



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

September 18, 2024

ONONDAGA COUNTY DEPARTMENT OF PLANNING  
335 MONTGOMERY STREET, 1st Floor  
SYRACUSE, NEW YORK

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Martin Masterpole  
Mike LaFlair  
David Skeval  
Don Radke

### STAFF PRESENT

Troy Waffner  
Megan Costa  
Rachel Woods  
Ellison McMahon

### GUESTS PRESENT

Dan Mulvihill

## II. CALL TO ORDER

The meeting was called to order at 9:00 AM on September 18, 2024.

## III. MINUTES & OTHER BUSINESS

Dan Mulvihill presented the Onondaga County 2025-2030 Capital Improvement Plan to the Planning Board. A motion was made by David Skeval to accept the Capital Improvement Plan. Martin Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Martin Masterpole – yes; Mike LaFlair - yes; David Skeval - yes; Don Radke - yes.

See attached documents for the Capital Improvement Plan presentation and the OCPB resolution endorsing the Capital Improvement Plan.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

Z-24-257    TCamTB    *No Position*

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2024

OCPB Case # Z-24-257

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION - PUD Amendment from the Town of Camillus Town Board at the request of Town of Camillus for the property located at 5848 Stellium Drive and 3759 Pegasus Circle / 5868 Stellium Drive; 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 Warners Road (Route 57), a county highway, and Route 5, a state highway; and

WHEREAS, the applicant is proposing a local law to amend the existing Starlight Estates Planned Unit Development District (PUD) to change the Commercial area to a Residential area; and

WHEREAS, the site contains two vacant parcels within the Starlight Estates development, located off the north side of Warners Road, west of its intersection with Belle Isle Road; the development contains a mix of residential uses with townhouses to the north and west of the site and the Starlight Estates Apartments to the east; the First Ukrainian Pentecostal Church property abuts the site to the east and the church's driveway crosses the southern portion of the site; the site has frontage on Warner's Road (county Route 57,) Stellium Drive, and Pegasus Circle; and

WHEREAS, the applicant is proposing to modify the Starlight Estates Planned Unit Development, which had the site set aside for commercial use, to re-designate the site for residential; in a letter from CHA Consulting dated 9/22/23, the applicant justifies the requested change "due to a decline in need for commercial sites and increase in the need for affordable single-family home options in Onondaga County"; and

WHEREAS, per the Site Layout Plan dated 6/15/23, the applicant will construct 19 houses along a proposed road from Pegasus Circle to Stellium Drive; per the Plan, a "rental garage will be constructed south of the church driveway; per the Existing Approved PUD plan and Proposed PUD Modification plan dated 6/22/23, the site was the sole area within the PUD to be designated for commercial uses and the proposed change will designate the site as a "Build to Rent Homes Area"; per the proposed Local Law, the Starlight Estates PUD district will be amended so "uses P-1 (single-family detached dwelling) and P-29 (indoor storage facility) are permitted on the site; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/18/23, 5.2 acres of the site will be disturbed by the proposed project; per the Site Layout Plan, a drainage easement containing a stormwater basin is located in the northwest corner of the site;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is

advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/18/23, new connections to public drinking water and wastewater services are proposed to serve the site; the site is located in the Metropolitan Wastewater Treatment Plant and Airport Road Pump Station service areas;

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

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

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

WHEREAS, per the Topographic Survey dated 12/15/15, the site contains multiple easements including an Ingress & Egress Easement located along the southern portion of the site, containing the church's driveway, a 75'-wide Niagara Mohawk Power Corporation Easement adjacent to the ingress easement, and a 20'-wide sanitary sewer easement crossing the site from the north and connecting to Stellum Drive; per GIS mapping, the sanitary sewer easement occurs over existing sewer infrastructure; and

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

WHEREAS, the site is located near the Fairmount Children's Center which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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

# CAPITAL IMPROVEMENT PLAN

## 2025-2030

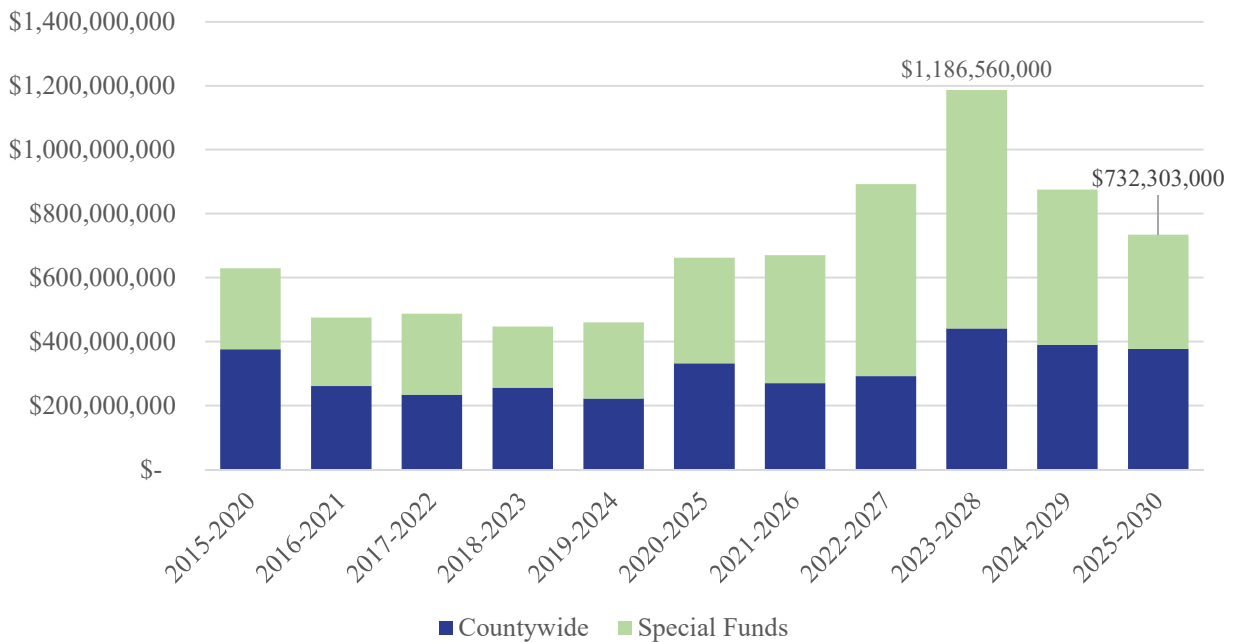
### Introduction

The 2025-2030 CIP includes 101 projects with a total 6-year budget proposal of **\$732,303,000**. This is 16% less than last year's CIP budget. Of the 101 projects, nine have recently completed and 92 are in active development.

49 projects are seeking fund authorizations and 52 have been fully authorized. Seven new projects are being proposed for review at a cost of \$25.8M

The County Legislature has authorized \$104.9M of debt for capital projects in 2024. The total borrowing request in 2025 is estimated at \$115.9M. Both amounts are below the 10-year high of \$175.2M in 2023.

### CIP Historical Totals

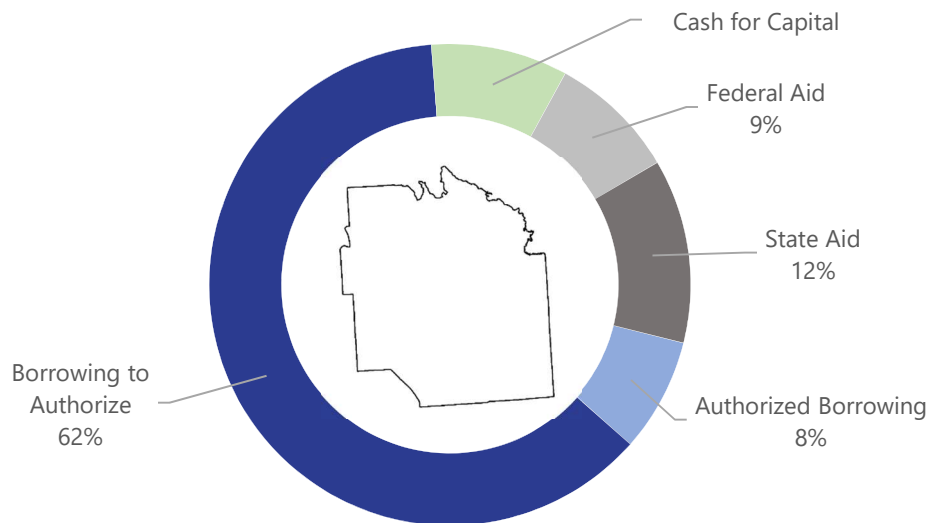


Fund Group	2024-2029	2025-2030	Difference
Countywide	\$390,309,000	\$375,015,000	-4%
Special Funds	\$485,336,000	\$357,288,000	-26%
<b>Total</b>	<b>\$875,645,000</b>	<b>\$732,303,000</b>	<b>-16%</b>

## New Proposals

Department	Project	Total
Sheriff	Air One Helicopter Replacement	\$6,200,000
Sheriff	Sheriff Evidence Storage Renovation	\$1,500,000
Facilities	County Security Improvements	\$500,000
DOT	Jamesville & Marcellus Facility Rehab	\$4,000,000
CFS	Hillbrook Vocational Instruction Building	\$5,500,000
E-911	Computer Aided Dispatch (CAD) Refresh	\$2,650,000
Clerk	County Clerk Office Renovation	\$5,475,000
<b>Total</b>		<b>\$25,825,000</b>

## Proposed Funding Sources



Funding Source	2025	2026	2027	2028	2029	2030	Total
Authorized Borrowing	38,230	8,100	5,000	4,770	-	-	56,100
Borrowing to Authorize	89,244	131,291	117,733	76,378	35,881	6,980	457,506
Cash for Capital	7,050	14,387	13,665	13,645	11,714	7,000	67,461
Federal Aid	18,254	17,900	12,400	4,800	4,800	4,800	62,954
Other	-	-	-	-	-	-	-
State Aid	18,452	17,037	16,837	20,882	7,537	7,537	88,282
<b>Total</b>	<b>171,230</b>	<b>188,715</b>	<b>165,635</b>	<b>120,475</b>	<b>59,932</b>	<b>26,317</b>	<b>732,303</b>

(In 000's)

## 2025 Borrowing Request

<b>Children &amp; Family Services</b>		<b>\$5,500,000</b>
Hillbrook Vocational Building & Improvements (NEW)	Spring	\$5,500,000
<b>Department of Transportation (DOT)</b>		<b>\$6,093,500</b>
Bridges	Spring	\$1,440,000
Capital Highway Construction	Spring	\$500,000
Cold Mix Bituminous Paving	Spring	\$1,300,000
Hot Mix Bituminous Paving	Spring	\$1,962,500
Traffic Systems Management	Spring	\$391,000
Jamesville & Marcellus Facilites Rehabilitation (NEW)	Spring	\$500,000
<b>Emergency Communications (E-911)</b>		<b>\$750,000</b>
Computer Aided Dispatch (CAD) Refresh (NEW)	Spring	\$750,000
<b>Facilities Management</b>		<b>\$9,000,000</b>
County Security Improvements (NEW)	Spring	\$2,000,000
Courthouse - HVAC Renovations	Spring	\$7,000,000
Facilities Various Capital Improvements	Spring	\$500,000
<b>Office of Environment</b>		<b>\$750,000</b>
Ash Tree Management	Spring	\$750,000
<b>Onondaga Community College (OCC)</b>		<b>\$11,875,000</b>
Gordon Student Center: Student Service & Union Environment	Summer	\$6,500,000
Information Technology Package	Summer	\$4,500,000
Interior Finish Package	Summer	\$875,000
<b>Onondaga County Public Library (OCPL)</b>		<b>\$380,000</b>
Mobile Library Outreach	Spring	\$380,000
<b>Parks &amp; Recreation</b>		<b>\$4,457,000</b>
Oneida Shores - Shore & Facility Rehabilitation	Spring	\$2,252,000
Parks Various Improvements	Spring	\$2,205,000
<b>Sheriff's Office</b>		<b>\$5,475,000</b>
Sheriff Evidence Storage Renovation (NEW)	Spring	\$5,475,000
<b>Water Environment Protection (WEP)</b>		<b>\$74,550,000</b>
Baldwinsville-Seneca Knolls & Oak Orchard WWTP Oxygen System	Spring	\$15,000,000
Comprehensive Asset Renewal at Meadowbrook Limestone WWTP	Spring	\$11,000,000
Comprehensive Asset Renewal at Metro WWTP	Spring	\$200,000
Comprehensive Asset Renewal at Wetzels Rd. WWTP	Spring	\$400,000
Department Wide Mechanical, Electrical & Process Improvements	Spring	\$2,275,000
Department-Wide Building & Site Improvements	Spring	\$2,425,000
Ley Creek/Liverpool Force Main Rehabilitation	Spring	\$3,000,000
Meadowbrook Limestone & Brewerton WWTP - Drum Replacement	Spring	\$10,000,000
Meadowbrook-Limestone WWTP Large Scale Upgrade	Spring	\$500,000
Metro WWTP 1978 Plant Annex Asset Renewal - Phase I	Spring	\$14,700,000
Wastewater Transportation System Improvements	Spring	\$ 15,050,000
<b>2025 Total</b>		<b>\$ 118,830,500</b>



J. Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## Onondaga County Planning Board Resolution Concerning the 2025 to 2030 Capital Improvement Plan

WHEREAS, pursuant to the Administrative Code of the County of Onondaga, Section 6.02 (d), the Onondaga County Planning Board has reviewed the 2025 – 2030 Tentative Capital Improvement Plan; and

WHEREAS, debt management remains a high priority in the 2025 – 2030 Tentative Capital Improvement Plan; and

WHEREAS, the projects proposed in the 2025 – 2030 Tentative Capital Improvement Plan emphasize the maintenance of existing county facilities and transportation assets, stewardship of the natural environment, and sound fiscal management; and

WHEREAS, the goals and policies of Onondaga County's comprehensive plan, the *2023 Plan Onondaga County Comprehensive Plan*, support economic growth, an attractive community, well maintained and cost effective infrastructure, stewardship of natural resources, and investment in existing communities; and

WHEREAS, the 2025 – 2030 Tentative Capital Improvement Plan is consistent with the goals and policies of the *2023 Plan Onondaga County Comprehensive Plan* for Onondaga County; and

WHEREAS, the Capital Improvement Plan provides an effective means of communicating the intention of the County of Onondaga with respect to planned capital investments; and

NOW, THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board endorses the 2025 – 2030 Tentative Capital Improvement Plan.

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Marty Voss, Chairman  
Onondaga County Planning Board  
September 18, 2024