Agricultural (RA) zoning district; and
- WHEREAS, the site is located on North Main Street, a walkable traditional street, with surrounding residential properties; the front half of the parcel is part of the Jordan Village Historic District, which is listed on the National and State Registers of Historic Places; the rear of the parcel abuts public parkland, the Erie Canal Park, that includes a portion of the Empire State Trail; and
- WHEREAS, the submitted survey map shows the site contains an existing two-story house with an attached one-car garage; there is an existing driveway and rear tarvia area; per the submitted Environmental Assessment Form (EAF) dated August 13, 2021, the proposed insurance office will be located in the rear of the building and be a satellite office for Encompass Agency Inc.; and
- WHEREAS, Exhibit 3, submitted with the referral materials, indicates the rear office location and notes a sign at the front of the site; no additional information regarding proposed signage was included; no other development plans are indicated; and
- WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-264

- 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 1622 Burnet Avenue, LLC (Caz Tortilla) for the property located at 1622 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to establish a tortilla manufacturing and distribution facility in an existing building on an 8,712 square foot parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located along Burnet Avenue, a city street, in the City's Eastwood neighborhood; the site abuts other industrial and commercial land uses on the south side of Burnet Avenue; land uses north across Burnet Avenue are residential; and
- WHEREAS, aerial imagery dated May 2021 and the submitted survey map show the site contains an existing one-story building and a curb cut onto Burnet Avenue; the vacant building, formerly an auto repair shop, is surrounded on three sides by tarvia; there is a portion of the rear parking area that falls on an adjacent parcel; and
- WHEREAS, per the local application, interior renovations are proposed to accommodate the new use; exterior alterations will include replacing the front door to meet ADA requirements, installing an awning over the front door, and installing new signage; the submitted Site Plan shows parking lot striping for 4 designated rear parking spaces, 1 handicap accessible space at the front of the building, and a rear loading zone; no other site modifications are proposed; and
- WHEREAS, the submitted elevation drawings show a new sign on the proposed front awning (3' x 5') and space for an additional sign (4' x 10' illuminated) next to the front door; per the plans, the illuminated sign will be permitted separately; and
- WHEREAS, aerial imagery shows that Burnet Avenue has sidewalks on both sides of the street, in varying conditions; there is no sidewalk along the frontage of this parcel, though the plans show painted lines are proposed for sidewalk demarcation; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00146, B00072, 734047, C734090) 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 or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. To improve walkability in this area and the aesthetics of the site, the City is encouraged to work with the applicant to install a concrete sidewalk, in continuity with the adjacent sidewalk, and a planting strip.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-265

- 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 Geddes Town Board at the request of Town of Geddes Town Board 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 the site is located within 500 feet of Routes 690 and 90 (NYS Thruway), both state highways, and John Glenn Boulevard (Route 81), a county highway; and
- WHEREAS, the applicant is proposing Local Law No. 1 of 2021 to amend the Town of Geddes Town Code Section 240-19.2 entitled "I-690 Billboard Overlay District"; and
- WHEREAS, the Board has reviewed multiple referrals relating to the I-690 Billboard Overlay District, including two text amendments (Z-17-472, Z-18-17) and the local law (Z-15-240) that created the overlay district; the 2015 referral (Z-15-240) was determined to be incomplete and comments from the NYS Department of Transportation and Syracuse-Onondaga County Planning Agency (SOCPA) staff were transmitted to the Town Board under a separate cover; the proposal was not referred to the Board a second time and was approved locally in 2016; and
- WHEREAS, the purpose and intent of the I-690 Billboard Overlay District section of the Town Zoning Code is "to establish size, location and operating standards and regulations for billboards, including addressing those utilizing [LED or digital] technologies, in order to minimize the secondary effects that can accompany the unregulated display of these types of signs, preserve the character and repose of adjacent areas (with a principal focus on residential neighborhoods), protect property values in all areas of the Town, and reduce traffic and similar hazards caused by undue distractions"; and
- WHEREAS, the proposed local law will amend the location regulations for the overlay district, which currently applies to properties with physical frontage on I-690 that are also in the Highway Commercial (CB), Heavy Commercial (CC), and General Industrial (IA) zoning districts; the submitted Zoning Map dated January 4, 2017 shows 15 parcels that are currently in the overlay district; and
- WHEREAS, the new location regulations will also allow billboards on property within 1,500 feet of I-690 and parcels in the Research Industrial (IB) zoning district; the location regulation further stipulates that parcels that will be subject to the overlay include (a) those parcels located parallel to and abutting I-690 from TM # 017.-01-07.1 south east to 025.-02-11.0 and (b) TM #s 017.-01-01.2, 017.-01-02.2, 017.-01-03.1, and 017.-01-10.0; the Board is concurrently reviewing a zone change referral (Z-21-266) to add the four parcels, TM #s 017.-01-01.2, 017.-01-02.2, 017.-01-03.1, and 017.-01-10.0, to the overlay

district; per the Town, no additional parcels will be added to the overlay district; and

WHEREAS, the four parcels to be added to the overlay district total 21.49 acres and include 2 vacant parcels, 1 industrial lot, and 1 lot containing a rail line; the parcels are generally bound by I-690 and its ramp system, the NYS Thruway (I-90), and John Glenn Boulevard, a county road; and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; and

WHEREAS, ADVISORY NOTE: off-premises signs located within 660 feet of the edge of the state right-of-way or are otherwise intended to be visible from the highway must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; 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: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-266

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Geddes Town Board at the request of Town of Geddes Town Board 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 the site is located within 500 feet of Routes 690 and 90 (NYS Thruway), both state highways, and John Glenn Boulevard (Route 81), a county highway; and
- WHEREAS, the applicant is proposing to add 4 parcels to the I-690 Billboard Overlay District; and
- WHEREAS, the Board has reviewed multiple referrals relating to the I-690 Billboard Overlay District, including two text amendments (Z-17-472, Z-18-17) and the local law (Z-15-240) that created the overlay district; the 2015 referral (Z-15-240) was determined to be incomplete and comments from the NYS Department of Transportation and Syracuse-Onondaga County Planning Agency (SOCPA) staff were transmitted to the Town Board under a separate cover; the proposal was not referred to the Board a second time and was approved locally in 2016; and
- WHEREAS, the purpose and intent of the I-690 Billboard Overlay District section of the Town Zoning Code is “to establish size, location and operating standards and regulations for billboards, including addressing those utilizing [LED or digital] technologies, in order to minimize the secondary effects that can accompany the unregulated display of these types of signs, preserve the character and repose of adjacent areas (with a principal focus on residential neighborhoods), protect property values in all areas of the Town, and reduce traffic and similar hazards caused by undue distractions”; and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-21-265) to amend the location regulations for the overlay district, which currently applies to properties with physical frontage on I-690 that are also in the Highway Commercial (CB), Heavy Commercial (CC), and General Industrial (IA) zoning districts; the submitted Zoning Map dated January 4, 2017 shows 15 parcels that are currently in the overlay district; and
- WHEREAS, the new location regulations will also allow billboards on property within 1,500 feet of I-690 and parcels in the Research Industrial (IB) zoning district; the location regulation further stipulates that parcels that will be subject to the overlay include (a) those parcels located parallel to and abutting I-690 from TM # 017.-01-07.1 south east to 025.-02-11.0 and (b) TM #s 017.-01-01.2, 017.-01-02.2, 017.-01-03.1, and 017.-01-10.0; per the Town, no additional parcels will be added to the overlay district; and
- WHEREAS, the four parcels to be added to the overlay district total 21.49 acres and include 2 vacant parcels, 1 industrial lot, and 1 lot containing a rail line; the

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

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parcels are generally bound by I-690 and its ramp system, the NYS Thruway (I-90), and John Glenn Boulevard, a county road; and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; and

WHEREAS, ADVISORY NOTE: off-premises signs located within 660 feet of the edge of the state right-of-way or are otherwise intended to be visible from the highway must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; 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: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Tully Zoning Board of Appeals at the request of PM Group of CNY, Inc. for the property located at 1138 North Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of North Road (Route 111), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the road frontage requirement from 225 feet to 0 feet to allow for the proposed subdivision of a 22.06-acre parcel in an Agricultural (A-2) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential and agricultural land uses; lands south of the site are enrolled in NYS Agricultural District 4 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials nor is it required for an area variance application; however, it is required under NYS Agricultural and Markets Law as part of a subdivision application; and
- WHEREAS, the submitted subdivision plan dated May 22, 2021 shows the site has frontage on North Road and contains four existing frame buildings; the submitted Environmental Assessment Form (EAF) dated August 11, 2021 and plan indicate three of the structures are multi-family residential and will be contained on proposed Lot One (12.82 acres), to be created in the subsequent subdivision; the multi-family structures are served by an existing driveway onto North Road that partially occurs on an adjacent parcel; and
- WHEREAS, the requested area variance is intended for proposed Lot Two (9.43 acres), which will be a landlocked parcel containing the remaining structure, a single-family residence; the plan shows the house has an existing driveway and is served by 20- and 40-foot rights-of-way occurring on two adjacent parcels that front on North Road; and
- WHEREAS, the plan shows proposed Lot One will meet the Town's lot frontage requirements; no development is proposed; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (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: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-268

- 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 City of Syracuse Planning Commission at the request of Mitchell Sakran for the property located at 634 South Geddes 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to establish a light-duty repair shop in the same structure as an existing car wash on a 29,896 square foot parcel in a Local Business, Class A (BA) zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding commercial and residential land uses and George Fowler High School; the submitted survey map shows the site has frontage on Grand Avenue and South Geddes Street to the east and Amy Street to the west, all city streets, and contains an existing one-story building, a car wash; the remainder of the site is mostly covered by asphalt; and
- WHEREAS, per the local application, the car wash use has an existing special permit; the requested modification would add a light-duty repair shop for limited oil changes and tire repairs; the car wash will remain open 8am to 8pm daily with no employees on-site; the vehicle repair shop will be open 8am to 5pm Monday through Saturday with 2 employees on-site; and
- WHEREAS, the submitted Site Plan dated August 6, 2021 shows the area at the rear of the building will be entirely enclosed by existing and proposed fencing, with three gated entries; the plan shows an existing 6-foot tall stockade fence, to be repaired, and new fencing of the same height and style, to be installed; a 6-foot tall white vinyl panel fence will be installed along the Amy Street frontage, restricting the currently open access to a 12-foot wide gated entrance; unused asphalt along the vinyl fence will be converted to rip-rap beds; additional 6-foot tall chainlink fencing will be installed along the side lot line; the site has an existing curb cut onto South Geddes Street, to remain; and
- WHEREAS, exterior renovations are shown to include new overhead rolling security grills for the four car wash bays and signage; the submitted signage plans shows 6 wall-mounted signs totaling 29.45 SF to be installed on the front of the building facing South Geddes Street; a ground sign is also proposed and shown to be 11 feet tall with (2) faces, 25 SF each; and
- WHEREAS, the local application notes that the fencing will be within the City's right-of-way, requiring encroachment permission from the City; it is not clear from the project plans where the encroachment occurs; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a channelized portion of Harbor Brook is located along Amy Street; adjacent lands are located in the 100-year floodplain; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734022) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

To improve walkability in this area and the aesthetics of the site, landscape screening is strongly encouraged along South Geddes Street.

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





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-269

- 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 Robert Aluzzo for the property located at 4993 Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing to construct a 2,500 square foot storage warehouse on a 0.786-acre parcel in an Industrial (I-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-270) as part of the proposed project; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-21-1) to change the zoning on a portion of the subject parcel from Residential Agricultural (RA-100) to I-2 to facilitate the proposed project; in 2014, the Board offered no position with comment for a special permit referral (Z-14-89) to allow a two-family dwelling on the subject parcel, which appears to have been combined with an adjacent parcel since the Board reviewed the 2014 special permit; and
- WHEREAS, the site is located in the Clay hamlet with surrounding single-family houses, a community center, a church, and some low-density commercial properties, including a recently established brewery (Z-16-447, Z-17-32, Z-17-288); the site is located within a large industrially-zoned area, which includes the White Pine Commerce Park and additional vacant land designated for industrial development; and
- WHEREAS, the submitted survey map dated October 16, 2020 shows the vacant site has frontage on NYS Route 31; there are several encroachments from the residential lots on either side of the site, including part of the house to the east and portions of the driveway/parking on each lot; and
- WHEREAS, per the local application, the proposed storage warehouse (50' x 50') will be a pre-fabricated steel building and used for the storage of building materials; the warehouse will be accessible 24-7, but only accessed as needed generally during normal contractor hours from 7am to 7pm Monday through Saturday; and
- WHEREAS, the submitted Site & Utility Plan dated July 2, 2021 shows the new building towards the center of the site with a gravel parking area (100' x 66') on one side of the building; a new driveway onto Route 31 is proposed with heavy duty asphalt for the portion of the driveway in the state right-of-way; ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, area variances requested for the project include: 1) a reduction in front yard setback from 200' to 57'; 2) a reduction in lot frontage from 200' to 164.94'; 3) a reduction in lot depth from 200' to 161.79'; 4) a reduction in front yard highway overlay from 165' to 90'; and 5) a reduction in front yard perimeter strip from 100' to 57'; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 2, 2021 indicates 0.786 acres of the site will be disturbed by the proposed project; the Grading, Landscape & Erosion Control Plan show a proposed rain garden along the western lot line and five new Colorado blue spruce trees along the eastern lot line, where the property abuts residential lots; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and is located in the Oak Orchard Wastewater Treatment Plant service area, however, no public wastewater facilities are located in this area; a new municipal connection to public drinking water and a new individual septic system, to be constructed at the rear of the building, are proposed to serve the project; per the EAF, anticipated water usage and liquid waste generation are each estimated at 100 gallons per day; and

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

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 Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a drainage study or 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. Per the NYS Department of Transportation, the sidewalk across the frontage of the site must be replaced to meet current standards. Sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comment:

The Town is advised to work with the applicant and adjacent property owners to resolve the existing encroachments.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-270

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Robert Aluzzo for the property located at 4993 Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a 2,500 square foot storage warehouse on a 0.786-acre parcel in an Industrial (I-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-269) as part of the proposed project; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-21-1) to change the zoning on a portion of the subject parcel from Residential Agricultural (RA-100) to I-2 to facilitate the proposed project; in 2014, the Board offered no position with comment for a special permit referral (Z-14-89) to allow a two-family dwelling on the subject parcel, which appears to have been combined with an adjacent parcel since the Board reviewed the 2014 special permit; and
- WHEREAS, the site is located in the Clay hamlet with surrounding single-family houses, a community center, a church, and some low-density commercial properties, including a recently established brewery (Z-16-447, Z-17-32, Z-17-288); the site is located within a large industrially-zoned area, which includes the White Pine Commerce Park and additional vacant land designated for industrial development; and
- WHEREAS, the submitted survey map dated October 16, 2020 shows the vacant site has frontage on NYS Route 31; there are several encroachments from the residential lots on either side of the site, including part of the house to the east and portions of the driveway/parking on each lot; and
- WHEREAS, per the local application, the proposed storage warehouse (50' x 50') will be a pre-fabricated steel building and used for the storage of building materials; the warehouse will be accessible 24-7, but only accessed as needed generally during normal contractor hours from 7am to 7pm Monday through Saturday; and
- WHEREAS, the submitted Site & Utility Plan dated July 2, 2021 shows the new building towards the center of the site with a gravel parking area (100' x 66') on one side of the building; a new driveway onto Route 31 is proposed with heavy duty asphalt for the portion of the driveway in the state right-of-way;  
ADVISORY NOTE: the proposed driveway onto Route 31 requires highway access and work permits from the NYS Department of Transportation and will

be subject to the availability of sight distance; and

WHEREAS, area variances requested for the project include: 1) a reduction in front yard setback from 200' to 57'; 2) a reduction in lot frontage from 200' to 164.94'; 3) a reduction in lot depth from 200' to 161.79'; 4) a reduction in front yard highway overlay from 165' to 90'; and 5) a reduction in front yard perimeter strip from 100' to 57'; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 2, 2021 indicates 0.786 acres of the site will be disturbed by the proposed project; the Grading, Landscape & Erosion Control Plan show a proposed rain garden along the western lot line and five new Colorado blue spruce trees along the eastern lot line, where the property abuts residential lots;  
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and is located in the Oak Orchard Wastewater Treatment Plant service area, however, no public wastewater facilities are located in this area; a new municipal connection to public drinking water and a new individual septic system, to be constructed at the rear of the building, are proposed to serve the project; per the EAF, anticipated water usage and liquid waste generation are each estimated at 100 gallons per day; and

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

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 with regard to the requested area variances, the following comments are intended for the project as a whole:

1. The applicant is required to coordinate Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a drainage study or 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. Per the NYS Department of Transportation, the sidewalk across the frontage of the site must be replaced to meet current standards. Sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department.

3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
4. The Town is advised to work with the applicant and adjacent property owners to resolve the existing encroachments.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-271

- 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 USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Greater Syracuse Property Development Corp. for the property located at 438 & 440 Columbus Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a state-owned facility; and
- WHEREAS, the applicant is modifying a use variance to expand the Gustav Stickley House in a Residential, Class B-1 (RB-1) zoning district; and
- WHEREAS, the site is located in the City's Eastside neighborhood and contains the Gustav Stickley House, a Local Protected Site that is also listed on the National and State Registers of Historic Places; surrounding land uses are residential; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 27, 2021, a use variance was granted in 2017 allowing establishment of a museum, 4 guest rooms, and 2 apartments at the Gustav Stickley House as part of a renovation project for the property; the requested use variance modification will alternatively allow for a museum, 5 guest rooms, and 1 apartment as Phase 2 of property renovations; the proposed floor plan has changed since the initial use variance and also includes a rear addition to improve access to the building; and
- WHEREAS, the submitted Schematic Site Plan dated July 26, 2021 shows the site has frontage on Columbus Avenue, a city street, and has an existing curb cut with driveway and parking for 4 vehicles on-site; a proposed addition will be constructed at the rear of the Gustav Stickley House; per the submitted floor plans, the basement of the house will have a 2-bedroom caretaker apartment, the museum use will be maintained on the first floor, and the 5 guest rooms will be located on the second and third floors; and
- WHEREAS, as a designated Local Protected Site, the project requires a Certificate of Appropriateness from the Syracuse Landmark Preservation Board; a resubdivision is also planned to combine the two subject parcels; the County Planning Board has not reviewed a referral for the resubdivision action; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - abstain; 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 15, 2021

OCPB Case # Z-21-272

- 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 Damir Omerovic for the property located at 7261 Route 298; 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 298 (Minoa Bridgeport Road), a state highway, and East Taft Road (Route 18), a county highway; and
- WHEREAS, the applicant is proposing to construct a 1,750 square foot building and associated site amenities to establish a car sales facility on a 2.73-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the vacant parcel has frontage on East Taft Road and NYS Route 298 and is covered by trees and overgrown vegetation; neighboring land uses include low-density commercial and residential uses; and
- WHEREAS, the submitted Site Plan dated March 24, 2021 shows a cleared area along the Route 298 frontage; the proposed building (1,750 SF) will be constructed in the cleared area with asphalt parking in front of the building; parking will include 17 spaces total (4 customer, 4 service, and 9 display); and
- WHEREAS, the Site Plan shows a proposed full access driveway onto Route 298; the referral materials include correspondence from the NYS Department of Transportation, offering Stage 1 conceptual approval for the proposed access; and
- WHEREAS, per the local application, proposed hours of operation will be Monday through Friday 9am to 6pm; and
- WHEREAS, proposed signage includes one wall-mounted sign on the front of the building, not to exceed 50 SF; per the Site Plan, proposed lighting includes one wall pack mounted at 15' on the front of the building; and
- WHEREAS, a new municipal connection to public drinking water is proposed; per the Site Plan, projected daily water usage is 35 gallons; a new individual septic system is proposed and shown in the plans to occur on the north side of the building and parking area; and
- WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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 advised to continue to coordinate with NYS Department of Transportation regarding access to Route 298. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

1. The Town is encouraged to ensure sufficient landscape screening is provided for the neighboring residential land use.
2. The Board encourages the applicant to retain existing tree cover and natural areas to the extent possible, and ensure proper management of stormwater on-site, as this area is prone to flooding related to nearby swamp and wetland areas.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-273

- 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 Luigi Cannata for the property located at 8141 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; and
- WHEREAS, the applicant is proposing to construct a 150' x 60' storage building and adjust the right-of-way access on two parcels totaling 2.4 acres in a General Commercial (GC) zoning district; and
- WHEREAS, in 2009, the Board recommended modification of a site plan referral (Z-09-59) to establish a sales and storage facility for marble products in the existing building on the subject parcels; the Board noted access, traffic, and drainage requirements and encouraged the applicant to combine the two subject parcels into one; and
- WHEREAS, the site is located along a highly commercialized stretch of Brewerton Road (US Route 11); the site abuts a residential neighborhood to the north; and
- WHEREAS, aerial imagery dated May 2021 and the submitted Site Preparation Plan dated August 18, 2021 show the site contains a large existing building, Granite International, set towards the front of the site; there is a row of parking at the front of the building and a row along the side lot line; at the rear of the building, there is a covered storage area and outdoor storage for stockpiled granite and granite slabs; and
- WHEREAS, the submitted Site Plan dated August 18, 2021 shows the new building (9,000 SF) will be used to store stone material before it is sold and constructed at the rear of the existing building; the stockpiled granite and granite slabs will be moved farther to the rear of the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 9, 2021, deliveries to Granite International include more frequent box truck drop-offs and bi-monthly, off-hour tractor trailer deliveries; access and circulation modifications are proposed to increase delivery and parking safety on-site; and
- WHEREAS, the site currently has unrestricted access to Route 11 that extends the entire lot frontage; as part of the project, access will be delineated into two driveways with new concrete curbs and pavement; the circulation pattern of a tractor trailer is depicted on the Site Plan and would allow for trucks to enter and back-up on-site and not into the state right-of-way; the referral materials include correspondence from the NYS Department of Transportation, offering conceptual approval of the site plan; and
- WHEREAS, per the local application, hours of operation are Monday through Friday 9am to 5pm and Saturday 9am to 3pm; the maximum number of employees on-site

is 12; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear, undeveloped part of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; no existing or proposed development is within the floodplain; 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

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 advised to continue to coordinate with the NYS Department of Transportation regarding access to Route 11. 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 James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-274

- 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 Don Homer, Jr. (Walmart) for the property located at 8060 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; and
- WHEREAS, the applicant is proposing to construct an outdoor merchandise pickup area for Walmart on an 18.24-acre parcel in a Regional Commercial zoning district; and
- WHEREAS, the site is located along a highly commercialized stretch of Brewerton Road (US Route 11) with neighboring big box retail stores and smaller commercial outparcels; the site also abuts a residential neighborhood to the south and vacant land to the east; and
- WHEREAS, aerial imagery dated May 2021 shows the site contains a large existing building for Walmart with parking on the north side of the building; the site has access to Route 11 at two signalized intersections, one on the south side of the property and one through an adjacent parcel to the north; no changes to access are proposed; and
- WHEREAS, the submitted Site and Utility Plan dated August 13, 2021 shows the new pickup area will replace part of the existing Garden Center and include two remote towers with drive-thru lanes for pickups on either side, striped islands for separation, and two bypass lanes; additional parking will be provided adjacent to the pickup area, 3 spaces for van parking and 1 for box trucks; and
- WHEREAS, per the local application, Walmart is open 24-7; no new signage is proposed; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 23, 2021, 0.92 acres of the site will be disturbed by the proposed project; all runoff from the project will drain to the existing stormwater inlets currently located on-site;  
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the project is within 2,000 feet of a site (ID: V00150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, GIS mapping shows a potential riverine wetland under federal jurisdiction crossing the site; and

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

**The motion was made by David Skeval and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-275

- 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 Van Buren Town Board at the request of Town of Van Buren Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. A-2021 amending Chapter 200 of the Code of the Town of Van Buren, titled "Town of Van Buren Zoning Regulations," relating to residential driveways; and
- WHEREAS, per the Town Zoning Code, residential driveways are currently regulated by the following design standards: 1) the number of driveways on a Town road is limited to one for a building lot with 150 feet of frontage or less; 2) a building lot with more than 150 feet of frontage may have more than one driveway subject to Highway Superintendent approval; 3) driveways are not permitted within 100 feet of a road intersection; 4) driveways must be constructed at an angle with a Town road as close to 90 degrees as practicable; 5) driveway width must be between 10 and 20 feet; 6) driveways must have sight distance equal to 10 times the legal, posted, maximum speed limit or more; and
- WHEREAS, additional design standards for residential driveways set forth in the Town Code relate to return radius, slope, and drainage requirements; and
- WHEREAS, the proposed local law will amend the current driveway width regulations, increasing the maximum width from 20 feet to 30 feet provided the proposed driveway meets the requisite distance from an intersection and sight distance, and snow storage, drainage issues and infrastructure, sign locations, and the like do not necessitate a more narrow width, as determined by the Town Engineer, Highway Superintendent, and/or Codes Enforcement Office; all other residential driveway standards will remain as is; and
- WHEREAS, the proposed local law also establishes that driveway applications will be reviewed by the Town Engineer, Highway Superintendent, and/or Codes Enforcement Office; a permit will be issued by the Codes Enforcement Officer based upon the recommendations of the Town Engineer and Highway Superintendent; and
- WHEREAS, two additional provisions are included in the proposed amendments: 1) "If a driveway enters onto a State or County road, said driveway must meet all State or County regulations and/or requirements, whichever the case may be" and 2) "It is the intent of this Chapter to grandfather any driveways not meeting the above standards installed prior to the date of the enactment of this Section"; and

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

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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: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-276

- 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 Van Buren Town Board at the request of Town of Van Buren Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. B-2021 amending Chapter 200 of the Code of the Town of Van Buren, titled "Town of Van Buren Zoning Regulations," to prohibit the installation of solar farms on important farmlands; and
- WHEREAS, the Legislative Purpose and Intent of the proposed local law is to “permit and regulate the construction of solar energy systems in the Town of Van Buren in a manner that preserves the health, safety and welfare of the Town while also facilitating the production of renewable energy and mitigating the impacts of the solar energy on valuable environmental resources such as agricultural lands”; and
- WHEREAS, per the Town Zoning Code, solar farms are permitted in the Residence District 40 (R-40), Agriculture/Residence District 80 (AR-80), Industrial A District (InA), Industrial B District (InB), Planned Industrial (InP), General Business District (GB), Planned Commercial (PCD), and Local Business District (LB) subject to site plan approval and issuance of a special use permit; and
- WHEREAS, the Town Zoning Code establishes criteria for the granting of special use permits for solar farms, which include regulations for safety measures, security, access, and setbacks and aim to minimize impacts to scenic viewsheds, wetlands, and animal and plant species or critical habitats; all existing regulations will remain; and
- WHEREAS, the proposed local law will amend the special permit criteria by adding the following regulation: “No solar farm shall be installed on Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Unique Farmland, as defined by the U.S. Department of Agriculture, New York State Department of Environmental Conservation, the U.S. Army Corps of Engineers, or Town Board”; definitions will be added to the Zoning Code for “Farmland of Local Importance”, “Farmland of Statewide Importance”, and “Unique Farmland”; 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: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-277

- 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 Route 5 Development Company for the property located at 406 Towne 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 East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct two buildings for two new restaurants on a vacant 1.79-acre outparcel of the Towne Center at Fayetteville shopping plaza in a Regional Shopping (RS) zoning district; and
- WHEREAS, the Board has recently reviewed site plan referrals (Z-21-164, Z-21-225) for previous iterations of the proposed project; previously, the Board reviewed preliminary subdivision (S-18-17) and three-mile limit (Z-19-72) referrals to subdivide two lots at the shopping plaza into three new lots, which created the subject parcel; and
- WHEREAS, the site has frontage on East Genesee Street (NYS Route 5) and contains a parking area for the shopping plaza; the site abuts multiple parcels containing a large multi-tenant retail building and associated parking for the plaza, as well as two adjacent outparcels that contain a McDonald's restaurant and a Key Bank; other recent development in the shopping plaza includes the creation of another outparcel on East Genesee Street for a Chase Bank (S-19-50, Z-19-192, Z-19-256), which was recently completed and opened; and
- WHEREAS, the submitted Site Plan dated September 1, 2021 shows two proposed restaurant buildings with a shared parking area (68 spaces) at the front of the buildings; Restaurant A (2,410 sf, 58 seats) will be set back 55.4' from East Genesee Street and have mobile order pickup service; Restaurant B (4,500 sf, 150 seats) will be adjacent to the other building and have drive-thru service; mobile order pickup and drive-thru lanes will occur on three sides of each building; a new sidewalk is proposed that will connect to sidewalks on the adjacent bank parcels; and
- WHEREAS, the most notable change between the current site plan and previous site plans (Z-21-164, Z-21-225) is that two buildings are proposed where previously one multi-tenant building was planned; and
- WHEREAS, landscaping is proposed along the frontage of the site; a Photometric Plan was included with previous referral materials and showed new pole-mounted light fixtures throughout the parking area and along the mobile order pickup and drive-thru lanes, with possible light spillage into the state right-of-way; per the Existing Conditions Plan, there is a water line and 20' right-of-way to the Onondaga County Water Authority crossing the site; a portion of the development's parking lot will occur within the right-of-way;

ADVISORY NOTE: per the NYS Department of Transportation, no glare or

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spillover onto adjacent properties or the county right-of-way will be permitted; and

WHEREAS, aerial imagery shows access to the entire shopping plaza comes from a signalized, full access driveway onto Route 5, a right-in, right-out driveway onto Route 5, and four full access driveways onto North Burdick Street, a county road to the east; the outparcel development does not have direct access to Route 5 and will use the access road and existing driveways that serve the shopping plaza; a Traffic Impact Study (TIS) dated March 2021 was included with the referral materials; the TIS concludes that the project will generate approximately 72 entering and 87 exiting vehicles trips during the PM peak hour and 156 entering and 139 exiting vehicles trips during the SAT peak hour; a portion of the proposed volume is presumed to be pass-by traffic and not new, reducing the expected traffic impacts by roughly half; per the TIS, the projected traffic impacts can be accommodated by the existing transportation network with no highway improvements; the NYS Department of Transportation has received and reviewed the traffic data for the project; ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 5 will be permitted; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP) and revised Stormwater Management Report were submitted with the referral materials and includes a copy of the SPDES General Permit for Stormwater Discharges from Construction Activity effective January 29, 2020; the reports indicate that the project area drains via sheet flow to a closed conduit storm sewer system; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; ADVISORY NOTES: 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; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC)

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EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from the plans it appears that several trees will be removed as part of the project;

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

WHEREAS, the site is across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; the project is within 2,000 feet of a site (ID: C734106) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the New York State Department of Transportation for review. Any changes in anticipated traffic estimates must be reviewed by the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation requests a copy of any information submitted to the New York State Department of Transportation.
2. As review of this project continues, the Town is encouraged to give particular consideration to potential pedestrian and vehicle conflicts, queueing lengths, and overall traffic capacity on-site.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
4. As development of the plaza continues, the Town is encouraged to work with the applicant to further improve walkability throughout the entire shopping plaza by installing sidewalks along East Genesee Street and North Burdick Street and establishing an internal sidewalk network to facilitate pedestrian circulation between buildings and across parking areas.
5. The applicant is encouraged to consider site plan modifications to improve the aesthetics of the site and the pedestrian environment in this area,

including landscape screening along property lines, screening for dumpster enclosures, and locating buildings closer, and parallel, to the road frontage.

6. Prior to future development of the shopping plaza, the Town may wish to assess the overall parking needs of the plaza, as well as the internal traffic and circulation of the site given any changes in traffic resulting from the restaurant and other recent development.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-278

- 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 First Tee Syracuse for the property located at 5050 Jamesville 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 Interstate Route 481, a state highway, and Nottingham Road (Route 274) and Jamesville Road (Route 7), both county highways; and
- WHEREAS, the applicant is proposing to expand the existing parking on-site and construct a new pavilion on a 37.17-acre parcel in a Residential One (R-1) zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment for a site plan referral (Z-19-357) to construct a 980 SF maintenance building on the golf course property; previously, the Board offered no position with comment for a site plan referral (Z-16-381) for several renovations and additions to the existing clubhouse and other site improvements to the existing golf course; and
- WHEREAS, the site is located along Jamesville Road and contains the Butternut Creek Golf Course; there is a parcel owned by National Grid containing overhead utility lines that bisects the parcel; land uses west of the site are residential and lands to the north appear to be undeveloped wetlands; the site abuts I-481 to the southeast; and
- WHEREAS, aerial imagery dated May 2021 and the submitted Site Plan dated August 11, 2021 shows lands east of the utility lines to contain golf greens; lands west of the utility lines contain the existing clubhouse and driving range, a detached storage building, and a parking lot with an existing driveway onto Jamesville Road; the site also contains a propane filling service, including a propane tank, propane filling building, and propane pay building, all adjacent to the parking lot;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Jamesville Road must meet Department requirements; and
- WHEREAS, Butternut Creek, a class C(T) stream, bisects the site; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire eastern half of the site is located within the 100-year floodplain associated with Butternut Creek; there is a significant portion of the site, including mostly trees and golf greens, that is also located within the more restrictive floodway; 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;

ADVISORY NOTE: streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; and

WHEREAS, the Site Plan shows 8 new parallel parking spaces along the driveway for staff parking and a proposed shade pavilion (12' x 14') adjacent to the driving range; per the local application, the site has two existing shade pavilions (13' x 13' and 17' x 13') located near the clubhouse and parking area that are being considered with this review; other existing site structures for review include a 13' x 18' building enclosure recently added to the clubhouse and a 15' x 15' pump house;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and

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

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

WHEREAS, GIS mapping shows the eastern half of the site may contain state and federal wetlands, which appears to include mostly trees and golf greens; and

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

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: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-279

- 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 Lynn Kozak for the property located at 6495 Fly 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 Fly Road (Route 77), a county highway; and
- WHEREAS, the applicant is proposing to modify an existing 105,500 square foot building for a new tenant, National Grid, on a 7.99-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located in an industrial node south of the NYS Thruway (I-90); the submitted survey map shows the site has frontage on Fly Road and Sunny Square Drive, a local road, and contains a large vacant one-story building, formerly a liquor distributor; there are parking and/or loading areas on three sides of the building; all access to the site comes directly from Sunny Square Drive; and
- WHEREAS, per the local application, the phased alterations are intended to accommodate additional truck parking, storage, and office space for National Grid; Phase 1 will include fire sprinkler upgrades, electrical and mechanical improvements, and minor exterior modifications; Phase 2 will include the site work, interior alterations to existing office space, fire sprinkler upgrades, and electrical and mechanical improvements; Phase 3 will include interior modifications for a fleet maintenance garage and office space; and
- WHEREAS, the submitted Site Plan dated August 27, 2021 shows site modifications to include two temporary office trailers, one future temporary office trailer, new concrete slabs adjacent to the building, and a new gravel storage lot that appears to be on an adjacent parcel, under common ownership, at the rear of the property; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 26, 2021, 0.75 acres will be disturbed by the proposed project; there is an existing stormwater drainage ditch that runs along the southern lot line and ultimately flows to Sanders Creek;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; 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

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hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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

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

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

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

The Board also offers the following comment:

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-280

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Carrols, LLC for the property located at 3414 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting several area variances as part of a proposed project to construct a new fast food restaurant on a 1.1-acre parcel in a Business zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-21-255) as part of the proposed project; and
- WHEREAS, the site is located along a highly commercialized corridor with surrounding restaurant, commercial, and big box retail land uses; the submitted survey dated June 22, 2021 shows the site has frontage on Erie Boulevard and contains a vacant restaurant building, formerly Denny's, with side and rear parking areas, all to be demolished; the site has rear frontage on Stanton Drive; there is an existing driveway onto Erie Boulevard, to remain; and
- WHEREAS, the submitted Concept Site Plan shows a new proposed restaurant building (3,098 SF, 45 seats max) for Burger King with drive-thru lanes on three sides of the building and parking (31 spaces) at the rear and one side of the site; the drive-thru lane will split into two lanes for double ordering and have stacking for 18 vehicles; and
- WHEREAS, a previous iteration of the Concept Site Plan showed a proposed sidewalk along the Erie Boulevard frontage with a connection to the front of the building, and a proposed cross-access easement with the adjacent shopping plaza; neither are shown in the current iteration; and
- WHEREAS, per the elevation drawings, (4) wall-mounted logo signs (22.79 SF each) and (1) wall-mounted '1954' sign with logo (68.17 SF) are proposed; the Concept Site Plan shows a proposed monument sign (6' tall, 20 SF max) at the front of the site; and
- WHEREAS, per the local application, area variances are requested to 1) allow the drive-thru to occur in the front yard for Stanton Drive, 2) reduce the number of required parking spaces from 52 to 31, and 3) increase the number of permitted wall signs from 1 to 4 and the square footage from 74 to 136.54; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 29, 2021 indicates 0.8 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to the established conveyance system in the state right-of-way;

ADVISORY NOTE: per the NYS Department of Transportation, additional

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

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

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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

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

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

The Town is encouraged to work with the applicant and neighboring properties to establish vehicle and pedestrian cross connections wherever possible and install a sidewalk along Erie Boulevard.

The Board also offers the following comments, which are intended for the project as a whole:

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

2. Given the change of business, the Onondaga County Department of Water

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-281

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Alan Diamond for the property located at 6409 Yorktown Circle; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking spaces for an existing restaurant on a 1.35-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board recently recommended offered no position with comment for a site plan referral (Z-21-256) as part of the proposed project; and
- WHEREAS, the site is located in a node of hotels, restaurants, and various commercial land uses located along the NYS Thruway (I-90); the submitted survey map dated July 26, 2021 shows the site has frontage on Yorktown Circle, a local dead end road, and abuts I-90 to the north; the site contains an existing one-story restaurant building, formerly Grimaldi's, surrounded on three sides by parking; there is an existing driveway onto Yorktown Circle; and
- WHEREAS, the submitted Concept Site Plan Dated August 2, 2021, included with the site plan referral (Z-21-256), shows a proposed outdoor seating area will be added to the front of the building, reducing the number of front yard parking spaces from 5 to 3; 2 new parking spaces will be added elsewhere; and
- WHEREAS, the requested area variance is necessary to accommodate the increased square footage that the outdoor seating area will add to the restaurant; per the local application, the degree of relief is being verified; and
- WHEREAS, there appears to be a discrepancy in the street number used for this property; the 911 Emergency Communications Department indicates that the official address assigned to this property is 6409, though the previous restaurant used 6430; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), 0.11 acres will be disturbed by the proposed project; stormwater discharges will be directed to an existing catch basin from a proposed area drain; there is an existing detention basin and easement at the rear of the site; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO); and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734043, 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

While the Board offers no position with regard to the requested area variance, the following comment is intended for the project as a whole:

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 15, 2021

OCPB Case # Z-21-282

- 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 USE VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of New York Conference of the United Church of Christ for the property located at 5575 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a use variance to allow a non-charitable office use in an existing building on a 0.87-acre parcel in a Residential (R2) zoning district; and
- WHEREAS, in 2006, the Board recommended disapproval of a site plan referral (Z-06-2) to renovate the existing office building, noting that the parking as drawn does not meet Town minimum parking and setback requirements and discouraging reductions in greenspace in a residentially zoned area; previously, the Board offered no position for a use variance referral (Z-05-424) to allow an attorney's office on-site; and
- WHEREAS, the site is located at the edge of a residential neighborhood just west of Erie Boulevard; the site has frontage on Thompson Road, a local road, and contains a vacant building, formerly the New York Conference of the United Church of Christ, with a small parking area and existing driveway onto Thompson Road; the site has rear frontage on Winston Way and Alwyn Road, both local roads; and
- WHEREAS, in 1982, the DeWitt Board of Appeals granted a specific permit to construct, use and maintain an office building on the subject parcel for charitable purposes only; the requested use variance is intended to allow the office building to be used for a non-charitable use, an audiology office; no development plans are indicated; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site 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: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - 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 15, 2021

OCPB Case # Z-21-283

- 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 Onondaga Planning Board at the request of Syracuse University for the property located at 621 Skytop Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 481, a state highway, the Onondaga County Resource Recovery Agency (OCRRA), a county-owned facility, and the municipal boundaries between the Town of Onondaga and the Town of DeWitt and the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct a 2,000 square foot addition to an existing building on a 160.73-acre parcel in a Light Industrial zoning district; and
- WHEREAS, in 2020, the Board offered no position for a site plan referral (Z-20-103) to construct two pre-fabricated research structures for an “MAE” lab facility on the site; previously, the Board offered no position for a site plan referral (Z-18-3) to install three pre-constructed mobile modular units, to be used for temporary office space; in 2015, the Board offered no position for a site plan referral (Z-15-127) proposing to construct a pre-fabricated 4,000 sf Construction Engineering Lab (CEL) on 0.8 acres of the subject parcel which appears to have been completed in 2016; and
- WHEREAS, the site consists of the portion of Syracuse University’s South Campus that is located in the Town of Onondaga, including the college’s Outdoor Education Center and Challenge Course, Inn Complete, Skytop Lacrosse/Soccer Field, and Skytop Office Building; access to the parcel comes from Skytop Road, a private road, that intersects with East Colvin Street to the north and extends south through South Campus, ending at a gated entrance onto Jamesville Avenue; and
- WHEREAS, a letter to the Town Code Enforcement Officer dated August 31, 2021 indicates the application is to modify the previous site plan approval for the CEL, which was granted in 2015 and reviewed by the County Planning Board in Case #Z-15-127; a copy of the CEL site plan application, short EAF form, a stormwater management memorandum, and the Town Board resolution from April 20, 2015, when the site plan was approved, were all included with the referral materials for the current site plan review (Z-21-283); and
- WHEREAS, the submitted Site Layout Plan dated August 26, 2021 shows the proposed addition (2,000 SF) will be constructed on the north side of the CEL building and used for the Autonomous Unmanned Systems Laboratory (AUSL), a dedicated research lab to explore dynamics modeling and control and estimation of mobile robots and unmanned vehicles; and
- WHEREAS, the submitted Site Grading, Drainage, & Utilities Plan dated August 26, 2021

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shows new stormwater infrastructure will be installed on the side of the CEL building and addition; new infrastructure will include a 36" stormwater line, drywells, catch basins, and a new bypass drainage swale; and

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

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

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

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

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

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

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