



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

September 20, 2023

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
David Skeval
Jim Stelter

STAFF PRESENT

Megan Costa
Rachel Woods
Robin Coon

GUESTS PRESENT

Rustan Petrela

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 20, 2023.

III. MINUTES & OTHER BUSINESS

Minutes from August 30, 2023 were submitted for approval. David Skeval made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes.

Rustan Petrela presented the Onondaga County 2024-2029 Capital Improvement Plan to the Planning Board. A motion was made by Jim Stelter to accept the Capital Improvement Plan. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - 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

S-23-27	TCicPB	<i>No Position With Comment</i>	Z-23-230	TDewPB	<i>No Position With Comment</i>
Z-23-231	TSkaTB	<i>No Position</i>	Z-23-232	TDewPB	<i>Modification</i>
Z-23-233	TManTB	<i>No Position</i>	Z-23-234	TManTB	<i>No Position With Comment</i>
Z-23-236	TDewPB	<i>Modification</i>	Z-23-237	TClaPB	<i>Modification</i>
Z-23-238	TClaPB	<i>No Position With Comment</i>	Z-23-239	TVanPB	<i>Modification</i>
Z-23-240	TDewPB	<i>No Position</i>	Z-23-241	TCicPB	<i>No Position With Comment</i>
Z-23-242	TClaTB	<i>No Position</i>	Z-23-243	TClaTB	<i>No Position</i>

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 20, 2023

OCPB Case # S-23-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Eaglewood Associates, Inc. for the property located at 6372 South Bay 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 South Bay Road (Route 209), a county highway, Route 31, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 4.214-acre parcel into two new parcels, New Lot C3A (1.042 acres) and New Lot C3B (3.172 acres), in a Neighborhood Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-241) to construct a dental office on New Lot C3A; and
- WHEREAS, the site is located on South Bay Road, a county route, near its intersection with NYS Route 31, in a transitional area between residential neighborhoods to the west and wooded and agricultural lands to the east; and
- WHEREAS, the site is vacant with primary frontage along South Bay Road and approximately 30' onto Boyko Farm intended for pedestrian and bike access for the neighborhood, which was not previously added; a row of conifers line the southern boundary of the lot, buffering the adjacent residential neighborhood; a gas station and convenience store are on the adjacent parcel to the north; and
- WHEREAS, per the Final Plan Resubdivision of Lot C3 dated 8/18/23, the applicant is proposing to divide the site into two parcels, a 1.042-acre lot (New Lot C3A) containing all frontage on South Bay Road and a 3.172-acre lot (New Lot C3B) consisting of the rear portion of the site and access to Boyko Farm, a local road; access for both parcels would occur via an existing driveway on the adjacent parcel also used by a gas station parcel under separate ownership; the Subdivision map depicts a proposed access easement on the northern parcel providing access for both new lots to South Bay Road; the existing trees along the southern site boundary are labeled "Landscape Buffer" on the subdivision map; and
- WHEREAS, proposed Lot C3B contains an existing sanitary sewer easement and drainage easement crossing the eastern portion of the site and following Lot C3B's southern boundary; and
- WHEREAS, proposed Lot C3A contains a 15'-wide drainage easement along its southern boundary with multiple setbacks totaling 75' from adjacent residential properties; and
- WHEREAS, per the referral notice, public drinking water is available to the site and a new

connection is proposed;

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

WHEREAS, per the referral notice, public sewer is available to the site and a new connection is proposed from lot C3B, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road and The Pastures Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; 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

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/21/23, 0.0 acres of the site will be disturbed by proposed subdivision, but 1.6 acres of the site will be disturbed by the concurrently proposed site plan (Z-23-141);

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

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

WHEREAS, sidewalks occur on adjacent gas station property along South Bay Road and NYS Route 31; no sidewalks are shown on the Subdivision Map or concurrent Site Plan; 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. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on South Bay Road and filed with the Subdivision Map and reflected on the Site Plan.

2. The Onondaga County Department of Transportation advises there will be

no direct access for either lot to South Bay Road.

3. The Town is encouraged to require sidewalks on South Bay Road.

4. The Board encourages construction of sidewalks or path to the Pastures development as part of the proposed work, or have easements in place for future installation by the owner or Town.

The motion was made by David Skeval and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-230

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Cold Spring Construction Company for the property located Rock Cut 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 Rock Cut Road (Route 103), a county highway, Interstate Route 481, a state highway, and the municipal boundary between the Town of DeWitt and the Town of Onondaga; and
- WHEREAS, the applicant is proposing construction of a temporary concrete batch plant on a 2-acre portion of a 184.23-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is a large parcel on the north side of Interstate 481 as it runs through the glacial valley between the Interstate 481/81 interchange to the Jamesville exit; the valley also hosts an Onondaga County Resource Recovery Agency site on Rock Cut Road; the topography and location of the area buffer the site from neighboring parcels that include Drumlins golf course to the north, Skytop to the west, and Clark Reservation State Park to the south; and
- WHEREAS, the site is an inactive location of quarry activities associated with the Jamesville Quarry and is largely vacant, with some areas still stripped of trees and foliage; the site contains steep slopes along the northern parcel boundary and near the southern boundary, separated by a flat plateau; per aerial imagery from May 2021, some structures, equipment, and internal roads remain interspersed across the property; and
- WHEREAS, per the Stormwater Pollution Prevention Plan (SWPPP) dated 6/22/23, the applicant is proposing to construct a batch plant to provide concrete required for the upcoming Interstate 81 project; the project activities will include mixing stored cement with aggregates, washing equipment, excavating multiple pits to treat wash water, and on-site storage of materials; and
- WHEREAS, per the Overall Site Plan dated 8/2023, the batch plant is to be located approximately halfway across the southern boundary of the parcel, adjacent to an access road from Rock Cut Road, a county route, in an area free from vegetation; the batch plant consists of a gravel access road circulating around an area comprised of the proposed plant, cement storage, fly ash storage, fly ash silo, boiler, water storage, "agg" bins, a dust collector, and a control trailer; proposed sediment tanks are to be placed adjacent to the access road; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Rock Cut Road must meet Department requirements; and
- WHEREAS, the SWPPP indicated 0.25 acres of the site will be disturbed and identifies dust from the site and the concrete-making process as the primary sources of potential pollution and details the methods to be used to prevent pollution

including spraying down of roads and equipment, silt fences, sediment tanks to hold wash water prior to filtration, and check dams; per an email from the applicant, wash water will be recycled through tanks and reused, solids from those tanks will be collected and used as fill offsite, and should there be an excess of wash water, it will also be trucked offsite; and

WHEREAS, noise can be a common nuisance associated with concrete plants, the referral materials do not contain information regarding potential noise impacts to surrounding areas or proposed noise mitigation; and

WHEREAS, GIS mapping shows a small portion of the site may contain federal wetlands, which appears to be located in the southeastern portion of the lot, outside of the project site area;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

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

WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per an email with Town staff, the proposed concrete plant will not connect to wastewater utilities and employees will use port-a-potties for any human waste; and

WHEREAS, the site may contain the following natural communities: Maple-basswood rich mesic forest, Calcareous talus slope woodland, Calcareous cliff community, and Limestone woodland (per EAF Mapper);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, the site may contain the Indiana bat and the Northern long-eared bat, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species, additionally, the site may contain the Eastern small-footed myotis, or its associated habitat, which has been listed as a rare animal species by New York State, (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Overall Site Plan it appears that few trees will be removed as part of the proposed 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, 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. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the possible negative impacts to surrounding areas, the Town is encouraged to require additional information regarding noise and air quality impacts from the proposed concrete plant and require appropriate mitigation prior to, or as a condition of, approval the site plan.

The motion was made by David Skeval and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-231

- 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 TEXT AMENDMENT from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing amendments to Town zoning regulations regarding shoreline development on Skaneateles Lake; and
- WHEREAS, refinements of shoreline regulations include offshore structures located within 1500' of the Lake Line in addition to onshore structures located within 50' of the Lake Line; special requirements which prohibit structures other than a dock (or associated stairs) are proposed to remain prohibited except as "otherwise approved by the Planning Board"; boathouses shall have at least 10% of their foundation on land; and
- WHEREAS, offshore shoreline structures are subject to a minimum side setback of 10' with an explanation of how to determine the side setback from the Lake Centerline; a section on supplementary lake yard restrictions have been altered to include a provision granting the Town Codes Enforcement Officer authorization to grant building permits for a "certain project for repair and/or replacement of existing permanent docks/seawalls" and prohibiting commercial use of offshore structures unless specifically allowed by an approved special use permit; and
- WHEREAS, Section 3, Offshore Shoreline Regulations, was added to regulate the Skaneateles Lake shoreline areas and offshore structures which were previously regulated by the State; the State granted local authority in 2021 to regulate construction and location of boathouses, moorings, and docks while recognizing multiple jurisdictions have the interest and the need to regulate uses on Skaneateles Lake; Town Building or Zoning reviews of structures on Skaneateles Lake will occur concurrently with multiple jurisdictions including NYS Department of Environmental Conservation, Parks Recreation and Historic Preservation, US Army Corps of Engineers, Onondaga County Sheriffs, and the City of Syracuse Water Department; and
- WHEREAS, a water perimeter is established and all seasonal and permanent structures shall be within the perimeter; the perimeter has a maximum area of 4,000 sf and 100' max distance from shoreline; the "total area of a single water perimeter up to a maximum of 8,000 sf may be modified with a Special Permit granted by the Planning Board, granted when the existing site and/or Lake conditions prevent reasonable and safe water access within the allowed dimensions specified"; and
- WHEREAS, lake setbacks are defined as being measured perpendicularly from the property's side lot lines and extended over the Lake water surface; lots with

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less than 40 lineal feet of lake frontage (seasonal only) have a 0' lake setback, a 10' Lake setback is present for all other lots; berthing spaces are limited to 5 vessels overnight (exempting smaller, non-powered vessels); structure height is limited to 16' above Lake Line elevation, permanent dock structures may extend to a maximum water depth of 10', and coverage is limited to 1,000' or less for seasonal and permanent structures, excluding roofed or covered structures; and

WHEREAS, additional regulations regarding seasonal structures, seasonal docks, floating objects are detailed along with dock dimensions for seasonal docks, permanent docks, and permanent docks with Site Plan review and building permits; a roofed/covered structure related to or attached to a permanent dock requires a special permit from the Planning Board and is limited by specified dimensions; all easements related to water areas are subject to all requirements applicable to the entire lot; limited exemptions are allowed for number of docking spaces to "pre-existing common ownership land used exclusively for residential lake access" where said spaces existed prior to 1/1/2024; and

WHEREAS, revisions to current code include changing references to the lake "front" and referring to lake usage or lake access, altering "lakefront marinas" to "marinas"; marinas are allowed by special permit, but must submit the following in addition to the standard submission requirements: a water perimeter plan, water depth measurements at existing or proposed structure locations, a detailed list and description of all materials to be used in construction or installation; and

WHEREAS, all requests to modify the standards of these sections will require an area variance and concurrent review from any "NYS agency with applicable jurisdiction"; and

WHEREAS, the definitions of terms has been substantially altered with newly defined terms including boat, boat hoist, boatslip, permanent dock, seasonal dock, floating object, height, vessel, and water perimeter; definitions regarding temporary vs permanent structures, including dock, seasonal, and temporary, have been refined to support the additional regulations; 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 Jim Stelter and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-232

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Ultra Dairy for the property located at 6750 West Benedict 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 481, a state highway, and Fly Road (Route 77), a county highway; and

WHEREAS, the applicant is proposing enhancements to an existing dairy manufacturing facility on a 20.23-acre parcel in a Hi-Tech zoning district; and

WHEREAS, the Board has reviewed a number of referrals for previous expansions to the Ultra Dairy facility dating back to 2006, (Z-06-372, Z-08-177, Z-09-109, Z-13-110, Z-15-356, Z-15-359, Z-18-274, Z-19-358, Z-20-119, Z-21-220), with recommendations relating to wastewater, potential access, traffic, and stormwater impacts; and

WHEREAS, the site is located along Fly Road and I-481 in a node of commercial and industrial land uses; the submitted survey map shows the site has additional frontage on Benedict Road, a local road, and contains a large existing building, including previously reviewed additions, and stainless steel tanks; there are two parking areas along the Benedict Road frontage and an internal road network throughout the site; three existing driveways onto Benedict Road are shown, which outlets to Fly Road to the west; and

WHEREAS, per the referrals, the applicant has two concurrent site plans under review for their large dairy facility: the first is the installation of a 60' by 15' silo pad with 5 stainless steel silos and an adjacent 27'8" by 16'4" concrete pad for a fluid cooler along the eastern façade of the building near the southeast corner; the second site plan is for the installation of a temporary 24' by 56' structure to house a 1,000 hp boiler on existing concrete pads along the western façade near the northwestern corner of the building;

ADVISORY NOTE: The Town submitted two referrals for the two concurrent site plan applications; both referrals are being considered together via this resolution; and

WHEREAS, per the Proposed Addition(s) Ultra Dairy Ultra-Pasteurization Facility Plans dated 2/9/23, all proposed work will occur along the outside of the building with landscaping to be installed around the areas of work; no changes will be made to the layout of the facility, internal roads, or road access; and

WHEREAS, per the Environmental Assessment Forms (EAF) dated 8/2/23, a combined 0.03 acres of the site will be disturbed by the proposed project; and

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

additional drinking water is anticipated;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek pump station service areas and no changes to existing infrastructure are proposed; the referral materials do not include information regarding any potential changes in the flow of wastewater from the site; 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 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 aerial imagery 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 applicant and Town must coordinate with the Onondaga County Department of Water Environment Protection (WEP) Source Control division regarding review of any new flow or increases resulting from the proposed work. The applicant and Town must provide data regarding any increase in flow from the facility and WEP advises any wastewater flow increases resulting from improvements would be subject to Department review and approval of the Industrial Uses Permit.

The motion was made by Mike LaFlair and seconded by David Skeval. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-233

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Bottar, LLC for the property located at 7078 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing a zone change on a 4.53-acre parcel from Residential (R-1) to Residential Multiple-Use (R-M) to operate a law office in a residential structure; and
- WHEREAS, the site is in the Town of Manlius on East Genesee Street, west of the Village of Fayetteville; the area is a mix of residential neighborhoods and low-impact commercial businesses along East Genesee Street; nearby businesses include Very Gentle Dental, Hosmer Violins, Hansen's Advisory Services, and the Onondaga Golf Club; and
- WHEREAS, the site contains a large single-family house built in 1874 with a garage and shed served by a driveway that enters from East Genesee Street near its intersection with Draycott Road and circulates to the rear of the property before terminating at a circle by the buildings; and
- WHEREAS, the Residential Multiple-Use zoning designation is intended to "retain the existing residential character of establish neighborhoods while permitting unobtrusive uses of a commercial nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential area and nonresidential area"; the district allows uses permitted in a Residential R-1 district along with uses including professional offices, gathering places, personal services establishments with combined approval of a site plan and accessory use permit; and
- WHEREAS, the site is currently in a Residential R-1 zoning district and per the Town of Manlius Interactive Zoning Map, the neighboring area is a mix of Residential R-1, R-4, R-5 and Restricted Agricultural zoning designations with multiple parcels along East Genesee Street with a Residential Multiple-Use zoning designation; the purpose of the requested zone change is to establish a law office on the property; and
- WHEREAS, the site is accessed via a driveway to East Genesee Street near its intersection with Draycott Road, no changes to existing access are indicated;
ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to East Genesee Street will be permitted; and
- WHEREAS, per the referral notice, the site is served by public drinking water and while no

change to existing infrastructure is proposed, an increase in demand is expected by the change of use from residential to office;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; while no change in infrastructure is proposed the proposed use would create an increase in use;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site may contain the Indiana bat and the Northern long-eared bat, or their 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 referral materials, 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 Jim Stelter and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-234

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Garden Park Senior Apartments for the property located at Highbridge Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Highbridge Street (Route 109), a county highway; and

WHEREAS, the applicant is proposing a zone change on an 8.77-acre parcel from Commercial A (CA) to Planned Unit Development (PUD) to allow for an 80-unit senior apartment facility; and

WHEREAS, the Board previously offered No Position with Comment on a proposed zone change referral (Z-23-141) from Commercial A to Residential 5 to allow a similar proposed facility, advising the applicant to coordinate with the Onondaga County Department of Transportation and provide a copy of the Stormwater Pollution Prevention Plan and traffic data, work with the Onondaga County Health Department and Onondaga County Department of Water Environment Protection regarding a sewer extension to the lot, and consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize impacts to bat species; and

WHEREAS, the site is near residential neighborhoods west of the Village of Manlius, adjacent to Brookdale Alzheimer's & Dementia Care facility and across Highbridge Street from the Wildwood Ridge apartment complex; and

WHEREAS, the site is a vacant, wooded parcel with the eastern and southern parcel boundaries sloping steeply up to the adjacent single-family homes; the site has frontage opposite the Brookdale facility on Gramercy Circle, a local road, and frontage along Highbridge Street, a county route; and

WHEREAS, the proposed zone change to Planned Unit Development is to allow for the construction of 80 one bedroom and two bedroom apartments for senior citizens; per the PUD District Plan, dated 8/2/23, the complex will have two access points from Gramercy Circle, leading to a 78-space parking lot, backed by the apartment building; changes to the referral from the previous proposal include increasing the size of the building from 78 units in a 3-story building with 78 garage spaces to an 80-unit, 4-story apartment building with 78 garage spaces;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, no direct access to Highbridge Street will be permitted; and

WHEREAS, per the Town Code, the Planned Unit Development zoning district "provides flexibility and encourages a variety of land uses and innovative design techniques that otherwise would be restricted by standard use and area regulations", the Town Code notes a Planned Unit Development can "facilitate

the construction of multiunit housing and improved residential environments”; and

WHEREAS, neighboring parcels are zoned Commercial District A, Residential District 1, and Residential District 5 (per Town of Manlius Zoning Map); and

WHEREAS, an Environmental Assessment Form (EAF) was not submitted with this project, but the previously submitted EAF dated 4/12/23 detailed 5.00 acres of the site will be disturbed by the proposed project; per the Site Plan, there will be two stormwater catchment facilities (to be designed), one in the northwest corner of the parcel, adjacent to the parking lot, and the other between the apartment building and the steep slopes near the southern parcel boundary; and

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

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

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

WHEREAS, per the referral notice, the site is to be served by public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area and a new connection is proposed;

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

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

WHEREAS, the site may contain the Indiana Bat and/or Northern Long-eared Bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from the Site Plan it appears that some significant wooded areas on site will be removed; and

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

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

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

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

The Board takes no position on the proposed zone change, but offers the following comments for the next stage of development review:

1. The applicant will be required to coordinate Highbridge Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data 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. If an extension of public sewer is necessary, any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.
3. Given that the site may contain the federally and state endangered Indiana Bat and Long-eared Bat or their associated habitat, the applicant is encouraged to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.
4. Given Planned Unit Development and senior-oriented development, the applicant and municipality are encouraged to consider reduced parking requirements for the project to minimize unnecessary land disturbance.

The motion was made by David Skeval and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-236

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Salvatore J. Zavaglia for the property located at 6867 Manlius Center 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 Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing construction of a 4,987 sf tile and marble warehouse addition to an existing commercial building on a 0.903-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is in a transitional area of Manlius Center Road between the commercial and industrial land near Interstate 481 to the west and residential neighborhoods and associated commercial businesses to the east; a large wooded area extends north of the site to CSX railroad tracks, vacant wooded parcels extend to the west to Butternut Creek, and B&C Storage, Northside Collision, and a gas station are to the east; and
- WHEREAS, the site is a rectangular lot containing a 414 sf single-story building and has unrestricted access from Manlius Center Road to a gravel parking lot; the rear half of the site is wooded; and
- WHEREAS, per the referral materials, the applicant is proposing to construct a 4,987 sf building addition around the 414 sf existing vacant building to create a warehouse with two-person office space; the applicant states the facility will primarily be used to house cut product as the company's larger scale operations (storage, major deliveries, and cutting and finishing operations) will continue at another location; the proposed warehouse will have a 9-space parking lot to accommodate employees and 2-3 customers at a time; and
- WHEREAS, per the Site Plan dated 2/18/23, the site will have two driveways from Manlius Center Road, a state road, leading to a pervious pavement parking lot, with a 30'-wide access on the eastern side of the lot, providing direct access to 2 employee spaces, the dumpster enclosure, and overhead door and a 24'-wide road access leads to 7 spaces along the western parcel boundary; the building has sidewalks along the western and southern (front) sides leading to three doors and an overhead door; landscaped areas will be created along the road frontage;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Manlius Center Road (NYS Route 290) must meet Department requirements; and
- WHEREAS, two easements follow the road frontage per the property survey dated 11/1/22: a sewer easement along the southern parcel boundary with an American Telephone and Telegraph Easement behind, partially overlapping the sewer easement; the building is located outside of the easements; and

- WHEREAS, per the Environmental Assessment Form (EAF) dated 3/2/23, 0.31 acres of the site will be disturbed by the proposed project; and
- WHEREAS, GIS mapping shows areas at the rear of the site may contain state wetlands; the Site Plan shows the NYSDEC Wetland Boundary north of the site, crossing a small portion in the northeast corner, and the 100' wetland buffer crossing the rear half of the site and extending south to the southeast corner; per the Site plan, the building and parking area will be entirely outside the wetland, the building is shown to extend exactly to the 100' wetland buffer line; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the whole site is located within the 100-year floodplain; the Site Plan shows the Final Floor Elevation (FFE) to be above flood elevation and the parking lot to be paved with permeable pavement;
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed but an increase in demand is expected;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the submitted project is located within the Meadowbrook-Limestone Wastewater Treatment Plant and Butternut Drive Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the referral, the site is already connected to public sewer;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, per the EAF, the project is within 2,000 feet of a site (ID: 13-08451) 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 and the Indiana bat, or their 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 Site Plan it appears that some trees will be removed as part of the proposed 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 must continue to coordinate NYS Route 290 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which requires a work permit. 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.
3. The municipality must require delineated wetland be shown on the site plan and ensure no structures or parking occur within the wetland or its 100' buffer prior to, or as a condition of, municipal approval.
4. The municipality must minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, the municipality must ensure that any proposed development would not negatively affect drainage patterns in or near the floodplain.

The motion was made by Mike LaFlair and seconded by David Skeval. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of U-Haul / Amerco Real Estate Company for the property located at 8015 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing construction of a 21,210 sf addition to the current U-Haul facility on a portion of a 48.24-acre shopping center in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board most recently offered a Modification on a site plan referral (Z-20-279) for U-Haul at Seneca Mall shopping plaza to install 6 pre-fabricated storage units, requiring the applicant to utilize existing driveways along with meeting Onondaga County Department of Transportation requirements and advising the Town to ensure no construction encroaches into a county sanitary sewer easement or affect county infrastructure; prior referrals regarding U-Haul included a site plan referral (Z-19-31) where the Board offered no position with comment for a proposal to construct a vehicle preparation drive, vehicle access with an overhead door, and two prefabricated storage unit buildings and a special permit referral (Z-18-44) to allow motor vehicle rentals; per a letter from Marathon Engineering dated 8/28/23, an area variance for building height was granted by Town Zoning Board of Appeals; this variance was not referred to this Board; and
- WHEREAS, the site is located along Oswego Road, a county road, in the Town of Clay; the site contains an existing shopping plaza, the Shops at Seneca Mall, and is part of the Route 57 commercial corridor; the primary land use across Oswego Road is single-family residential; and
- WHEREAS, per the Site Development Plans dated 8/8/23, the applicant is proposing to construct a 21,210 sf addition on the southeast end of the existing building to be used for a climate controlled U-Box storage facility; an existing concrete pad and overhang would be removed along with a portion of the asphalt parking lot near the building to construct the addition; a 30'-wide heavy duty asphalt access drive would then be installed to connect the parking lot to the asphalt at the rear of the building where a new concrete loading ramp is proposed; no changes to road access to Oswego Road or to the main parking lot are proposed; and
- WHEREAS, per the Site Plan, the addition will involve the relocation of a water line and associated Town water main easement; per a letter from Marathon Engineering dated 8/28/23, the water main relocation will necessitate the "installation of one existing hydrant and installation of one new fire hydrant to

comply with fire code requirements” adding this will require a variance from the NYS Department of State regarding hydrant spacing requirements; and

WHEREAS, GIS mapping shows the rear of the site may be encumbered by state and federal wetlands; per the EAF Mapper, the state wetland area is part of a much larger wetland (BRE-19) which is over 400 acres in size; the Site Plan does not show the 100' buffer and the building and additional pavement would occur within the 100' buffer; the submitted letter states this project requires a permit from the NYS Department of Environmental Conservation (NYSDEC) for “disturbance to the 100’ wetland buffer associated with the delineated NYSDEC wetlands” located south of the building and proposed work; the required documentation was submitted to NYSDEC on 7/27/23, but not submitted with the referral; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear, forested portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; expansion does not appear to encroach into 100 year floodplain

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/28/23, 0.87 acres of the site will be disturbed by the proposed project; the Grading & Erosion Control Plan dated 8/8/23 shows the construction of two gravel diaphragms along the boundary of the new asphalt access drive, the southern diaphragm connects to a rip rap outlet; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: If the proposed work results in an increase in wastewater flow, Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) would be required due to the anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat, bald eagle), 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 submitted plans it appears that no wooded areas on site will be removed; 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 site plan must reflect formally delineated wetlands, and the 100' buffer, and any requirements of the NYS Department of Environmental Conservation relating to disturbance within any wetlands or buffer area, prior to Town Site Plan approval.
2. The Site Plan must also reflect any local fire marshal or NYS Department of State mitigation related to hydrant relocation prior to, or as a condition of, site plan approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance, site design and functionality. The applicant is further encouraged to improve the appearance and stormwater function of the expansive parking lot, through addition of pedestrian accommodations and addition of frontage landscaping, landscaped refuge islands and other green infrastructure elements.

The motion was made by Mike LaFlair and seconded by David Skeval. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Splash Car Wash for the property located at 7795 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to update the façade on an existing car wash, along with adding vacuums and landscaping on a 2.38-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is located on Oswego Road, approximately 500' south of its intersection with Wetzel Road; the site is among the commercial businesses lining the west side of Oswego Road; residential neighborhoods extend to the east and the Wetzel Road Wastewater Treatment Plant and Seneca River are west of the site; and
- WHEREAS, the site contains an existing car wash, accessed from Oswego Road by a shared private driveway to the north; the T-shaped building has 7 self-service car wash bays with 3 automatic car wash tunnels at the southern end of the site; per the Minor Site Improvements Plan dated 4/26/23, 5 vacuum bays will be added to the existing 11 vacuum bays lining the front of the parking lot; the applicant will also update the façade and signage on the building, add landscaping to the front of the parking lot and near the entrance, and will add 3 stone rip-rap areas: 1 near the entrance and 2 along rear property boundary; fencing and a shed located in the southwest corner near the dumpster will be removed; and
- WHEREAS, per the referral notice, the site is served by public drinking water and wastewater and no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows state wetlands are present west of the site and the 100-foot state wetland buffer may cross the rear of the site; the 100' buffer is not depicted on the Site Plan; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, Northern long-eared bat, and Bald eagle, or their 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 require the approved site plan to show the location of any wetland or buffer areas.

The motion was made by David Skeval and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of CDS Housing for the property located at 7566 Van Buren Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Van Buren Road (Route 159), a county highway; and
- WHEREAS, the applicant is proposing to construct 70 apartments with associated parking, a clubhouse, and a playground, on two parcels totaling 5.13 acres in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously recommended Modification on a zone change referral (Z-23-229) to establish the site as a Planned Unit Development zoning district, advising the applicant to continue to coordinate Van Buren Road access plans with Onondaga County Department of Transportation; and
- WHEREAS, the site occurs on Van Buren Road, a county road, and is near a Route 690 interchange; surrounding lands include a mix of residential and roadside commercial land uses, the Village Green/Foxfire golf course community, and Van Buren Town Hall; and
- WHEREAS, the 5-acre site consists of two wooded parcels; per aerial imagery from May 2021, a small stream appears to cross the rear of both parcels near the rear parcel boundary; and
- WHEREAS, per the referral, the applicant is seeking to build three apartment buildings, including two 2-story, 10-unit townhouse-style buildings, and one 50-unit, 3-story apartment building; buildings would surround a large open parking area with 137 spaces; the local application notes the project is intended to serve disabled and low-income residents; and
- WHEREAS, the Landscape Plan dated 6/30/23 shows the three buildings and central parking lot to cover the majority of the site, with a stormwater detention facility at the rear; a single driveway is proposed, at an existing unsignalized intersection of Van Buren Road, a county highway, and Caeserta Drive, a local road; conifers would be planted along shared parcel boundaries; and
- WHEREAS, the referral materials included a letter from Onondaga County Department of Transportation dated 6/30/23, stating they have reviewed the Site Layout Plan and have no current concerns, noting a full set of site plans and SWPPP would be required for review and approval; and
- ADVISORY NOTE: The proposed driveway onto Van Buren Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the Landscape Plan shows a playground between two of the buildings, and sidewalks along the frontages of the three buildings, leading to the right-of-

way; no sidewalks or public transit is available or proposed along Van Buren Road; low-income and disabled residents typically rely more on non-vehicular transportation options than the general population; and

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

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

WHEREAS, per the referral notice, the site is proposed to be served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per WEP, the existing sewer fronting the site is a force main and any new connection would require a pumped discharge; gravity sewer is available in the area, but would require a public sewer extension; and
ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (WEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the referral materials included a letter from New York State Parks, Recreation and Historic Preservation dated 7/7/23 which included "No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."; and

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

1. The applicant must continue to coordinate Van Buren Road access plans

with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Town and applicant must coordinate on an efficient plan for wastewater service to the site, which appears to either require a pump station of public sewer extension. Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health. The Town must ensure WEP/DOH approval prior to, or as a condition of, site plan approval.

The motion was made by Mike LaFlair and seconded by David Skeval. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Rev. John Kurgan - Holy Cross Church for the property located at 4200 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing an addition and renovation of an existing vestibule at the main entry of the Holy Cross School building on a 6.41-acre parcel in a Residential-2 zoning district; and
- WHEREAS, the site located on East Genesee Street near the Town's boundary with the City of Syracuse in an area characterized by multiple churches and single-family housing; St. Mary's cemetery is located on the adjacent parcel to the west and
- WHEREAS, the site is the location of Holy Family Church and school, with a deep, irregularly shaped lot; the church is in the northwest corner and the school in the middle of the site; the site has two access points from East Genesee Street, a state route, leading to a large asphalt parking lot that services both buildings; no changes to exiting driveways are proposed; and
- WHEREAS, the applicant is proposing a renovation to the existing main entrance that would enclose an open area currently covered by a roof; per the Demolition Plan and Floor Plan dated 8/21/23, 37' of wall would be moved out approximately 5'3" and the main entry doors would be reconstructed into a 12'9" by 12' security vestibule; and
- WHEREAS, per the referral notice, the site is served by public water and sewer and no changes to existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the rear corner of the site may contain federal wetlands, which appears to be outside of the project area; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear corner of the parcel is located within the 100-year floodplain; and
- WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), 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, **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 Jim Stelter and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-241

- 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 Golden Bear Realty, LLC for the property located at 6372 South Bay 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 South Bay Road (Route 209), a county highway, Route 31, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a new one-story, 3,604 sf dental office building, with associated amenities, on a proposed 1.042-acre parcel in a Neighborhood Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-27) to divide one parcel into two new lots; and
- WHEREAS, the site is located on South Bay Road, a county route, near its intersection with NYS Route 31, in a transitional area between residential neighborhoods to the west and wooded and agricultural lands to the east; and
- WHEREAS, the site is vacant with primary frontage along South Bay Road and approximately 30' onto Boyko Farm intended for pedestrian and bike access for the neighborhood, which was not previously added; a row of conifers line the southern boundary of the lot, buffering the adjacent residential neighborhood; a gas station and convenience store are on the adjacent parcel to the north; and
- WHEREAS, per the Site Plan dated 8/23/23, the applicant is proposing to construct a dental office in the middle of New Lot C3A with a parking lot on the north and east sides, accessed via an existing driveway to South Bay Road on the adjacent parcel to the north; the building will have sidewalks on three sides and stormwater infrastructure on the west, south, and eastern sides; a monument sign will be placed in the northwest corner of the lot; and
- WHEREAS, parking is split into 13 patient parking spaces on the north side of the building and 14 staff parking spaces to the east; the Site Plan depicts green space between the northeast corner of the building and the parking labeled "Future Addition" and 3 additional green spaces between the patient parking and the site boundaries are shown as possible parking for 10 cars in the future; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 8/21/23, 1.6 acres of the site will be disturbed by the proposed project; the Site Plan shows stormwater infrastructure on the western, southern, and eastern sides of the building; a swale along the southern boundary between an existing landscape buffer and the dental office and Bio-Filter swales between the building and the western and eastern lot boundaries;

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

WHEREAS, the site contains a 15'-wide drainage easement along its southern boundary with multiple setbacks totaling 75' from adjacent residential properties; and

WHEREAS, per the referral notice, public drinking water is available to the site and a new connection is proposed;

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

WHEREAS, per the referral notice, public sewer is available to the site and a new connection is proposed, the submitted project is located within the Oak Orchard Wastewater Treatment Plant and Davis Road and The Pastures Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; 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>;

ADVISORY NOTE: Given the proposed dental use and potential mercury contamination, the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to ensure compliance with requirements; and

WHEREAS, sidewalks occur on adjacent gas station property along South Bay Road and NYS Route 31; no sidewalks are shown on the Subdivision Map or concurrent Site Plan; 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. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on South Bay Road and filed with the Subdivision Map and reflected on the Site Plan.

2. The Onondaga County Department of Transportation advises there will be no

direct access for either lot to South Bay Road.

3. The Town is encouraged to require sidewalks on South Bay Road.

4. The Board encourages construction of sidewalks or path to the Pastures development as part of the proposed work, or have easements in place for future installation by the owner or Town.

The motion was made by David Skeval and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Donald R. & Carolyn J. Clark Irrevocable Trust for the property located at 6 Jay Path; 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing a zone change on approximately 0.5-acres of a 0.75-acre parcel, from RA-100 and R-7.5 to O-2, in order to convey and resubdivide the rear portion of the lot to an adjacent parcel, currently zoned O-2; and
- WHEREAS, the Board is concurrently reviewing a separate zone change action (Z-23-243) to change the remainder of the 0.75-acre parcel to R-7.5 residential zoning; the related resubdivision action has not yet been referred to the OCPB; and
- WHEREAS, the site is located in a single-family residential neighborhood located off Oswego Road near its intersection with John Glenn Boulevard; the surrounding area has a mix of single- and multi-family residential neighborhoods with commercial along main routes; and
- WHEREAS, the current 0.75-acre parcel contains an existing house, pool, shed and wooded rear yard; the wooded area abuts parcels containing an AmeriCU credit union which fronts onto Oswego Road, and a parcel to the south which contains two connected barn structures, one of which houses a retail home store, and large side/rear yard; and
- WHEREAS, the applicant proposes to convey 0.5 acres of rear yard land to the adjacent 1.9-acre parcel containing the barns and store; as part of this action, the applicant proposes rezoning the subject land to match existing zoning of the barn parcel, to O-2, Office zoning district; no plans for development activity were included in referral materials; and
- WHEREAS, the remaining lands including the house, garage and shed would remain (approximately 0.25 acres) and is proposed to be rezoned to R-7.5; and
- WHEREAS, the O-2 Office zoning designation, per the Town Zoning Code, is intended to “preserve the existing residential quality along portions of major roads” while “permitting alternative and compatible office development on selected sites not suitable for residential use”; uses allowed include office building, bank/credit union, and medical offices; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Wetzel Road Wastewater Treatment Plant and Bayberry Circle Pump Station

service area and no changes to existing infrastructure are proposed; and
WHEREAS, the site or a portion of it is located in or adjacent to an area designated as
sensitive for archaeological sites on the NYS Historic Preservation Office
archaeological site inventory (per EAF Mapper)

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 Jim Stelter and seconded by Mike LaFlair. Votes were
recorded as follows: Marty Voss - 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 20, 2023

OCPB Case # Z-23-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Donald R. & Carolyn J. Clark Irrevocable Trust for the property located at 6 Jay Path; 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing a zone change to eliminate split zoning (RA-100 and R-7.5 to R-7.5) on an approximately 0.25-acre proposed lot, in connection with a proposal to resubdivide and convey rear lands to an adjacent landowner; and
- WHEREAS, the Board is concurrently reviewing a separate zone change action (Z-23-242) for a zone change on approximately 0.5 acres of rear yard lands, from RA-100 to O-2, in order to combine lands with an adjacent parcel zoned O-2; the related resubdivision action has not yet been referred to the OCPB; and
- WHEREAS, the site is located in a single-family residential neighborhood located off Oswego Road near its intersection with John Glenn Boulevard; the surrounding area has a mix of single- and multi-family residential neighborhoods with commercial along main routes; and
- WHEREAS, the current 0.75-acre parcel contains an existing house, pool, shed and wooded rear yard; the wooded area abuts parcels containing an AmeriCU credit union which fronts onto Oswego Road, and a parcel to the south which contains two connected barn structures, one of which houses a retail home store, and large side/rear yard; and
- WHEREAS, the applicant proposes to convey 0.5 acres of rear yard land to the adjacent 1.9-acre parcel containing the barns and store; as part of this action, the applicant proposes rezoning the subject land to match existing zoning of the barn parcel, to O-2, Office zoning district; no plans for development activity were included in referral materials; and
- WHEREAS, the remaining lands including the house, garage and shed would remain (approximately 0.25 acres) and is proposed to be rezoned to R-7.5, consistent with adjacent homes along Jay Path; and
- WHEREAS, the R-7.5 One-Family Residential District allows one-family dwellings along with a few uses with a special permit including school, library, and community center; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the

Wetzel Road Wastewater Treatment Plant and Bayberry Circle Pump Station service area and no changes to existing infrastructure are proposed; and

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

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 Jim Stelter and seconded by Mike LaFlair. Votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes.

CIP 2024 -2029 Presentation

Presented to CIP Committee on 09/08/2023

Presented to Planning Board on 09/20/2023

Planning Board adopted the resolution endorsing the CIP 2024-2029 on 09/20/2023

As usually the focus of this CIP is on maintenance and environment (73% of funds). There are two projects extending sewer infrastructure. One of them increase the capacity of Oak Orchard WWTP and the other will provide municipal sewer expansion to White Pine/Rt 31 service area.

Comparative information

Scope of Plan

(\$ in Millions)

	CIP 2023-2028	CIP 2024-2029	Increase/ Decrease	% Increase/ Decrease
Plan (\$)	\$1,186.6	\$875.6	-\$311.0	-26.2%
County Wide	\$440.8	\$390.3	-\$50.5	-11.5%
Sewer Fund	\$745.8	\$485.3	-\$260.5	-34.9%
Proposed Projects	66	53	-13	
New Projects	16	3	-13	

CIP 2009-14	\$757
CIP 2010-15	\$783
CIP 2011-16	\$822
CIP 2015-20	\$629
CIP 2020-25	\$662
CIP 2021-26	\$670
CIP 2022-27	\$892

Main contributors for the decrease in County Wide Funds are:

1. Last year there were 16 new projects (\$114M), 10 of which got authorized (about \$85M). OCC had 8 of these projects (\$74M).
2. This year we have 3 new projects for a total of \$20.2M

Main contributors for the decrease in Sewer Fund are:

1. Last year included \$220M for Oak Orchard major upgrade. This year we have only eng. funds.
2. Some of the requested funds from last year are authorized.

CIP request for expenses in the upcoming year (Local funds only)

	Total	Debt	Cash
Local Funds Requested last year for 2023	\$102	\$91	\$11
Local Funds Requested this year for 2024	\$167	\$161	\$6

Percentage of debt limit exhausted is 21.52% (pg 23)

List of new projects for 2024 - 2029

Pg.	Department	Project	Total cost	Our cost	Year
57	Facilities	Erie Canal Museum Rehabilitation and Repairs	\$1,300	\$1,300	2024
65		War Memorial Upgrades	\$5,210	\$5,210	2024
78	Parks	Onondaga Lake Park Marina Expansion & Rehab.	\$13,700	\$13,700	2024
TOTAL COST OF NEW PROJECTS for 2024 - 2029			\$20,210	\$20,210	

**Capital Spending by Fund
(In millions)**

	General	Sewer	Total
2023-2028 CIP	\$440.8	\$745.8	\$1,186.6
2024-2029 CIP	\$390.3	\$485.3	\$875.6

In %

	General	Sewer	Total
2023-2028 CIP	37.1%	62.9%	100.0%
2024-2029 CIP	44.6%	55.4%	100.0%

Funding Sources (General Fund)

	Borrowing	State Aid	Fed. Aid	Cash Cap.	Other
2023-2028 CIP	39.4%	22.7%	18.9%	19.0%	0.0%
2024-2029 CIP	36.0%	18.0%	24.0%	22.0%	0.0%

Mandated vs. Non-Mandated

	Mandated	Non-Mandated
2023-2028 CIP	25%	75%
2024-2029 CIP	28%	72%

Projects to be authorized in fall 2023 (DEBT ONLY)

\$\$ in 000's

	Recommended Projects	Request	Recom. by Co. Exec.
	<u>E-911</u>		
1	Building a new E911 Center Facility (pg 54)	\$1,000	OK
	Sub Total	\$1,000	
	<u>Facilities</u>		
1	Community Plaza Garage (pg 55)	\$2,450	OK
2	Courthouse - HVAC Renovations (pg 56)	\$2,000	OK
3	Erie Canal Museum Rehabilitation and Repairs.(NEW) (pg 57)	\$1,300	OK
4	Facilities Various Capital Improvements (pg 58)	\$500	OK
5	Oncenter Rehabilitations (pg 62)	\$500	OK
6	War Memorial Upgrades (pg 65)	\$5,210	OK
	Sub Total	\$11,960	
	<u>Parks</u>		
3	Onondaga Lake Park Marina Expansion and Rehabilitation (NEW) (pg 78)	\$13,700	OK
4	Parks Various Infrastructure Rehabilitation and Improvement (pg 79)	\$1,935	OK
	Sub Total	\$15,635	
13	GENERAL FUND TOTAL	\$28,595	
	<u>WEP</u>		
1	Camillus Force Main Replacement (pg 112)	\$25,000	OK
2	Comprehensive Asset Renewal at Metro WWTP (pg 118)	\$625	OK
3	Sewer Consolidation (pg 142)	\$9,500	OK
4	Wastewater Transportation System Improvements (pg 146)	\$1,820	OK
5	White Pine/Rt 31 Municipal Sewer Expansion (pg 152)	\$19,000	OK
	Sub Total	\$55,945	
18	ALL FUNDS TOTAL	\$84,540	



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

Onondaga County Planning Board Resolution Concerning the 2024 to 2029 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 2024 – 2029 Tentative Capital Improvement Plan; and

WHEREAS, debt management remains a high priority in the 2024 – 2029 Tentative Capital Improvement Plan; and

WHEREAS, the projects proposed in the 2024 – 2029 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 2024 – 2029 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 2024 – 2029 Tentative Capital Improvement Plan.

Marty Voss, Chairman
Onondaga County Planning Board
September 20, 2023