



Onondaga County Planning Board

January 15, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli - via skype
James Corbett
David Skeval
Jim Stelter
Marty Masterpole
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Dan Kwasnowski

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 15, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from December 23, 2019 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

Marty Voss nominated Daniel Cupoli for the position of Chairperson and James Corbett for the position of Vice Chairperson. David Skeval seconded the nomination. The motion was put to a vote as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-1	TSkaPB	<i>No Position With Comment</i>	S-20-2	TFabPB	<i>No Position With Comment</i>
Z-20-1	TGedTB	<i>Modification</i>	Z-20-10	CSyrPB	<i>No Position</i>
Z-20-11	CSyrPB	<i>No Position</i>	Z-20-2	CSyrPB	<i>No Position</i>
Z-20-3	CSyrPB	<i>No Position</i>	Z-20-4	CSyrPB	<i>No Position With Comment</i>
Z-20-5	TSkaPB	<i>Modification</i>	Z-20-6	TLafPB	<i>Modification</i>
Z-20-7	TCicPB	<i>No Position</i>	Z-20-8	TCicPB	<i>No Position</i>
Z-20-9	TDewPB	<i>Modification</i>			



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # S-20-1

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Todd Keehfus for the property located at 2532 Giles Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 49.7-acre parcel into three new lots, Lot 1 (15.7 acres), Lot 2 (7.0 acres) and Lot 3 (27.0 acres), in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles with low density residential uses and agricultural lands in the surrounding area; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; lands west across the road from the site and at the rear of the site contain farmland that is protected by an easement held by the City of Syracuse; and
- WHEREAS, the submitted survey map dated February 13, 2011 shows the site has frontage on Giles Road, a local road, and contains an existing house, detached garage, shed, and barn foundation; there is an existing driveway onto Giles Road; aerial imagery shows the existing structures to be generally surrounded by maintained lawn; the remainder of the site is active farmland with some wooded areas, and a farm access road along the southern lot line of the site; and
- WHEREAS, the submitted Sketch Plan dated December 3, 2019 shows the subdivision will create proposed Lot 1 (15.7 acres) with 301.3' of frontage and containing a portion of the farmland, proposed Lot 2 (7.0 acres) with 315.3' of frontage and proposed Lot 3 (27.0 acres) with 48.3' of frontage; Lots 1 and 3 contain active farmland; no development plans are indicated; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; a letter to the Town from the City of Syracuse Water Department indicates that their office has reviewed the proposed subdivision and has no comments regarding the proposal; and
- WHEREAS, the existing house on proposed Lot 2 is served by an existing individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # S-20-2

- 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 Fabius Planning Board at the request of Ronald Luchsinger for the property located at 782-876 Sky High 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 Sky High Road (Route 79), a county highway, Route 80, a state highway, the municipal boundary between the Town of Fabius and Town of Tully, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 22.5-acre parcel into two new lots, Lot 1 (2.5 acres) and Remaining Lands (20.0 acres), in an Agricultural (A1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Fabius just west of Apulia Station hamlet area; the site and some surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the submitted subdivision plan dated February 13, 2019 shows the site has frontage on NYS Route 80 and Sky High Road, a county road; the site contains an existing house and driveway on Route 80, both of which occur near the intersection of the two frontages; aerial imagery shows the remainder of the site is active farmland; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (2.5 acres) will have 422.6' of frontage on Sky High Road and contain a portion of the farmland; the house and driveway occur on the remaining lands (20 acres); no development plans are indicated;
ADVISORY NOTE: any proposed or future driveways onto Route 80 or Sky High Road will require highway access and work permits from the New York State or Onondaga County Department of Transportation, respectively, and be subject to the availability of sight distance; and
- WHEREAS, a short Environmental Assessment Form dated November 21, 2019 was included with the referral materials and notes that proposed Lot 1 will be purchased by the owner of a residential lot west across Sky High Road to provide view protection; the EAF appears to be an old version of the form;
ADVISORY NOTE: New York State Environmental Quality Review Act (SEQR) amendments adopted in 2018 and effective as of January 1st, 2019 include new versions of the Environmental Assessment Forms; the municipality is advised to require that new versions of the form be used as part of their local review process; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

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

E-mail Address: countyplanning@ongov.net

WHEREAS, GIS mapping shows a drainage channel crossing the southern corner of the lot, with associated federal wetlands and 100-year floodplain; these areas appear to be entirely contained on the remaining lands; and

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

WHEREAS, the site may contain the Northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

1. The applicant is advised to contact the Onondaga County Health Department's Bureau of Public Health Engineering to formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1 prior to Department endorsement of the subdivision.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-1

- 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 Geddes Town Board at the request of Alex German for the property located at 1215 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 690, a state highway, and State Fair Boulevard and Managers Place (Routes 221), both county highways; and
- WHEREAS, the applicant is proposing improvements to the parking, landscaping and drainage on a 2.88-acre lot in an Industrial A (IA) zoning district to allow for a wholesale tire and wheel distributor in an existing building; and
- WHEREAS, the site is located at the northwest corner of Onondaga Lake with surrounding industrial land uses interspersed with residential neighborhoods and county parklands; the site is just south of I-690; and
- WHEREAS, the submitted survey map dated November 15, 2019 shows the site has frontage on State Fair Boulevard, a county road, and contains three existing metal-sided buildings with the largest of the three occurring at the front of the site and the two smaller ones at the rear; aerial imagery shows the rear portion of the site contains gravel parking and outside storage, all enclosed by an existing chain link fence; per the survey, there is gravel at the front of the site and two existing driveways onto State Fair Boulevard;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; and
- WHEREAS, per the local application, the applicant is purchasing the property, formerly Brown's Moving/Storage, to establish a new use, Tony's Tires & Wheels, on the site; the submitted Site Plan dated December 1, 2019 shows site improvements to include paving portions of the front gravel parking for two separate 8- and 13-space parking areas; some existing gravel will be converted to grass to delineate the parking areas; each parking area will be served by one of the existing driveways, to be paved and reduced to 26' and 30' in width;
ADVISORY NOTES: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, per a submitted elevation plan, there is a proposed wall sign (99.96 sf) that will be mounted on the front of the building; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated December 13, 2019 notes that 0.31 acres of the site will be disturbed by the proposed project and stormwater runoff will be directed to existing catch basins, which

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

E-mail Address: countyplanning@ongov.net

are shown in the Site Plan to occur at the front of the site;
ADVISORY NOTE: per the Onondaga County Department of Transportation,
additional stormwater runoff into the county's drainage system is prohibited;
and

- WHEREAS, the land use component of the Town of Geddes & Village of Solway Comprehensive Plan provides recommendations for State Fair Boulevard, including this parcel, as one of the area's strategic transportation corridors; the plan identifies this parcel as a Research & Development proposed land use which is intended "for business, industry and offices, which could include research, design, and development laboratories, consisting of a high level of design quality, extensive amenities, open spaces and environmental protection"; recommendations for this area include protections, such as vegetative buffering, for residential properties, incorporation of design provisions for the street edge, including signage, landscape buffers, sidewalks and lighting, and consideration of best practices for access management by consolidating parking areas and driveways; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The applicant is required to coordinate State Fair Boulevard access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-10

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Diane Wheelock Living Trust for the property located at 98 Lynbrook Circle; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Jamesville Road (Route 7), a county highway; and
- WHEREAS, the applicant is proposing to subdivide two lots totaling 1.97 acres into three new lots, Lot 1 (0.67 acres), Lot 2 (0.22 acres) and Lot 3 (1.08 acres), in a Residential (R-2) zoning district; and
- WHEREAS, in 2019, the Board offered no position for the subdivision referral (S-19-84) associated with this three-mile limit review; the local application included with the current referral indicates the subdivision has been approved by the Town of DeWitt and the Onondaga County Health Department; and
- WHEREAS, the site is located in a residential neighborhood south of the East Genesee Street and Erie Boulevard East intersection; the submitted subdivision plan dated December 10, 2019 shows the western parcel has frontage on Lynbrook Circle, a local road, and contains an existing house and driveway onto Lynbrook Circle, which occupy the southern half of the lot; the northern half of the parcel is encumbered by Meadow Brook, a class C stream, and its associated 100-year floodplain and floodway; and
- WHEREAS, per the subdivision plan, the eastern parcel has frontage on Jamesville Road, a county road, and is vacant; Meadow Brook crosses through the middle of this parcel, with its floodplain and floodway covering a majority of the lot; and
- WHEREAS, the subdivision plan shows the western parcel will be divided into proposed Lot 1 (0.67 acres) including the Lynbrook Circle frontage, driveway, and house; the northern half of the parcel will be divided at the centerline of the stream; proposed Lot 2 (0.22 acres) is shown as a non-buildable lot with land from the bottom of the bank to the centerline of the stream; proposed Lot 3 (1.08 acres) will also be a non-buildable lot and include the land from the centerline of the stream to the northern lot line, as well as the entirety of the eastern parcel; and
- WHEREAS, per the subdivision plan, "Lot two and three are benefited and burdened by a declaration of restrictive covenants, conditions, and restrictions dated and effective December 1, 2019 by..., which instrument is recorded in the Onondaga County Clerk's Office"; the local application indicates the restrictive covenants are intended to keep the property "forever wild"; and
- WHEREAS, the subdivision map shows there is an existing waterline crossing the

southern half of the site in front of the house; the map also shows a sewer line and 20' right-of-way crossing the site; per the Onondaga County Department of Water Environment Protection, the sewer line is a county-owned trunk sewer;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, no permanent structures are permitted within the county right-of-way; for any other improvements, the applicant must execute agreements with WEP for any work within the county right-of-way; and

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

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

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

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 James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-11

- 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 City of Syracuse Planning Commission at the request of Zamir Equities, Inc. for the property located at 300 South State 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 the New York State Office Building, a state owned facility, and the Carnegie Building, Onondaga County Sheriff's Office, Onondaga County Justice Center, and Onondaga County Courthouse, all county-owned facilities; and
- WHEREAS, the applicant is proposing to install exterior LED accent strip lighting at the roof level of an existing building located on a 0.77-acre parcel in a Central Business District - Office and Service (CBD-OS) zoning district; and
- WHEREAS, in 2019, the Board offered no position with regard to an Other Authorization referral (Z-19-376) to appeal a sign waiver decision and allow for installation of four wall-mounted signs on the subject building; and
- WHEREAS, the site is located in Downtown Syracuse across South State Street from Firefighter's Memorial Park and near a number of city- and county-owned facilities, including the Onondaga County Sheriff's Office, Syracuse City Court, Syracuse Police Department, and Onondaga County Justice Center; this area is part of the Connective Corridor, providing bicycle, pedestrian, and transit connections between Syracuse University and Downtown; and
- WHEREAS, the submitted survey map dated April 26, 2017 shows the site has frontage and existing concrete sidewalks on East Fayette Street and South State Street, both city streets, and contains an existing 10-story office building, One Park Place, that occupies the entirety of parcel, except for an 18' wide utility and ingress/egress easement with an existing driveway and curb cut on East Fayette Street; the driveway serves a parking lot located on an adjacent parcel at the rear of the site, which has additional access to East Onondaga Street to the south; and
- WHEREAS, per the local application, the accent lighting will be in color and only display one color at a time for an entire night; an elevation view of the photometric calculation shows light readings at the ground level will be 0.0 fc; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00003, C734111) in the

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

E-mail Address: countyplanning@ongov.net

NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

WHEREAS, the site is located near the South Salina Street Historic District, Montgomery Street-Columbus Circle Historic District, Central New York Telephone and Telegraph Building, St. Paul's Cathedral and Parish House, Syracuse City Hall, and Hanover Square Historic District, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-2

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Mark Shute for the property located at 3887 Eager Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Eager Road (Route 232) and Coye Road (Route 144), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 8.28-acre parcel and convey a 4.195-acre portion to an adjacent parcel to create two new lots, Lot 1 (4.546 acres) and Lot 2 (6.193 acres), in an Agricultural Residential zoning district; and
- WHEREAS, in 2019, the Board offered no position for the final subdivision referral (S-19-80) associated with this three-mile limit review; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding residential and agricultural land uses; the site is adjacent to lands enrolled in NYS Agricultural District 4 which appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated July 2, 2019 shows "Original Parcel 21" (8.741 acres) has frontage on Coye Road and Eager Road, both county roads, and is vacant; "Parcel 24" (1.998 acres) has frontage on Eager Road and contains an existing one-story house, shed, and driveway onto Eager Road; and
- WHEREAS, per the subdivision plan, "Original Parcel 21" will be divided into Lot 1 (4.546 acres) and a "Transfer Parcel" (4.195 acres), which will be conveyed and combined with "Parcel 24" to create Lot 2 (6.193 acres); and
- WHEREAS, the local application notes that Lot 1 is intended for construction of a new residence;
ADVISORY NOTE: any proposed or future driveways onto Coye Road or Eager Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site has access to public drinking water and is located outside of the Onondaga County Sanitary District;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1 prior to Department endorsement of the subdivision; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or

endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no trees will be removed as part of the proposed project; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Allied Realty Corp for the property located at 841 and 861 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Bear Street (NYS Route 298), a state highway; and
- WHEREAS, the applicant is proposing to combine two vacant parcels into New Lot No. 1 (4.632 acres) in a Lakefront (T-5) zoning district as part of a proposed to construct a self-storage facility; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-4) to allow for a self-storage facility on the vacant site; and
- WHEREAS, the site is located along Van Rensselaer Street, a city street, south of Hiawatha Boulevard West in the Lakefront neighborhood of the City of Syracuse; the site is south of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, the submitted subdivision plan dated October 10, 2019 shows proposed New Lot No. 1 is vacant with some tree and brush cover; there is a 15' wide Petroleum Pipeline Easement along the eastern boundary of the site; the submitted Site Plan dated December 16, 2019 shows the storage facility, SyraStore, will be constructed in two phases; Phase 1 will include a two-story, climate-controlled building (18,000 sf in size), to be constructed along the site's frontage, and four one-story storage buildings, (1) 3,700 sf, (2) 5,550 sf each, and (1) 6,300 sf, on the rear half of the site; Phase 2 will add a two-story commercial building (11,000 sf) to the site's frontage and four additional one-story storage buildings to the rear portion of the property; and
- WHEREAS, per the Site Plan, the rear storage buildings will be surrounded by pavement and have a 20-space parking lot, all to be enclosed by a fence with gated access; parking at the front of the site includes a row of 8 spaces, to be included in Phase 1; an additional 27 parking spaces will be included in Phase 2; the Site Plan shows a proposed full access driveway and sidewalks, a planting strip, and street trees along the Van Rensselaer Street frontage; additional concrete sidewalks are shown to connect the front sidewalk and parking areas with the building entrances; and
- WHEREAS, the local application notes there will be a 732 sf self-storage office/retail store in the Phase 1 front building, as well as two additional retail spaces (680 and 1,195 sf); the Phase 2 front building will be entirely retail space; per the local

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

E-mail Address: countyplanning@ongov.net

application, the self-storage facility will be open 7 days a week with key code entry access limited to 7am to 7pm and only 1 employee on-site at one time; and

WHEREAS, the submitted elevation drawings show proposed signage for Phase 1 includes three wall signs (2' x 8'-9" each), one facing the front of the site and two facing the sides, and three non-illuminated business signs (48 square inches each) over the storefront entrances of the retail spaces; Phase 2 signage includes two wall-mounted anchor tenant signs (18 sf each) and five non-illuminated business signs (48 square inches each) over the storefront entrances of the retail spaces; and

WHEREAS, it appears that the entirety of the site, 4.632 acres, will be disturbed by the proposed project; a proposed stormwater management area is shown in the Site Plan to occur at the rear 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, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed;

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Office (MX-3), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses"; self-storage facilities, or "mini-storage", do not appear to be a permitted use in the MX-3 zoning district; and

WHEREAS, this portion of Van Rensselaer Street will undergo roadway enhancements, including the installation of protected bicycle lanes, as part of a large New York State Department of Transportation (NYSDOT) project to accommodate the Empire State Trail; additionally, the proposed roadway enhancements are intended to connect the Empire State Trail with the nearby Onondaga Creekwalk trail; the applicant is advised to coordinate with the City Planning Division on site planning within the right-of-way in this area; and

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of multiple sites in the New York State Department of Environmental Conservation (NYS DEC)

Environmental Site Remediation database (C734083, V00002, 734059, 734083, V00222, 734048, C734133, C734132, 734020, C734130, C734134, C734135, C734136, C734137, C734104, C734131, 734020); 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 James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Allied Realty Corp for the property located at 841 and 861 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Bear Street (NYS Route 298), a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct a self-storage facility (Syrastore) on two vacant parcels totaling 4.632 acres in a Lakefront (T-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-20-3) to combine the two parcels into one, New Lot No. 1 (4.632 acres), as part of the proposed project; and
- WHEREAS, the site is located along Van Rensselaer Street, a city street, south of Hiawatha Boulevard West in the Lakefront neighborhood of the City of Syracuse; the site is south of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, the submitted subdivision plan dated October 10, 2019 shows proposed New Lot No. 1 is vacant with some tree and brush cover; there is a 15' wide Petroleum Pipeline Easement along the eastern boundary of the site; the submitted Site Plan dated December 16, 2019 shows the storage facility, Syrastore, will be constructed in two phases; Phase 1 will include a two-story, climate-controlled building (18,000 sf in size), to be constructed along the site's frontage, and four one-story storage buildings, (1) 3,700 sf, (2) 5,550 sf each, and (1) 6,300 sf, on the rear half of the site; Phase 2 will add a two-story commercial building (11,000 sf) to the site's frontage and four additional one-story storage buildings to the rear portion of the property; and
- WHEREAS, per the Site Plan, the rear storage buildings will be surrounded by pavement and have a 20-space parking lot, all to be enclosed by a fence with gated access; parking at the front of the site includes a row of 8 spaces, to be included in Phase 1; an additional 27 parking spaces will be included in Phase 2; the Site Plan shows a proposed full access driveway and sidewalks, a planting strip, and street trees along the Van Rensselaer Street frontage; additional concrete sidewalks are shown to connect the front sidewalk and parking areas with the building entrances; and
- WHEREAS, the local application notes there will be a 732 sf self-storage office/retail store in the Phase 1 front building, as well as two additional retail spaces (680 and 1,195 sf); the Phase 2 front building will be entirely retail space; per the local

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

E-mail Address: countyplanning@ongov.net

application, the self-storage facility will be open 7 days a week with key code entry access limited to 7am to 7pm and only 1 employee on-site at one time; and

WHEREAS, the submitted elevation drawings show proposed signage for Phase 1 includes three wall signs (2' x 8'-9" each), one facing the front of the site and two facing the sides, and three non-illuminated business signs (48 square inches each) over the storefront entrances of the retail spaces; Phase 2 signage includes two wall-mounted anchor tenant signs (18 sf each) and five non-illuminated business signs (48 square inches each) over the storefront entrances of the retail spaces; and

WHEREAS, it appears that the entirety of the site, 4.632 acres, will be disturbed by the proposed project; a proposed stormwater management area is shown in the Site Plan to occur at the rear 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, the site has access to municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed;

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Office (MX-3), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses"; self-storage facilities, or "mini-storage", do not appear to be a permitted use in the MX-3 zoning district; and

WHEREAS, this portion of Van Rensselaer Street will undergo roadway enhancements, including the installation of protected bicycle lanes, as part of a large New York State Department of Transportation (NYSDOT) project to accommodate the Empire State Trail; additionally, the proposed roadway enhancements are intended to connect the Empire State Trail with the nearby Onondaga Creekwalk trail; the applicant is advised to coordinate with the City Planning Division on site planning within the right-of-way in this area; and

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of multiple sites in the New York State Department of Environmental Conservation (NYS DEC)

Environmental Site Remediation database (C734083, V00002, 734059, 734083, V00222, 734048, C734133, C734132, 734020, C734130, C734134, C734135, C734136, C734137, C734104, C734131, 734020); 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:

In light of the recent and proposed development projects and continued growth within the Lakefront area, the City is encouraged to consider any proposed right-of-way treatments in the context of other City right-of-way planning efforts and with the goal of providing a unified street network that caters to and provides for multiple modes of transportation and links the mix of commercial, residential and recreational uses that are being established in the surrounding area.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Woodbine Group for the property located at 1046 Old Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Old Seneca Turnpike (Route 133) and Mottville Road (Route 154), both county highways, and State Street Road (Route 321), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow an 88-room hotel (Woodbine Hotel) with restaurant and associated amenities on a 30.9-acre parcel in an Industrial / Research / Office (IRO) zoning district; and
- WHEREAS, the site is located just east of the Mottville Hamlet in the Town of Skaneateles and south of the Hill-Rom campus, formerly Welch Allyn; the site is part of a patch of IRO zoning including Hill-Rom and 10-15 parcels surrounding the campus; a Hamlet zoning district lies just west of the hotel site, encompassing the Mottville Hamlet; per the zoning map available on the Town website, the westernmost portion of the subject parcel appears to be zoned as Hamlet district with the remainder in the IRO district; it is unclear whether any Hamlet zoning requirements would apply to the project; the Town is currently considering planning for the future of the Mottville Hamlet, and has formed a committee to lead these efforts; and
- WHEREAS, besides the hamlet and Hill-Rom campus, the area surrounding the site is largely agricultural in character and land use; per aerial photography, the site and adjacent lands to the north appear to contain active farmland; nearby lands are enrolled in the NYS Agricultural Districts program, and this area is known for its prime soils and suitability as farmland; and
- WHEREAS, the submitted Site Plan dated November 2019 shows the proposed hotel, a rear patio, and a large front parking lot (217 spaces), all to occur on the northern half of the parcel and replace a portion of the existing farmland on site; a proposed driveway is shown with access to Mottville Road, a county road, to the north; the driveway will have a 75' wide easement and cross the adjacent parcel to the north, which also contains active farmland; a submitted Road Profile drawing shows the driveway will drop in elevation more than 66' feet from the site to the road, with an 8.5% slope in places;
ADVISORY NOTE: the proposed driveway onto Mottville Road requires highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, the referral materials includes a Trip Generation Assessment dated September 27, 2019 that shows anticipated trip generation for the proposed project to include approximately 24 entering/17 exiting vehicle trips during the AM peak hour, 52 entering/38 exiting vehicle trips during the PM peak hour, and 62

entering/48 exiting vehicle trips during the Saturday peak hour, based on construction of an 80-room hotel and 150-seat restaurant; and

WHEREAS, the submitted elevation and floor plans show the hotel will be 2-3 stories with 88 rooms and a walk-out basement; the basement floor will have a health and fitness area, pool, and offices; there will be access through the basement to the rear patio area and a hot tub; the first floor is shown to include a restaurant, private dining area, and dining deck/cocktail area; per the Town zoning code, lodging facilities are permitted in the IRO district upon issuance of a special permit; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 25, 2019 notes that outdoor lighting for the project will include parking lot lighting for safety and area lighting for patio and pool areas; no information regarding lighting for the proposed driveway was provided; the facility will operate 24 hours a day, 7 days a week; and

WHEREAS, a letter to the Town Planning Board from a representative for the applicant, dated November 25, 2019, notes that the existing hedgerows along property lines will be maintained to ensure compatibility with surrounding uses and protect the natural, historic and scenic resources of the Town; the proposed building will sit 2-3 stories on the top of a low hillside; referral materials did not include any viewshed analysis; and

WHEREAS, per the EAF, 12.9 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management areas shown in the plans to occur near the proposed Mottville Road access and at the rear of the hotel building;

ADVISORY NOTES: per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the county's or state's drainage systems is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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 has access to Town drinking water, which the hotel intends to connect to; the EAF notes anticipated water demand will be 14,580 gallons per day; and

WHEREAS, the site is located outside of the Onondaga County Sanitary District and does not have access to public sewerage; a new individual septic system is proposed and anticipated liquid waste generation is 14,580 gallons per day; the referral materials include a document regarding wastewater design, revised September 17, 2019, that indicates wastewater will be pumped from two sources into a treatment tank and treated effluent will be dispersed through zone valves to 10 dispersal beds, which are shown to occur on the northwest side of the site adjacent to the parking lot; the document notes that backwash from the pool is not considered in wastewater designs as it will not be discharged into the septic system; the EAF indicates that due to the size of the proposed septic system, review by the NYS Department of Environmental Conservation and Onondaga County Health Department will be required; and

WHEREAS, a letter from the NYS Historic Preservation Office (SHPO), dated June 28, 2019, indicates an archaeological investigation was completed by Birchwood Archaeological Services in June 2019 and reviewed by SHPO; SHPO notes that no archaeological sites were identified by the survey and no archaeological

and/or historic resources will be impacted by the proposed project; and

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

1. The Town is advised to ensure all necessary approvals have been obtained from the NYS Department of Environmental Conservation and Onondaga County Health Department for the proposed sewage disposal system prior to, or as a condition of, municipal approval of the project.
2. The applicant is required to coordinate Mottville Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan to the Department for review and contact the Department regarding any additional traffic data requirements for the project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Board encourages the Town and applicant to consider driveway access and internal roads in the context of any future planning for the hamlet, and IRO zoned lands. Town plans call for integration of new development into targeted development areas (Mottville Hamlet) and walkability within these nodes. The Board encourages the applicant and Town to consider options for increasing connections with the hamlet area, such as orientation of any new development as close as possible toward the hamlet center, provision of pedestrian connections to the hamlet commercial core and Hill-Rom campus, and coordination of any new roadways and driveways with plans for future growth and development in and near the hamlet.
2. Given the predominant agricultural community surrounding the site, and Town and County support for viable, sustainable agriculture in northern Skaneateles, the Town and applicant are urged to consider the suitability of the proposed land use and any options to minimize potential conflicts with agricultural operations during review of the proposed project. The applicant is also encouraged to explore opportunities to continue use of remaining lands on the site for agricultural purposes to the extent practicable.
3. The Town is advised to ensure the 75-foot wide easement and sewage disposal system are shown on the approved site plans for the project.
4. Any proposed lighting for the project, and for the driveway in particular, should be designed to be compatible with the character of the surrounding area and minimize impacts to neighboring properties.
5. As part of the local hamlet planning process, the Town is encouraged to consider long term wastewater management strategies given any continued buildout of this area.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of LaFayette Planning Board at the request of Todd Shute for the property located at 2511 Route 11A; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 11A and Route 20, both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to operate an excavation and dumpster business on a 2.79-acre parcel in a Business (BS) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a subdivision referral (S-17-40) that subdivided the subject parcel from an adjacent parcel containing Ballweg & Lunsford Funeral Home; as part of its review, the Board noted that all future access to the subject parcel must come from NYS Route 11A; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette, at the outskirts of the Cardiff hamlet; GIS mapping shows that the site and surrounding lands are enrolled in NYS Agricultural District 1; the site is not currently used as farmland, however, many of the surrounding lots contain active farms; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the submitted Conceptual Site Plan dated December 16, 2019 shows that the site is a vacant, triangular-shaped parcel with frontage on US Route 20 and NYS Route 11A; the local application indicates the current owner is under contract to sell the property to the applicant, contingent upon controlled site approval of the project; and
- WHEREAS, per a letter from the applicant, dated 12/9/19, current plans are to park trucks/equipment, store construction materials, and sell stone/topsoil products as part of the proposed business, Shute's Rent Me Dumpsters & Shute's TJS Excavation; and
- WHEREAS, the Conceptual Site Plan shows a proposed gravel area with two proposed driveways onto Route 11A; per the letter, a sign will also be installed on the property; no additional information regarding signage was included with the referral;
- ADVISORY NOTES: the proposed driveways onto Route 11A require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; per the NYS Department of Transportation, signage is not permitted in the state right-of-way; and
- WHEREAS, the letter notes future plans for the business include constructing a 60' x 90' pole barn building, which is shown in the Conceptual Site Plan to occur at the center of the gravel area; 10 parking spaces are shown at the front of the

building; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; a proposed well is shown in the Conceptual Site Plan to occur at the front of the gravel area; no wastewater services are proposed at this time, though the Conceptual Site Plan shows an “area reserved for future septic system” adjacent to the Route 20 frontage; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; 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 contact the New York State Department of Transportation to coordinate requirements for the proposed driveways on Route 11A, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway(s) located in the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

The Board also offers the following comment:

The Board encourages the Town and applicant to be mindful of aesthetics along Route 11A and Route 20 in this area, particularly given the proximity of agritourism uses, festival sites, and commercial businesses, as well as nearby residential uses. Landscaping along the property lines and at the front of the site is encouraged to help screen the parking and outdoor storage areas from neighboring uses. The Town should also consider long-term planning objectives for these corridors to ensure sustained compatibility of land uses and consistency with any goals for the Cardiff hamlet.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-7

- 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 David Anderson, CPA for the property located at 6091 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to use an existing building, formerly a credit union, for a Certified Public Accounting firm on a 1.07-acre parcel in a General commercial (GC) zoning district; and
- WHEREAS, in 2008, the Board offered no position for a site plan referral (Z-08-316) to renovate the existing office building on the site; and
- WHEREAS, the site is located along NYS Route 31 with surrounding commercial and residential uses; the site is just east of the Cicero-North Syracuse High School campus; the submitted Site Plan shows the site contains an existing building that is set back 72' from Route 31; there is a small 4-space parking lot at the front of the building, a drive aisle along the side of the building, and additional parking (16 spaces) at the side and rear; a dumpster enclosure is shown adjacent to the rear parking lot; and
- WHEREAS, a letter to the Town from a representative for the applicant, dated December 27, 2019, notes that the Certified Public Accounting firm currently occupies two separate offices and this new location would consolidate the firm into one office; there are no proposed changes to the exterior of the building or site, except to close the former ATM and replace the building façade in that location; and
- WHEREAS, per the Site Plan, the site has an existing full access driveway onto Route 31; no changes to access are proposed; the site also has an existing concrete sidewalk along the frontage of the site; and
- WHEREAS, per the submitted floor plan, proposed interior improvements will include reconfiguring some of the interior office space with new partitions and doors to accommodate the new business; and
- WHEREAS, the Site Plan shows an existing ground sign at the front of the site, adjacent to the front parking area; a submitted sign plan shows new signage will be mounted on the brick pedestal of the existing ground sign and a new wall sign (96" x 58.23") will be mounted on the front of the building; and
- WHEREAS, the site is served by public drinking water and an individual septic system, which is shown in the Site Plan to occur at the rear of the parking lot and dumpster enclosure; no changes to the existing infrastructure are proposed; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-8

- 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 JK Real Property, LLC for the property located at 5700 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 208), a county highway, the interchange for Interstates 481 and 81, both state highways, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing a 768 sf addition to an existing professional office building and parking lot improvements on a 1.63-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located along South Bay Road, a county road, with commercial uses to the north and a residential neighborhood to the east; the submitted Site Plan – Existing Features dated December 18, 2019 shows the site has additional frontage on Lathrop Drive, a local road, and contains an existing building (1,961 sf) oriented toward South Bay Road and a front parking area (8 spaces); aerial imagery shows the rear half of the site is wooded; and
- WHEREAS, the submitted Site Plan – Proposed Features dated December 18, 2019 shows the proposed addition (768 sf) will be constructed at the rear of the building; two parking lot expansions are also shown, extending the existing parking area along each side of the building and resulting in 17 parking spaces total; no trees will be cleared as part of the project; the site will continue to be used as a medical insurance agency; and
- WHEREAS, per the local application, hours of operation will be Monday through Friday from 9AM to 4PM; there will be a maximum of 7 employees on site at one time; and
- WHEREAS, per the site plans, there is an existing driveway onto South Bay Road; no changes to the driveway are proposed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements; and
- WHEREAS, per the Site Plan – Proposed Features, proposed lighting will include 4 wall-mounted light fixtures, mounted at a height of 10' on each face of the building; and
- WHEREAS, the Site Plan – Proposed Features notes that 23,313.5 sf will be disturbed by the proposed project;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

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

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

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

WHEREAS, the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

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 and may consequently be acted on solely by the referring board.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2020

OCPB Case # Z-20-9

- 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 Byron DeLuke, Montante Construction for the property located at 6834 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway, and Kirkville Road (Route 53), a county road; and
- WHEREAS, the applicant is proposing construction of a 112,000 sf building with associated site improvements on 42 acres of vacant land in a High Tech zoning district; and
- WHEREAS, the Board has reviewed a number of past referrals involving the subject site, including concurrent local law referrals (Z-19-286, Z-19-287) in 2019 to add a "Transportation and Distribution Node Overlay District" to the Town zoning code and apply the new district to 6 parcels totaling 70.45 acres, including the subject parcels, which were both adopted; the Town was advised to consider potential transportation impacts of allowing transportation-intensive uses in this area as part of SEQR, prior to applying the proposed overlay district to individual parcels; previously, the landowner of the 6 parcels was granted subdivision, SEQR and DEC approvals in the 1980s related to development of a business park, which was not ultimately built; in 2015, the applicant sought site plan approval (Z-15-391) for a 37-acre grading and filling project, including filling large wetlands, based on its 1985 DEC permit; in 2016, the applicant sought subdivision approval (S-16-56) to combine six lots under common ownership, however it does not appear the subdivision was completed; and
- WHEREAS, the five subject parcels, all under common ownership, are located on vacant, wooded and cleared land at the southeast corner of Kirkville Road, a county road, and I-481; the site abuts a parcel to the south that is under common ownership, which was part of the previous referrals for this area; two other adjacent parcels to the south are owned by the Central New York Land Trust; and
- WHEREAS, a letter to the Town Planning Board from the project developer, dated December 20, 2019, indicates the proposed facility will process normal household goods on site, and sort packages for outbound routes to enable last mile delivery to customers in the Syracuse area; construction is expected to begin in the second quarter of 2020 and substantial completion is expected in the second quarter of 2021; per the letter, a subdivision is intended as part of the proposed project; a submitted subdivision plan dated July 7, 2016 (updated December 29, 2019) shows the proposed subdivision will combine

the western half of the site with the adjacent parcel under common ownership into Lot No. 1 (32.03 acres) and combine the eastern half of the site into Lot No. 2 (42.31 acres); the new facility will be constructed on Lot No. 2; a subdivision referral has not been reviewed by the County Planning Board; and

WHEREAS, the submitted Overall Site Plan dated December 19, 2019 shows the proposed warehouse (112,518 sf) surrounded on all sides by asphalt, with parking at the front and west side, a covered rack staging area for vehicle loading on the east side, and truck loading area at the rear of the building; another large parking area is shown adjacent to the covered racks; per the letter, the building will include warehouse and distribution space, as well as offices, and there will be approximately 980 parking spaces on site; the submitted Environmental Assessment Form (EAF) dated December 20, 2019 indicates 20 acres of impervious surface will be created; and

WHEREAS, per the Overall Site Plan, there are three proposed driveways onto Kirkville Road; the westernmost driveway will have full access with dual entry and dual exit lanes and occur across the road from Roberts Street, a local road that serves several residential lots to the north; the center driveway will serve the front parking lot, presumably for employee parking, and have single entry and exit lanes; the easternmost driveway will have full access with a single entry lane and dual exit lanes; per the EAF, the projected number of truck trips per day will be 30 semi trailers; no additional information regarding traffic was included in the referral materials;

ADVISORY NOTE: the proposed driveways onto Kirkville Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the EAF indicates overhead lighting will be installed throughout parking areas and wall-mounted light fixtures will be installed on the exterior of the structure, with all lights directed downward toward the ground; the proposed facility will operate 24 hours a day, 7 days a week; a lighting plan was not included in the application materials; and

WHEREAS, per the EAF, 20 acres of the site will be disturbed by the proposed project, and the project will provide for stormwater management by "On site stormwater management system designed in compliance with NYSDEC Stormwater Management Design manual," which presumably refers to the MS4 General Permit and associated guidance documents and requirements; the proposed on-site stormwater management system is shown in the Overall Site Plan to include multiple, narrow bio-retention areas, which generally run parallel to parking lot boundaries, and several moderate-sized bioretention ponds; per the EAF, the stormwater system will discharge to Butternut Creek; no additional information regarding stormwater management was included in the referral, specifically no other stormwater facilities are shown in the plans and discharge to Butternut Creek is not defined further; the EAF also notes that the average depth to bedrock on the site is 4.5 feet and the average depth to the water table is 1.5 feet;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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; streams protected by the NYS Department of Environmental Conservation

(DEC) are subject to the provisions of the Department's Protection of Waters Program, which may require a permit for discharge to Butternut Creek; and

WHEREAS, the site has access to public drinking water services provided by the Town of DeWitt; per the EAF, a new connection to the municipal drinking water service is proposed, with anticipated water demand being 12,000 gallons per day; the Overall Site Plan shows a 99' wide easement to the Onondaga County Water District running north-south through the site with some proposed parking and bio-retention areas occurring within the easement; per the Onondaga County Water Authority (OCWA), there is a 42" transmission main and a large service connection to the Town of DeWitt's meter pit located within the easement, both owned by OCWA, which feed the entire eastern portion of OCWA's distribution area, including DeWitt's water distribution system; aerial imagery shows an existing gravel driveway onto Kirkville Road that appears to serve OCWA's service connection and the Town's meter pit;

ADVISORY NOTE: per OCWA, water may not be stored or impounded within the right-of-way/easement, e.g., bio-retention, access to the meter pit and service connection must be kept clear and accessible throughout site development and construction, and additional protections for the transmission main may be required during site development and construction; any work within the Onondaga County Water District right-of-way/easement is subject to issuance of a permit from OCWA; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; per the EAF, expansion of the sewer district will be required to allow for the proposed action to connect to existing wastewater infrastructure and ultimately the Metropolitan Wastewater Treatment Plant; any extension of the Sanitary District must be approved by the Onondaga County Legislature; anticipated liquid waste generation is 12,000 gallons per day; per the EAF, some existing sewer infrastructure is in place from a previous project, but it was never accepted by the municipality and so the location and condition of any existing infrastructure needs to be verified; and

WHEREAS, GIS mapping shows the site has a number of environmental constraints, with Butternut Creek occurring on parcels to the south and east and crossing the northeastern corner of the site and areas of potential state and/or federal wetlands that generally occur around the perimeter of the site; the submitted Final Plan dated July 7, 2016 (updated December 29, 2019) shows "wetlands delineated and located by CC Environment and Planning on October 17, 2019" and "wetlands delineated by Terrestrial Environmental Specialists, Inc. on October 10 & 11, 2012 modified November 16-27, 2012" at the southeast corner of the site and along the eastern boundary; it is not clear if the delineated wetlands are under state or federal jurisdiction or have been confirmed by the NYS Department of Environmental Conservation or US Army Corps of Engineers and no wetland buffer is shown; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that south and east portions of the site are located within the 100-year floodplain and more restrictive floodway, which may require elevation of structures and other mitigation; the proposed building appears to be located entirely outside of the floodplain, floodway, and wetland areas, though it may be within the wetland buffer; portions of the proposed parking areas appear to encroach into the wetland and floodplain areas; the EAF indicates the construction of parking areas will result in permanent impacts within the buffer zones of NYSDEC wetlands and adjacent area; per the EAF, "wetland impacts were previously

permitted and mitigated for”; a new permit review is required but mitigation has already been completed;

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

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

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:

Given that this is a complicated development environment, and the application has limited information to evaluate potential impacts, the following recommendations point to the need for further study to resolve pertinent questions prior to municipal approval of the site plan.

1. The applicant is required to coordinate Kirkville Road access plans with the Onondaga County Department of Transportation. Additionally, the Onondaga County and New York State Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet the requirements of both Departments and is required to contact each Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

2. To further meet the requirements of the Onondaga County and New York State Departments of Transportation, the applicant must submit a copy of the Stormwater Pollution Prevention Plan and a lighting plan to each Department for review. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

3. The applicant must consult with the NYS Department of Environmental Conservation to determine, in writing, if an MS4 General Permit or an individual SPDES permit is required to manage stormwater on this site. The Town must ensure the appropriate permits, including any permits required under the DEC Protection of Waters Program, are obtained as necessary prior to, or as a condition of, municipal approval of the project.

4. A formal Sanitary District extension will be required from the Onondaga County Legislature to accept wastewater flow from any project proposing to connect to the county wastewater system. The developer or Town would also be responsible for certifying that any existing wastewater infrastructure and

construction and ownership of any additional infrastructure necessary to connect to the county wastewater system, meet specifications required by the Onondaga County Health Department. The Town and applicant are advised to contact the Onondaga County Department of Water Environment Protection for assistance.

5. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval of the project.

6. Per the Onondaga County Water Authority (OCWA), there is critical drinking water infrastructure within the Onondaga County Water District easement on the site. As such, the applicant must continue to coordinate with OCWA regarding any work that may occur within the easement or impact this infrastructure. The Town must ensure all permits or approvals are obtained from OCWA prior to, or as a condition of, municipal approval of the project.

The Board also offers the following comments:

1. The Board encourages the applicant to ensure that the project does not unintentionally impact upstream and downstream resources associated with Butternut Creek.

2. The Board encourages the applicant and Town to explore the use of green infrastructure, minimization of impervious surfaces, and/or use of natural landscape buffering of the waterway to the extent practicable, to aid water quality and stormwater management.

3. The Town is advised to work in collaboration with the local fire service provider to ensure the proposed project meets any necessary requirements for fire suppression and access.

4. Given the complexity of the proposed project, the Onondaga County Planning Board welcomes another opportunity to review the project should there be any substantial changes to the site plan.

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