



Onondaga County Planning Board

October 02, 2024

Onondaga County Department of Planning
Carnegie Building
335 Montgomery Street, 1st Floor
Syracuse, New York 13202

J.Ryan McMahon, II
COUNTY EXECUTIVE

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
Don Radke
David Skeval
Jim Stelter

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Ellison McMahon
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 02, 2024.

III. MINUTES & OTHER BUSINESS

Minutes from September 11, 2024 and September 18, 2024 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Don Radke seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-24-39	VLivPB	<i>No Position With Comment</i>	S-24-40	VLivPB	<i>No Position</i>
S-24-41	CSyrPB	<i>No Position With Comment</i>	S-24-42	TLysPB	<i>No Position With Comment</i>
S-24-43	CSyrPB	<i>No Position</i>	S-24-44	TClaPB	<i>Modification</i>
Z-24-264	TGedTB	<i>Modification</i>	Z-24-265	VLivPB	<i>Modification</i>
Z-24-266	TManPB	<i>Modification</i>	Z-24-267	VLivPB	<i>Modification</i>
Z-24-268	VEsyZBA	<i>Modification</i>	Z-24-269	CSyrPB	<i>Modification</i>
Z-24-270	TLafTB	<i>No Position</i>	Z-24-271	TSalZBA	<i>Modification</i>
Z-24-272	VNsyrPB	<i>Modification</i>	Z-24-273	VLivPB	<i>No Position</i>
Z-24-274	CSyrPB	<i>No Position With Comment</i>	Z-24-275	CSyrPB	<i>No Position With Comment</i>
Z-24-276	CSyrPB	<i>Modification</i>	Z-24-277	CSyrZA	<i>Modification</i>
Z-24-278	TLysPB	<i>Modification</i>	Z-24-279	CSyrPB	<i>Modification</i>
Z-24-280	TDewPB	<i>Modification</i>	Z-24-281	TClaTB	<i>Modification</i>
Z-24-282	TClaTB	<i>Modification</i>	Z-24-283	TCicTB	<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: October 02, 2024

OCPB Case # S-24-39

- 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 Village of Liverpool Planning Board at the request of Park & Vine Townhomes for the property located at 103 Vine Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of subdivisions and the site is located within 500 feet of Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to combine two parcels totaling 0.64 acres in a Village Center Business (B-2) zoning district into one new lot to allow construction of townhomes; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals (Z-24-265 and Z-24-267) to demolish the existing building and construct townhouses; and
- WHEREAS, the site is comprised of two parcels at the corner of Vine and Brow Streets, local roads, in the center of the Village of Liverpool; the area is adjacent to Onondaga Lake Park and park offices are located across Vine Street from the site; the site is visible from the Loop the Lake Trail; a mix of residential and commercial uses lines Brow Street with the Village Center of Liverpool extending to the north; and
- WHEREAS, per the referral materials, the applicant is proposing demolition of the existing single-family house to allow construction of 8 townhouses with garages and an open parking lot; per the Sketch Plan dated 9/9/24, the townhouses will be arranged in two blocks of four townhouses, four along the Brow Street frontage and four along Vine Street; driveway access from Vine Street leads to an 8-space parking lot in the southwest quadrant of the site; per the floor plans, each townhouse will have a garage space on the ground floor; and
- WHEREAS, the applicant is proposing the combination of parcels 004.-04-08.0 and 004.-04-07.0 into one new lot; per the Topographic Survey No. 103 Vine Street, the proposed lot will be 0.643 acres in size; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/6/24, 0.5 acres of the site will be disturbed by the proposed project; the referral materials do not include stormwater management plans; and
- WHEREAS, per aerial imagery from 2024, there are no sidewalks along the site's Brow Street or Vine Street frontages; the Sketch Plan shows sidewalks will be installed along the Brow and Vine Streets' frontages; and
- WHEREAS, the rear site boundary is adjacent is Onondaga County-owned parkland for Onondaga Lake Park; the Sketch Plan shows the rearmost townhouse will be 11.7' from the rear site boundary; per the Sketch Plan, the proposed parking lot appears to be closer to the rear site boundary than the rearmost

townhouse, but that distance is not shown; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service to the site and a new connection is proposed to serve proposed townhouses; the site is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;
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; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; the boundary of the floodplain is not indicated on the Sketch Plan or Topographic Survey;
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, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Straight-leaved Pondweed, Indiana bat, or Bald eagle, 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 aerial imagery from May 2024, a few 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 Board has No Position regarding the proposed subdivision, but offers the following requirements and comments regarding the proposed development of the site:

1. The applicant must adhere to all applicable Village setback requirements, including potential parkland setback. Additionally the applicant must maintain a clear delineation between the site and park lands. The setback must be shown on the plans prior to, or as a condition of, Village approval.
2. The applicant is required to coordinate construction activity for both the proposed development and local construction activity on Vine Street with the Onondaga County Parks Department. The applicant must ensure there's no impact to marina access or related infrastructure. To further meet Department requirements, the applicant must submit a copy of as drainage plan and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Given the presence of floodplains on site, the Board strongly encourages the municipality and applicant to work to minimize the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a floodplain. In particular, the municipality and applicant may wish to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.
4. The Board and Onondaga County Parks Department encourages the Village to require fencing or other screening along the rear site boundary to buffer the site from patrons of Onondaga Lake Park.
5. The Onondaga County Parks Department advises the applicant to be cognizant of regular noise and lighting from parkland activities.

The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # S-24-40

- 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 Village of Liverpool Planning Board at the request of Liverpool First United Methodist Church for the property located at 604 Oswego Street, 600 Oswego Street, 209 Hazel Street; 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 Second Street (Route 370), a state highway, and Oswego Street (Route 91 / Old Route 57), Tulip Street (Route 47) and Vine Street (Route 51), all county highways; Oswego Street is a state route in this location; and
- WHEREAS, the applicant is proposing to resubdivide five existing parcels to create three new parcels, Proposed Parcel "A" (0.116 acres), Proposed Parcel "B" (1.540 acres), and Proposed Parcel "C" (.369 acres), in Village Center Business (B-2) zoning districts and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-273) to construct a garage on the Liverpool Church property; and
- WHEREAS, the Board previously offered No Position on a zone change referral (Z-24-250) to change one of the parcels comprising the site to Village Center Business (B-2); all parcels comprising the site are now in a Village Center Business (B-2) zoning district; and
- WHEREAS, the site is located in the center of the Village of Liverpool; neighboring uses include churches and associated parking lots, residential, a masonic lodge, and retail cannabis; and
- WHEREAS, the site consists of five parcels comprising half of a Village block with frontage on Oswego, Vine, and Hazel Streets; the site contains the Liverpool First Methodist Church and parking lots, a commercial building at the corner of Oswego and Vine Streets, and a house with yard located at 209 Hazel Street; and
- WHEREAS, the applicant is proposing to construct a 26'x24' 2.5-car garage behind the existing church on a portion of land being acquired from the concurrent subdivision; per the Preliminary Liverpool First United Methodist Church Subdivision map dated 9/10/24, the garage will be constructed 5' from the northwestern parcel boundary, at the rear of the church building; the referral materials do not provide information regarding whether this space will be asphalted or if cars will access the garage; per the Environmental Assessment Form dated 9/3/24 (EAF), the garage will be used as a "storage building and shelter for outdoor activities"; and
- WHEREAS, per the Preliminary Liverpool First United Methodist Church Subdivision map dated 9/10/24, lot lines will be moved to contain the church and parking lots on Proposed Parcel B (1.540 acres); the lot lines around the commercial

building will be moved to make that lot 94'x171' and include the parking spaces along the building to be Proposed Parcel C (0.369 acres), and reduce the backyard of 209 Hazel Street by conveying 108' from the backyard to the church property (location of proposed garage); 209 Hazel Street will be on Proposed Parcel A (0.116 acres); and

- WHEREAS, per the Subdivision Map, a 10'x66' easement to the Village of Liverpool is located in the middle of the church parking lot and contains multiple catch basins; and
- WHEREAS, the site contains the Liverpool First Methodist Church which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the EAF included in the referral materials does not provide details regarding how much land will be disturbed or changes to pervious/impervious surface on site; and
- WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; and
- WHEREAS, the project is within 2,000 feet of multiple sites (ID: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, Straight-leaved Pondweed, or Indiana bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imager, it appears that no trees will be removed as part of the proposed project; 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 Marty Masterpole and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # S-24-41

- 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 City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 213 & 215 Grand Avenue and 120 Fenton Street; 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 Harbor Brook, a county owned drainage channel; and
- WHEREAS, the applicant is proposing to subdivide three parcels to create two new parcels, New Lot 120A (0.053 acres) and New Lot 213A (0.453 acres) in Mixed-Use Transition (MX-3) and Residential (R2) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan and zone change referrals (Z-24-274 and Z-24-275) to install a fence around the enlarged commercial parcel and to change the portion of land to be conveyed to the adjacent residential lot to an R2: Low Density Residential zoning designation; and
- WHEREAS, the site is located in a transitional area between residential neighborhoods and commercial along major roads; Burnet Park is located across Grand Avenue to the north and Delaware Elementary School is across Fenton Street to the south; and
- WHEREAS, the site consists of a commercial parcel containing Quality Mechanical Services which has frontage along Grand Avenue to the north and Fenton Street to the south with buildings along the western parcel boundary, asphalt covering the remainder of the parcel, with driveways to both roads and parking along the eastern side and in the Fenton Street right-of-way; the vacant middle parcel has frontage on both streets and previously contained a house which has been recently demolished; the western parcel is a residential parcel along Fenton Street; and
- WHEREAS, per the Preliminary Plan Grand-Fenton Subdivision dated 7/25/24, the applicant is proposing splitting the vacant parcel and merging most of the lot with the Quality Mechanical Services parcel, creating New Lot 213A (0.453 acres) to allow additional parking for the business; a 12'x61.23' portion of the middle lot will be conveyed to the western residential parcel to allow construction of a driveway; the applicant is proposing a fence to be installed around the larger commercial property with gates allowing access to both Fenton Street and Grand Avenue; per the Subdivision Plan, the proposal allows for four new parking spaces for Quality Mechanical Services, but at least one parking space is shown to remain in the Fenton Street right-of-way; and
- WHEREAS, the applicant is proposing a zone change on the 12'x61.23' portion of land from Mixed-Use Transition (MX-3) to Low Density Residential (R2) to allow the land to be merged with the western R2 -zoned lot, creating New Lot 120A

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(0.053 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/7/24, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal, but the Subdivision Map depicts the expansion of the asphalt parking lot to the new western boundary of New Lot 213A, increasing impermeable surface; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to the current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
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 has No Position regarding the proposed subdivision, but offers the following comments about the expansion of Quality Mechanical services:

1. The applicant and City are encouraged to consider the use of green infrastructure, such as permeable pavement and plantings installed along the western boundary of the commercial site, to reduce the stormwater runoff from the site to adjacent residential properties and improve stormwater quality.
2. The City is encouraged to require the removal of all parking from the Fenton Street right-of-way and install landscape strips and sidewalks to prevent the backing of cars into the right-of-way, increase pedestrian safety (particularly near the adjacent Elementary School), improve aesthetics, and reduce stormwater runoff from Quality Mechanical Services.

The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # S-24-42

- 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 SUBDIVISION from the Town of Lysander Planning Board at the request of Stumpbusters, Inc. for the property located at 9071-9073 Oswego 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 Oswego Road (Route 48), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 12.27-acre parcel into two new lots, Lot 2 (7.710 acres) and Lot 3 (5.0 acres), in a General Business zoning district; and
- WHEREAS, the Board previously recommended Modification of a subdivision referral (S-11-4) to split a 16.11-acre parcel into Lot 1 (3.40 acres) and Lot 2 (12.71 acres); the Board advised that the Onondaga County Health Department (OCHD) must accept or approve any existing or proposed septic system, the New York State Department of Transportation (NYSDOT) had to review access plans, and the municipality was encouraged to ensure the application had appropriate authorization for existing and proposed encroachments on the CSX property; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-278) to develop proposed Lot 3; and
- WHEREAS, the site is located in a rural area characterized by low-density residential and large parcels containing woodlands or agriculture; and
- WHEREAS, the site has extensive frontage on Oswego Road (NYS Route 48) along the eastern boundary and is adjacent to CSX railroad tracks in the northeast corner of the site; the site has a building and parking lots belonging to Upstate Imports Auto Service Center in the northeast corner of the site; per aerial imagery from May 2024, the remainder of the site contains lawn and trees; and
- WHEREAS, per the Final Plat Allen Subdivision – Amended dated 7/14/24, the applicant is proposing to subdivide the parcel into Lot 2 (7.710 acres) and Lot 3 (5.000 acres); proposed Lot 2 will comprise the northern portion of the parcel and will contain the auto service business; proposed Lot 3 comprises the southern portion of the site; both lots have frontage on Oswego Road; and
- WHEREAS, per the Preliminary Site Plan dated 8/2024, the applicant is proposing to construct an 8,400 sf building to contain 2,400 sf of office and 6,000 sf of truck bays and storage area on proposed Lot 3; the building will be situated in the middle of the new lot with a 30'-wide driveway to Oswego Road, leading to an asphalt area providing access to the truck bays; 10 parking spaces are proposed for the northern and northeastern sides of the building; a gravel area will wrap the western and southern sides of the building; a lighted sign is shown on the southern side of the driveway entrance;

ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 2.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to the federally protected stream in the southwest corner of the lot; the Site Plan shows a stormwater management area to be placed along the rear, western boundary between the boundary and the proposed gravel area; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows a riverine federal wetland borders the southwestern boundary of proposed Lot 3; per EAF Mapper, this wetland is a federally regulated Class C stream (ID# 897-37); per the Subdivision Plat, the wetland encroaches on the southwestern corner of the lot, noting the wetland data is per US Fish and Wildlife Service National Wetland Inventory Map (undated) and further notes the “the map is in error as the stream in question is west and south of the surveyed site”; per the Site Plan, the proposed development does not appear to encroach on the mapped location of the federal wetland; ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, per the referral notice, a new individual well is proposed to serve the new lot will be placed at the front of the building; and

WHEREAS, per the referral notice, a new individual septic system is proposed to serve the new building; the Site Plan depicts a septic tank to be installed near the northern side of the building with the leach field to be positioned north of the proposed gravel lot; 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 this property prior to Department endorsement of the subdivision; 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 Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision.

The Board offers the following requirements for the development of proposed Lot 3:

The applicant is required to coordinate Oswego Road access plans with the

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E-mail Address: countyplanning@ongov.net

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

The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # S-24-43

- 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 City of Syracuse Planning Commission at the request of Syracuse Housing Authority for the property located at 927 South Street (previously 301-311 East Taylor Street); 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 the Oncenter and the Oncenter parking garage, both county facilities; and
- WHEREAS, the applicant is proposing to subdivide a 7.402-acre parcel into two new lots, Lot 3 (3.123 acres) and Lot 4 (4.28 acres), in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the Board previously held No Position on site plan and subdivision referrals (Z-23-287 and S-23-32) to subdivide Angelou Terrace from the remaining lands and construct 6 multi-unit buildings containing 133 mixed income units; and
- WHEREAS, the site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse; adjacent parcels contain additional apartment complexes, a fire station, the Oncenter and its parking garage, and an Upstate Medical University Residence Hall; and
- WHEREAS, the parcel contains Angelou Terrace (recently subdivided from the parcel), Chavez Terrace, and Latimer Terrace, cul-de-sacs surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on East Adams Street, South State Street, South Townsend Street, and East Taylor Street; and
- WHEREAS, the applicant is proposing to subdivide Lot 3 of the recent subdivision (S-23-32) containing Chavez Terrace and Latimer Terrace into two new lots; Lot 3 is 7.402 acres and will be split into a northern lot, Proposed Lot 3 (3.123 acres) and the southern Proposed Lot 4 (4.28 acres); and
- WHEREAS, per the local application, Proposed Lot 4 will house a Children Rising Center and linear park with the Children Rising Center being “a YMCA – like health and wellness facility, an early learning center for youth development and a parent/child play center”; the future development of Proposed Lot 3 is not detailed in the referral materials, but the Children Rising Center Architectural Site Plan dated 12/22/23 indicates “Future Multi-Family Housing” to be constructed there; per the referral, site plans for the proposed lots are being developed now and will be referred to this Board at a later date; and
- WHEREAS, per the referral materials, the current referral is part of an effort to revitalize the East Adams neighborhood, noting the City of Syracuse NBD (Neighborhood and Business Development) “has already begun the NEPA review for this project/parcel”; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/18/24, 4.28 acres of the site will be disturbed by the proposed project; plans for stormwater management were not included in this referral;

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, the site is served by public drinking water and sewer and no changes are currently proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;

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

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; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734140, C734144, C734140, C734144A, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The motion was made by Marty Masterpole and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # S-24-44

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Michael's Farm for the property located at 8073 Morgan 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 69.27 acres into 125 residential lots in a Residential (R-10) zoning district; and
- WHEREAS, the Board previously reviewed a 2009 zone change (Z-09-132) from RA-100 to NC and APT, which was not approved locally, and multiple zone changes proposed by the current applicant (Z-11-47, Z-12-302, Z-13-39, Z-14-330 and Z-14-414) to various iterations of R-Senior, R-10, and LUC-1 (Limited Use Gas Service); the current local application indicates the entirety of the two parcels is currently zoned R-10; and
- WHEREAS, in prior reviews, the Onondaga County Planning Board recommended significant coordination and planning to occur prior to further development review, related primarily to wastewater accommodations and related capacity constraints, road access, connectivity and traffic impacts, stormwater management, and planning for environmentally sensitive lands; and
- WHEREAS, the subject 69-acre site appears in aerial photography to contain active agricultural lands, forest and brushland; 37 acres of soils are considered highly productive agricultural soils; the site is located in a suburban area with varied neighboring uses and zoning, including residential subdivisions with R-10 and R-7.5 zoning, an active railroad corridor, farmland and R-A zoning, and the Woodard Industrial Park; and
- WHEREAS, the Woodard Industrial Park includes a 500-foot industrial perimeter buffer which encroaches onto the subject parcels, and a Highway Overlay District also exists in this area; per Town Code, the purpose of the overlay district is to foster and maintain a balance between major highways or roads within the Town and private development on lands abutting these roads; and
- WHEREAS, per the Environmental Assessment Form dated September 6, 2024, the applicant will construct 125 single-family residences, in 4 phases, on the 69-acre site, covering two parcels; the Preliminary Plan dated 6/15/24 shows residential lot sizes range from 11,250sf for standard unencumbered lots, up to 1+ acre for lots containing significant wetland areas or other encumbrances; the proposed road layout includes two connections to Morgan Road, a county owned road, one at Waterhouse Road and one approximately 800 feet south; the plan shows a proposed road connection to Bordeaux Avenue to the north, a local street serving the Fairway East subdivision, but does not include a potential future connection further to the east where a 60' permanent right-of-

way occurs; Road "D" at the southern end of the site is shown, offering potential future connection to a vacant parcel; and

WHEREAS, a letter from the Onondaga County Department of Transportation (8/16/24) indicates it has reviewed the submitted site plan and traffic study, with no noted concerns at the conceptual level; the letter references requirements for an access permit, including a SWPPP, full set of site plans, proof of sight distance, and requirements for a separate work permit for any pavement widening, restriping of Morgan Road, and any other work in the County right-of-way; prior reviews indicate the Onondaga County Department of Transportation requirements for connection to Morgan Road at the Waterhouse Road intersection to occur during the first phase of development, prior to any additional potential connections to Morgan Road further south; and

WHEREAS, per the EAF, the site will connect to public water; drinking water demand is anticipated to be 52,000 gallons per day, and OCWA water lines would be extended along proposed roads to serve home sites; fire flow testing data was included in referral materials;

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 EAF, the site will connect to public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Henry Clay Pump Station service area; gravity sanitary sewer lines would be extended from Fairways East to the rear of the development;

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; capacity assurance approval from the Onondaga County Department of Water Environment Protection 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, submitted plans show a permanent right-of-way and drainage easement (30'-70' wide) crossing the rear portion of some proposed lots, generally following the railroad; per the Environmental Assessment Form, 55 acres will be disturbed, approximately 17 acres of forest and brushland are to be removed, and 100% of the site contains moderately to poorly drained soils; the Preliminary Plan shows multiple detention areas and drainage easements within the site, in addition to reliance on wetlands associated with Mud Creek to accommodate stormwater runoff;

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, aerial photography shows a small pond and a tributary to Mud Creek crossing

the interior of the site; the EAF notes the presence of federal wetlands and a 2020 wetland delineation identified two USACE jurisdictional wetlands totaling approximately 6.59 acres and four other non-jurisdictional wetlands totaling approximately 0.904 acres, and not under federal jurisdiction; two areas of jurisdictional wetlands (0.144 acres) will be disturbed for roadways and utilities, where culverts will be added to facilitate hydrologic connections for the wetlands; and

WHEREAS, the Preliminary Plan shows the delineated wetlands to occur on portions of approximately 37 of the 125 proposed lots; encroachment ranges from minor rear yard areas to significant portions that largely encumber all but the likely building area; the plan labels the wetlands as "Conservation Easement", but no additional details regarding ownership, stewardship, monitoring or maintenance are included in referral materials; and to the north of the site, the creek has been excluded from residential subdivision lots, and some parcels along the creek to the north are owned by the Town of Clay;
ADVISORY NOTE: The applicant is advised to 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; and

WHEREAS, the EAF indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and that that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; species include the Indiana bat, Northern long eared bat, Tricolored bat, and Monarch butterfly; the EAF further notes the amount of forested land will be decreasing by 11.9 acres;
ADVISORY NOTE: Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, 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 NYS 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 Morgan Road access plans with the Onondaga County Department of Transportation. The Department advises that connection to Morgan Road at the Waterhouse Road intersection must occur during the first phase of development, prior to any additional potential connections to Morgan Road further south. 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. 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. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers, are shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

The Board offers the following comments:

1. The residential building lots as shown indicate various conditions which may impact sensitive lands and create difficulties in monitoring and maintaining drainage areas and wetlands. The Board strongly encourages the following:

- Removing residential building lots from conservation easement lands, to avoid encroachment of lawns/structures. Consideration of smaller lot size allowances and/or use of cluster subdivision provisions could assist in this regard.
- Placing Conservation Easement lands as well as stormwater management ponds under separate ownership, either by the Town, land trust or other partner to ensure long term management and maintenance, and to remove liability or other responsibilities from a private, residential landowner.
- Ensuring a reliable funding mechanism for long-term maintenance of non-residential lands.
- Ensuring adequate access easements are in place and labeled on subdivision plans for all conservation and stormwater management facilities on private lots.
- Adding mechanisms for physical demarcation of easement boundaries on the site and clear communication of easement requirements and limitations on use of land to all future landowners.

2. The Town and applicant are advised to adhere to associated protective overlay zoning and avoid land use conflicts with potential noise and truck activity associated with Woodard Industrial Park. Buffering of new residential development from both current and potential industrial development, as well as buffering of lands from the rail corridor to the rear of the development should be strongly considered as part of local review.

3. The Board encourages conversion of proposed Lot 53 to a permanent right-of-way, to allow for connectivity with the adjacent lands to the north, as previously planned.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-264

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Geddes Town Board at the request of Town of Geddes for the property located at 100 Farrell Road; 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 John Glenn Boulevard (Route 81), a county highway, State Fair Boulevard (Route 48) and Interstate Route 690, both state highways, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and
- WHEREAS, the applicant is proposing to add a 5.55-acre area (two parcels) to the I-690 Billboard Overlay district; and
- WHEREAS, the Board previously held No Position on a zone change referral (Z-21-266) concerning applying the I-690 Billboard Overlay District to four nearby parcels; and
- WHEREAS, the site is located in a commercial and industrial area, adjacent to Interstate 690 and the intersections of State Fair Boulevard with Farrell Road and John Glenn Boulevard; nearby businesses include Wattam's Auto Garage, a Quality Inn & Suites, Tri Tank Corporation, a food distribution warehouse, and Americold Logistics Syracuse; and
- WHEREAS, the site is comprised of two parcels, a nearly vacant eastern parcel containing a portion of the Quality Inn's parking lot, lawn, and a wooded area, and a western parcel containing a gravel driveway and outdoor car storage for Wattam's Auto Garage; the existing billboard is located on the parcel boundary between the two lots; per the referral materials, the parcels will be combined into one lot in the future; and
- WHEREAS, the applicant is proposing to apply the I-690 Billboard Overlay District to the site to legalize the existing billboard; per the referral, the sign was originally constructed as a free standing sign, advertising the adjacent hotel, and had an area variance; per an email from the Town dated 9/19/24, the western side of the sign overhung the adjacent parcel and in order for the owner to use the sign as a billboard for off-site advertising to produce rental income, they had to acquire the western parcel, combine the parcels comprising the site, and obtain the proposed zone change;
- ADVISORY NOTE: Off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

WHEREAS, per the Town's zoning code, the Overlay District is intended to "establish size,

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location and operating standards and regulations for billboards, including addressing those utilizing these newer technologies, in order to minimize the secondary effects that can accompany the unregulated display of these types of signs, preserve the character and repose of adjacent areas (with a principal focus on residential neighborhoods), protect property values in all areas of the Town, and reduce traffic and similar hazards caused by undue distractions”; and

WHEREAS, included with the referral materials is an Onondaga County Tax Parcel Combination request and memo from the Town of Geddes Assessor’s office dated 9/6/24 stating the two parcels comprising the site are being combined “for tax purposes only” and the combination “has no affect upon land use or zoning”; a subdivision map showing this tax combination was not included with the referral; per an email from the Town the applicant is seeking a parcel combination through the Town Assessor’s office and will not be submitting a subdivision to be filed with the Onondaga County Clerk’s Office; the tax parcel combination will not be referred to this Board; and

WHEREAS, a Resubdivision of Tax Map Parcels 017-02-05 & 11 into Lot 1 map dated 4/17/17 was included and shows the site’s eastern parcel and the hotel parcel as being combined into one lot, but no other documents included in the referral indicate the resubdivision occurred and the Onondaga County Tax Map shows 017.-02-05 and 017.-02-11.0 as two separate parcels; and

WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes to the existing infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734055) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Indiana bat, Bald eagle, and the 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant is required to coordinate with the New York State Department of Transportation and obtain the necessary approvals for billboard use of this sign. The Town must ensure any mitigation as may be determined by the Department is reflected on the plans prior to, or as a condition of, municipal approval.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-265

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Park & Vine Townhomes for the property located at 103 Vine 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 Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to demolish an existing residential structure and construct 8 townhome dwelling units on two parcels totaling 0.64 acres in a Village Center Business (B-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-267) to demolish the existing building and construct townhouses and a subdivision referral (S-24-39) to combine the two parcels comprising the site into one new lot; and
- WHEREAS, the site is comprised of two parcels at the corner of Vine and Brow Streets, local roads, in the center of the Village of Liverpool; the area is adjacent to Onondaga Lake Park and park offices are located across Vine Street from the site; the site is visible from the Loop the Lake Trail; a mix of residential and commercial uses lines Brow Street with the Village Center of Liverpool extending to the north; and
- WHEREAS, per the referral materials, the applicant is proposing demolition of the existing single-family house to allow construction of 8 townhouses with garages and an open parking lot; per the Sketch Plan dated 9/9/24, the townhouses will be arranged in two blocks of four townhouses, four along the Brow Street frontage and four along Vine Street; driveway access from Vine Street leads to a 8-space parking lot in the southwest quadrant of the site; per the floor plans, each townhouse will have a garage space on the ground floor; and
- WHEREAS, the applicant is proposing the combination of parcels 004.-04-08.0 and 004.-04-07.0 into one new lot; per the Topographic Survey No. 103 Vine Street, the proposed lot will be 0.643 acres in size; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/6/24, 0.5 acres of the site will be disturbed by the proposed project; the referral materials do not include stormwater management plans; and
- WHEREAS, per aerial imagery from 2024, there are no sidewalks along the site's Brow Street or Vine Street frontages; the Sketch Plan shows sidewalks will be installed along the Brow and Vine Streets' frontages; and
- WHEREAS, the rear site boundary is adjacent is Onondaga County-owned parkland for Onondaga Lake Park; the Sketch Plan shows the rearmost townhouse will be 11.7' from the rear site boundary; per the Sketch Plan, the proposed parking lot appears to be closer to the rear site boundary than the rearmost

townhouse, but that distance is not shown; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service to the site and new connections are proposed to serve the townhouses; the site is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas;

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

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

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

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; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; the boundary of the floodplain is not indicated on the Sketch Plan or Topographic Survey;

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, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Straight-leaved Pondweed, Indiana bat, or Bald eagle, 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 aerial imagery from May 2024, a few trees will be removed as part of the proposed project; and

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

1. The applicant must adhere to all applicable Village setback requirements, including potential parkland setback. Additionally the applicant must maintain a clear delineation between the site and park lands. The setback must be shown on the plans prior to, or as a condition of, Village approval.

2. The applicant is required to coordinate construction activity for both the proposed development and local construction activity on Vine Street with the Onondaga County Parks Department. The applicant must ensure there's no impact to marina access or related infrastructure. To further meet Department requirements, the applicant must submit a copy of as drainage plan and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Given the presence of floodplains on site, the Board strongly encourages the municipality and applicant to work to minimize the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a floodplain. In particular, the municipality and applicant may wish to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.
2. The Board and Onondaga County Parks Department encourages the Village to require fencing or other screening along the rear site boundary to buffer the site from patrons of Onondaga Lake Park.
3. The Onondaga County Parks Department advises the applicant to be cognizant of regular noise and lighting from parkland activities.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-266

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Damien Cornwell for the property located at 185 West Seneca 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 the municipal boundary between the the Town and Village of Manlius and West Seneca Street (NYS Route 173) and Troop K Road (County Route 196); and
- WHEREAS, the applicant is requesting a special permit to establish a cannabis retail store in an existing building on a 0.21-acre parcel in a Residential Transitional zoning district (RT); and
- WHEREAS, the Board previously reviewed a proposed zone change (Z-22-274) from Residential Transitional (RT) to Residential Multiple Use Development (RM); it appears the proposed zone change did not occur; and
- WHEREAS, the site is located in an area in the Village of Manlius that is currently designated as RT zoning and surrounded by a mix of commercial and residential uses with a shopping plaza directly across the street and there are also wooded lands in close proximity to the site; west of the site is West Branch Limestone Creek; and
- WHEREAS, the site contains an approximately 1,066 sf, 1 ½ story masonry building with parking on the eastern side of the parcel; the site has access to State Route 173 on the southern portion of the parcel and;
- WHEREAS, per the Site Plans, the applicant is proposing to obtain a special use permit to allow for the existing building (previously used to house an insurance agency) to be transformed into a cannabis retail location; this referral doesn't include any other approvals, however it appears clear that the applicant intends to resurface the parking lot, renovate the interior of the building, add additional lighting to the exterior, install new signage; and the applicant has already updated sidewalks that lead from the parking lot to the building; and
- WHEREAS, the site plan depicts that the parking lot will be repaved and narrowed; the site plan depicts narrowing the driveway to 24'-wide and establishing six parking spots, one of which will be an ADA space; per the site plan it appears that the applicant intends to install new signage but details including dimensions were not included as part of this referral package;
ADVISORY NOTE: The proposed work within the state right-of-way must be coordinated with the NYS Department of Transportation; and
- WHEREAS, per GIS Mapping, the site is located in close proximity to a federal wetland and the protected waterway of West Branch Limestone Creek; and
- WHEREAS, per GIS Mapping, the site is located in a FEMA 100-year floodplain and is located in close proximity to a FEMA floodway; and

ADVISORY NOTE: The site contains significant areas of FEMA floodplain, as well as the more sensitive floodway. The applicant must coordinate with the municipal engineer to ensure adherence to local flood ordinance requirements for lands within the floodway and floodplain. Floodway and floodplain boundaries should be shown on submitted plans, and the site plan must reflect any required mitigation prior to local approval. Development of any kind, including stormwater management facilities, within a floodway is generally discouraged by the Onondaga County Planning Board.

WHEREAS, per the referral notice, the existing building is served by public drinking water; the proposed addition may result in an increase in demand;

WHEREAS, per the referral notice, the existing building is served by public sewers; the site is located within the Meadowbrook-Limestone WWTP service area; and
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be 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 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

WHEREAS, the site plan indicates that the applicant plans on adding landscaping to the street facing portion of the building and portions of the existing parking lot will be turned into grassy areas; and

WHEREAS, the site may contain 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 aerial imagery it appears that there are no wooded areas on the site; and

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

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

1. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which may be subject to 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.

2. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. 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 offers the following comments:

1. Given the floodplain areas on site and proximity of the development to a watercourse, the applicant is encouraged to 1) retain as much as existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.
2. The Board encourages the applicant to incorporate pedestrian infrastructure into the site including adding bicycle racks and sidewalks along the road frontage.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Liverpool Planning Board at the request of Park & Vine Townhomes for the property located at 103 Vine Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of special permits and the site is located within 500 feet of Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing residential structure and construct 8 townhome dwelling units on two parcels totaling 0.64 acres in a Village Center Business (B-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-265) to demolish the existing building and construct townhouses and a subdivision referral (S-24-39) to combine the two parcels comprising the site into one new lot; and
- WHEREAS, the site are two parcels at the corner of Vine and Brow Streets, local roads, in the center of the Village of Liverpool; the area is adjacent to Onondaga Lake Park and park offices are located across Vine Street from the site; the site is visible from the Loop the Lake Trail; a mix of residential and commercial uses lines Brow Street with the Village Center of Liverpool extending to the north; and
- WHEREAS, per the referral materials, the applicant is proposing demolition of the existing single-family house to allow construction of 8 townhouses with garages and an open parking lot; per the Sketch Plan dated 9/9/24, the townhouses will be arranged in two blocks of four townhouses, four along the Brow Street frontage and four along Vine Street; driveway access from Vine Street leads to a 8-space parking lot in the southwest quadrant of the site; per the floor plans, each townhouse will have a garage space on the ground floor; and
- WHEREAS, the applicant is proposing the combination of parcels 004.-04-08.0 and 004.-04-07.0 into one new lot; per the Topographic Survey No. 103 Vine Street, the proposed lot will be 0.643 acres in size; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/6/24, 0.5 acres of the site will be disturbed by the proposed project; the referral materials do not include stormwater management plans; and
- WHEREAS, per aerial imagery from 2024, there are no sidewalks along the site's Brow Street or Vine Street frontages; the Sketch Plan shows sidewalks will be installed along the Brow and Vine Streets' frontages; and
- WHEREAS, the rear site boundary is adjacent is Onondaga County-owned parkland for Onondaga Lake Park; the Sketch Plan shows the rearmost townhouse will be 11.7' from the rear site boundary; per the Sketch Plan, the proposed parking lot appears to be closer to the rear site boundary than the rearmost townhouse, but that distance is not shown; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater service to the site and a new connection is proposed to serve proposed townhouses; the site is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;
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; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the rear of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; the boundary of the floodplain is not indicated on the Sketch Plan or Topographic Survey;
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, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain the Straight-leaved Pondweed, Indiana bat, or Bald eagle, 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 aerial imagery from May 2024, a few trees will be removed as part of the proposed project; and

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

1. The applicant must adhere to all applicable Village setback requirements, including potential parkland setback. Additionally the applicant must maintain a clear delineation between the site and park lands. The setback must be shown on the plans prior to, or as a condition of, Village approval.

2. The applicant is required to coordinate construction activity for both the proposed development and local construction activity on Vine Street with the Onondaga County Parks Department. The applicant must ensure there's no impact to marina access or related infrastructure. To further meet Department requirements, the applicant must submit a copy of as drainage plan and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Given the presence of floodplains on site, the Board strongly encourages the municipality and applicant to work to minimize the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a floodplain. In particular, the municipality and applicant may wish to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.

2. The Board and Onondaga County Parks Department encourages the Village to require fencing or other screening along the rear site boundary to buffer the site from patrons of Onondaga Lake Park.

3. The Onondaga County Parks Department advises the applicant to be cognizant of regular noise and lighting from parkland activities.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-268

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of East Syracuse Zoning Board of Appeals at the request of Mirzet Hajdaveric for the property located at 720 Hartwell Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Hartwell Avenue and Fly Road (both Route 77), a county highway, and the municipal boundary between the Village of East Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a special permit to allow installation of a freestanding double-sided sign on a portion of a 23.8-acre parcel containing the Islamic Cultural Center of Bosniaks in a Commercial zoning district; and
- WHEREAS, the Board has previously recommended Modifications to multiple versions of the site plan to expand the Islamic Cultural Center of Bosniaks campus (Z-24-248, Z-24-91, Z-16-361) by expanding the parking lot and install a sidewalk, soccer field, pavilion, playground, and fence; the Board has advised the Town to ensure the necessary wetland disturbance permits are obtained and no negative impacts to local stormwater drainage conditions from the proposed improvements within wetlands and buffer areas, and the applicant was required to submit the proposed plans to the Onondaga County Water Authority (OCWA) for review; the Board offered comments recommending the municipality be stringent regarding required data on submitted plans to ensure effective review and recommending retaining tree cover, reducing impermeable surfaces, and utilizing green infrastructure to protect wetlands, reduce stormwater, and improve stormwater quality; and
- WHEREAS, the site is located in the northeastern corner of the Village of East Syracuse, between residential to the west, CSX railroad tracks to the south, and wetlands and Interstate 481 to the east; and
- WHEREAS, the site is the location of the Islamic Cultural Center of Bosniaks and contains a three-story mosque set back from the parcel's frontage on Hartwell Avenue, a 1-story building along the road, and parking lot between the buildings with access to Hartwell Avenue; and
- WHEREAS, per Village Zoning Board of Appeals Minutes from 9/5/24, the applicant is requesting a special permit to allow an 8'x4' double-sided, free-standing monument sign with exterior lighting and pillars on the sides to be placed along the Hartwell Avenue frontage, between driveway entrances; per the Minutes, the sign will be illuminated from the ground; per the Minutes, the Village approved the special permit at that meeting; and
- WHEREAS, per the Site Layout and Planting Plan dated 7/31/24, the applicant has previously proposed to expand their parking area to 195 spaces which involves expanding the parking lot across the site's frontage (behind the existing

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storage building) and between the eastern boundary and the existing mosque and adding a second driveway to Hartwell Avenue, a county route, at the northwestern corner of the site; the applicant has also proposed the construction of a playground with adjacent pavilion, a soccer field with adjacent 40'x80' pavilion, 2 pickleball courts with basketball hoop, a shed, a picnic area, a monument and a memorial, internal sidewalks, and fencing; ADVISORY NOTE: The proposed driveways onto Hartwell Avenue require highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, per the previously submitted Environmental Assessment Form (EAF) dated 2/23/24, 6 acres of the site will be disturbed by the project proposed in the site plan; per the Site Layout and Planting Plan dated 7/31/24, stormwater will be directed to a basin to be constructed along the eastern parcel boundary ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the eastern portion of the site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; from aerial imagery, it appears all existing and proposed structures are outside of the 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, GIS mapping shows the majority of the site may contain state and federal wetlands, which appear to include part of the mosque along with portions of the soccer field and associated pavilion and the pickleball courts; a wetland boundary is shown on the Site Layout and Planting Plan dated 7/31/24, but the dataset providing this boundary is not provided; ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed; there is an easement belonging to OCWA crossing the property north to south; 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, is located within the Metropolitan Wastewater Treatment Plant service area, and no changes to the

existing infrastructure are proposed;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible 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 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 may contain the Northern long-eared bat and 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); impacts to bat species are often associated with tree clearing and from aerial imagery, it appears that no trees will be removed for the proposed sign;

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

The Village must ensure items from prior OCPB reviews, including those noted below, are addressed prior to or as a condition of approval, of all actions related to this overall project.

1. The Village must ensure applicant has obtained any necessary wetland disturbance permits and no negative impact will be made to local stormwater drainage conditions from the proposed improvements within wetlands and buffer areas.
2. The applicant must submit the proposed plans to Onondaga County Water Authority (OCWA) for review. OCWA requirements include 24-hour access to OCWA infrastructure and all light poles must be outside OCWA's right-of-way. The municipality must ensure all easements and any mitigation as may be determined by the Departments are reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-269

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of The Clinton - Mixed Use Development for the property located at 401 South Clinton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review site plans and the site is located within 500 feet of the Onondaga County Central Library and Museum of Science and Technology (the MOST), both county-owned facilities; and
- WHEREAS, the applicant is proposing to demolish an existing parking garage and construct a 6-floor mixed-use building with 88 dwelling units and below ground parking on a 0.32-acre parcel in a MX-5 (Central Business District) zoning district; and
- WHEREAS, the Board previously offered No Position on a special permit referral (Z-18-151) to establish a restaurant on an existing parking garage; and
- WHEREAS, the site is located in the Armory Square Historic District of Downtown Syracuse, which is listed on the National Register of Historic Places; aerial imagery shows the site has frontage and a sidewalk on South Clinton Street, a city street, and contains an existing four to five story, zero-lot-line building, the Clinton Street Garage, with first floor vacant restaurant space; the site abuts an alley on one side that serves Modern Malt to the north and commercial space, including SKY Armory, on the rear adjacent parcels; and
- WHEREAS, the applicant is proposing to demolish the existing building and construct a 6-story mixed-use building with commercial space on the first floor, 5-stories of residential above totaling 88 dwelling units, and a subsurface parking garage totaling 87 parking spaces; per the Project Description, the proposed building will result in 30 studio apartments, 43 one-bedrooms apartments, 5 two-bedroom/one-bath units, and 10 two-bedroom/two-bath units; the proposed building will also contain outdoor terrace common space on the second floor, 1,565 sf of interior common space, 4,000 sf commercial space, a bicycle room, and dog wash station; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 8/30/24, <0.5 acres of the site will be disturbed by the proposed project; and
- WHEREAS, per the EAF, the site is served by public drinking water and the proposed development is anticipated to require 37,500 gallon per day; and
- WHEREAS, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that 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); per the EAF,

the proposed development is anticipated to generate 12,325 gallons of liquid waste per day;

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

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; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734060); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, per GIS mapping, the site is substantially contiguous to the Landmark Theater, originally known as Loew's State Theater, a Local Protected Site; the site is within the Armory Square Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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 Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Per the 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 and the municipality must ensure the permits are acquired prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The Board advises this project will need to be reviewed by the Syracuse Landmark Preservation Board (SLPB).

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-270

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of LaFayette Town Board at the request of Town of LaFayette for the property located townwide; 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 to amend a section of the LaFayette Town Code pertaining to the Hamlet zoning district (H) to allow hotels as a permitted use; and
- WHEREAS, the Hamlet zoning district is primarily located in the southern central portion of the Town and is largely surrounded by agricultural and business zoning districts; and
- WHEREAS, the applicant intends to make a Local Law Filing “to amend Chapter 209 (Zoning), Article II (District Regulations), Section 290-7 (Hamlet District) of the Code for the Town of LaFayette to add a new permitted use”; and
- WHEREAS, per the Town Code, the Hamlet District allows single- and two-family dwellings by right and uses allowed with site plan approval include assisted-living facilities, boarding or nursing homes, funeral homes, schools, library, theaters, restaurants, wineries, breweries, and distilleries, business and professional offices, and gasoline service stations and car washes; and
- WHEREAS, per GIS mapping, there are agricultural districts located to the west of the hamlet district and federal and NYSDEC wetlands are located within the hamlet district; and
- WHEREAS, the Town recently adopted an update of its Comprehensive Plan with a strong emphasis on revitalization of the hamlet area, including introduction of new uses and supporting appropriate mixed-use development; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The motion was made by Marty Masterpole and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of AC Power 44 LLC for the property located at 1483 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), the NYS Thruway (Route 90), both state highways, and the Ley Creek Transfer Station, a county-owned facility; and
- WHEREAS, the applicant is proposing to construct a 5 MW AC commercial solar energy system on four parcels totalling 49.12 acres in the Ley Creek Planned Unit Development (PUD); and
- WHEREAS, the Board recently offered No Position with Comment on two referrals: establishing the Ley Creek Planned Unit Development and a zone change to designate the site as the Ley Creek PUD (Z-24-1 and Z-24-2); the Board provided comments regarding future development of the site, encouraging the siting of large-scale solar arrays on unproductive land such as the former landfill on this site; the Board also encouraged the Town to ensure adequate protections for sensitive environmental features so the solar array will not negatively impact drainage patterns or allow for drainage of sediments and contaminants into Ley Creek which runs adjacent to the southern boundary of the site; and
- WHEREAS, the site is a vacant area between the NYS Thruway, Interstate 81, and Brewerton Road (Route 11) with commercial and industrial uses to the south, and nearby residential neighborhoods;
ADVISORY NOTE: Per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; any proposed project must maintain delineation between NYSTA right -of-way and project site; site lighting shall not impact Thruway patrons; and no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted; and
- WHEREAS, the site is the location of the former Town landfill and is comprised of four vacant, irregularly shaped parcels, abutting the NYS Thruway to the north and Ley Creek and its associated floodway and floodplain to the south; the site has frontage on Brewerton Road, a state highway; the four parcels are split by power lines belonging to National Grid bisecting the site; and
- WHEREAS, the applicant is proposing construction of a 5.0 MW AC commercial solar array on top of a former landfill that has been closed and capped; per the local application, the solar array will be “installed on top of the cap with a ballasted foundation system and above-ground equipment pads” to prevent disturbance of the landfill; per the Proposed Site Conditions Plan dated 8/5/24, the array will be installed on the portion of the site north of the National Grid power

lines; the Site Conditions Plan shows the array will be constructed in western and eastern sections with proposed 20'-wide access drives and equipment pads near the eastern sides of each section; the access drives will connect to existing internal access roads; the plans show overhead and underground utility lines connecting the equipment pads and connecting to the proposed interconnection poles near the Brewerton Road frontage;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements; and

- WHEREAS, a Decommissioning Plan prepared by ARM-NY Inc. PC dated September 2024 was included with the referral materials; and
- WHEREAS, a Glint/Glare Analysis was completed by ARM Group LLC, dated 7/26/24; the Analysis notes that with existing vegetative buffers and topography, "no 'Yellow' glare is predicted along any roadway modeled"; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 8/28/24, 20.58 acres of the site will be disturbed by the proposed project; a Stormwater Pollution Prevention Plan (SWPPP) dated 9/2024 prepared by ARM-NY Inc. PC was included in the referral materials;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the southern and western boundaries of the site are located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;
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, GIS mapping shows the southern boundary of the site may contain federal wetlands, which appears to coincide with the boundaries of Ley Creek; and
- WHEREAS, a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734123, 734074, 734036 and is within 2,000 feet of multiple sites (IDs: 734004, 734063, V00264) (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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:

1. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the

amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

2. The following information must be provided to the New York State Thruway (NYSTA) to allow the NYSTA to assess this project for potential impacts to the safety of the traveling public and operation and maintenance of the New York State Thruway. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

a. Visualization Simulations of the project to assess impacts to the Thruway.

b. Glint and glare hazard models for the solar panels, array support frame, and for fresh snow and/or ice accumulation on the panels. Also, consider the influence of glint and glare on passing drivers of cars and trucks at different times of the day and at night, throughout the calendar year.

c. Viewshed analyses of the Project from the Thruway to determine driver distraction and the proximity to hazards within the Thruway clear zone such as, bridge abutments, lane reductions, curves in the road, hills, merging vehicles, etc.

d. Snow drift and deposition analyses.

e. Erosion and sediment control plans proposed for construction and post construction activities.

f. Plans for the removal of existing vegetation and establishment of new vegetation.

g. Plans for noxious weed control during construction.

h. Please be advised if glare is reported by the traveling public on the Thruway system, the project sponsor will be asked to lock tracking panels in the 'at rest' position, parallel to the ground, until the issue causing the glare is resolved.

3. The municipality must coordinate with the Onondaga County Department of Water Environment Protection (WEP) to ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The Board encourages the municipality to proactively enact zoning regulations for large-scale solar projects as opposed to utilizing the Planned Unit Development (PUD) zoning district classification.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-272

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Tim Mahoney (Store America) for the property located at 5624 Bear 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 U.S. Route 11 (North Main Street), a state highway, Bear Road, County Route 191, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to add five self-storage buildings to the rear of an existing self-storage facility on a 3.5-acre parcel in a Self Storage (C-2A) zoning district; and
- WHEREAS, the Board has reviewed numerous referrals pertaining to establishing this self-storage facility from creating the C-2A zoning district to constructing the self-storage facility and allowing outdoor storage (Z-07-157, 158, 159, Z-07-198, 199, Z-07-287, Z-08-66, Z-14-331, 332, 333, and Z-14-342); most recently the Board recommended Modification of a site plan (Z-15-164) to construct the indoor self-storage facility, advising the applicant that per Onondaga County Department of Transportation (OCDOT) the front gates and keypad must be relocated to be at least 60' from the edge of the pavement to meet Department safety requirements; the Board provided comments encouraging the use of green infrastructure and advising the applicant to contact OCWA and the Onondaga County Department of Water Environment Protection (OCDWEP) concerning the proposal; and
- WHEREAS, the site is located near the intersection of Bear Road, a county road, and NYS Route 11 in the Village of North Syracuse; the site is located between Bear Road Plaza to the east and Bear Road Elementary School to the west; and
- WHEREAS, aerial imagery shows the site contains a driveway to Bear Road, three self-storage buildings on the northern half of the site, and a vacant southern half of the site; and
- WHEREAS, the applicant is proposing construction of 5 additional self-storage buildings surrounded by asphalt in the vacant southern/rear half of the parcel; per the Site Layout Plan dated 8/26/24, the proposed buildings will be ranging in size from 4,200 sf to 10,500 sf and the buildings and asphalt will be constructed up to the side yard setback; a variance from 2008 allows the proposed side yard setbacks of 10' to the west and 8' to the east, but its unclear whether this variance would apply to the current proposal; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 8/23/24, 1.74 acres of the site will be disturbed by the proposed project and "stormwater will be infiltrated into the ground as much as practical. Larger storm volumes will be conveyed to the Village Stormwater System"; a Stormwater Pollution

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Prevention Plan (SWPPP) dated 8/2024 and prepared by Delta Engineers, Architects, and Surveyors was included with the referral materials; the EAF notes the proposal will result in a 1.68-acre reduction of meadows, grasslands or brushlands, resulting in the whole of the site (3.74 acres) being impervious surface after construction;

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

WHEREAS, per the EAF, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, no changes to the existing infrastructure are proposed; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Bear Road and North Main Street have public transit service and bus stops are located adjacent to the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; there are no sidewalks on Bear Road in front of the site, but nearby North Main Street does have sidewalks; per Onondaga County Department of Transportation, there are plans to install sidewalks along Bear Road; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to review Bear Road access plans with the Onondaga County Department of Transportation and coordinate regarding planned OCDOT work in the 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 applicant is required to show how stormwater will be handled. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the OCDOT for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The applicant is encouraged to add screening of commercial storage buildings from neighboring uses to the extent practicable.
2. Given the proposed plans significantly reduce pervious surface, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (e.g., permeable pavement) wherever possible to reduce stormwater and protect stormwater quality.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-273

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Liverpool First United Methodist Church for the property located at 604 Oswego Street, 600 Oswego Street, and 209 Hazel 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 Second Street (Route 370), a state highway, and Oswego Street (Route 91 / Old Route 57), Tulip Street (Route 47) and Vine Street (Route 51), all county highways; and
- WHEREAS, the applicant is proposing to construct a 2.5 car garage behind an existing church on a proposed 1.540-acre parcel in a Village Center Business (B-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-40) to combine five parcels into three new lots; and
- WHEREAS, the Board previously offered No Position on a zone change referral (Z-24-250) to change one of the parcels comprising the site to Village Center Business (B-2); all parcels comprising the site are now in a Village Center Business (B-2) zoning district; and
- WHEREAS, the site is located in the center of the Village of Liverpool; neighboring uses include churches and associated parking lots, residential, a masonic lodge, and retail cannabis; and
- WHEREAS, the site consists of five parcels comprising half of a Village block with frontage on Oswego, Vine, and Hazel Streets; the site contains the Liverpool First Methodist Church and parking lots, a commercial building at the corner of Oswego and Vine Streets, and a house with yard located at 209 Hazel Street; and
- WHEREAS, the applicant is proposing to construct a 26'x24' 2.5-car garage behind the existing church on a portion of land being acquired from the concurrent subdivision; per the Preliminary Liverpool First United Methodist Church Subdivision map dated 9/10/24, the garage will be constructed 5' from the northwestern parcel boundary, at the rear of the church building; the referral materials do not provide information regarding whether this space will be asphalted or if cars will access the garage; per the Environmental Assessment Form dated 9/3/24 (EAF), the garage will be used as a "storage building and shelter for outdoor activities"; and
- WHEREAS, per the Preliminary Liverpool First United Methodist Church Subdivision map dated 9/10/24, lot lines will be moved to contain the church and parking lots on Proposed Parcel B (1.540 acres); the lot lines around the commercial building will be moved to make that lot 94'x171' and include the parking

spaces along the building to be Proposed Parcel C (0.369 acres), and reduce the backyard of 209 Hazel Street by conveying 108' from the backyard to the church property (location of proposed garage); 209 Hazel Street will be on Proposed Parcel A (0.116 acres); and

WHEREAS, per the Subdivision Map, a 10'x66' easement to the Village of Liverpool is located in the middle of the church parking lot and contains multiple catch basins; and

WHEREAS, the site contains the Liverpool First Methodist Church which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the EAF included in the referral materials does not provide details regarding how much land will be disturbed or changes to pervious/impervious surface on site; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow; and

WHEREAS, the project is within 2,000 feet of multiple sites (ID: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, Straight-leaved Pondweed, or Indiana bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imager, it appears that no trees will be removed as part of the proposed project; 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 Marty Masterpole and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-274

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 213 & 215 Grand Avenue and 120 Fenton 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 Harbor Brook, a county owned drainage channel; and
- WHEREAS, the applicant is proposing to install fencing along newly created parcel lines on a 0.453-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing subdivision and zone change referrals (S-24-41 and Z-24-275) to change a portion of land to an R2: Low Density Residential zoning designation and then convey that portion to an adjacent residential lot; and
- WHEREAS, the site is located in a transitional area between residential neighborhoods and commercial along major roads; Burnet Park is located across Grand Avenue to the north and Delaware Elementary School is across Fenton Street to the south; and
- WHEREAS, the site consists of a commercial parcel containing Quality Mechanical Services which has frontage along Grand Avenue to the north and Fenton Street to the south with buildings along the western parcel boundary, asphalt covering the remainder of the parcel, with driveways to both roads and parking along the eastern side and in the Fenton Street right-of-way; the vacant middle parcel has frontage on both streets and previously contained a house which has been recently demolished; the western parcel is a residential parcel along Fenton Street; and
- WHEREAS, per the Preliminary Plan Grand-Fenton Subdivision dated 7/25/24, the applicant is proposing splitting the vacant parcel and merging most of the lot with the Quality Mechanical Services parcel, creating New Lot 213A (0.453 acres) to allow additional parking for the business; a 12'x61.23' portion of the middle lot will be conveyed to the western residential parcel to allow construction of a driveway; the applicant is proposing a fence to be installed around the larger commercial property with gates allowing access to both Fenton Street and Grand Avenue; per the Subdivision Plan, the proposal allows for four new parking spaces for Quality Mechanical Services, but at least one parking space is shown to remain in the Fenton Street right-of-way; and
- WHEREAS, the applicant is proposing a zone change on the 12'x61.23' portion of land from Mixed-Use Transition (MX-3) to Low Density Residential (R2) to allow the land to be merged with the western R2 -zoned lot, creating New Lot 120A (0.053 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/7/24, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal, but the Subdivision Map depicts the expansion of the asphalt parking lot to the new western boundary of New Lot 213A, increasing impermeable surface; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to the current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

1. The applicant and City are encouraged to consider the use of green infrastructure, such as permeable pavement and plantings installed along the western boundary of the commercial site, to reduce the stormwater runoff from the site to adjacent residential properties and improve stormwater quality.
2. The City is encouraged to require the removal of all parking from the Fenton Street right-of-way and install landscape strips and sidewalks to prevent the backing of cars into the right-of-way, increase pedestrian safety (particularly near the adjacent Elementary School), improve aesthetics, and reduce stormwater runoff from Quality Mechanical Services.

The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-275

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 213 & 215 Grand Avenue and 120 Fenton 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 Harbor Brook, a county owned drainage channel; and
- WHEREAS, the applicant is proposing a zone change on a strip parcel for a residential driveway from Mixed-Use Transition (MX-3) to Residential (R2); and
- WHEREAS, the Board is concurrently reviewing site plan and subdivision referrals (Z-24-274 and S-24-41) to install a fence around the enlarged commercial lot and convey a portion of land to an adjacent residential lot; and
- WHEREAS, the site is located in a transitional area between residential neighborhoods and commercial along major roads; Burnet Park is located across Grand Avenue to the north and Delaware Elementary School is across Fenton Street to the south; and
- WHEREAS, the site consists of a commercial parcel containing Quality Mechanical Services which has frontage along Grand Avenue to the north and Fenton Street to the south with buildings along the western parcel boundary, asphalt covering the remainder of the parcel, with driveways to both roads and parking along the eastern side and in the Fenton Street right-of-way; the vacant middle parcel has frontage on both streets and previously contained a residential house which has been recently demolished; the western parcel is a residential parcel along Fenton Street; and
- WHEREAS, per the Preliminary Plan Grand-Fenton Subdivision dated 7/25/24, the applicant is proposing splitting the vacant parcel and merging most of the lot with the Quality Mechanical Services parcel, creating New Lot 213A (0.453 acres) to allow additional parking for the business; a 12'x61.23' portion of the middle lot will be conveyed to the western residential parcel to allow construction of a driveway; the applicant is proposing a fence to be installed around the larger commercial property with gates allowing access to both Fenton Street and Grand Avenue; per the Subdivision Plan, the proposal allows for four new parking spaces for Quality Mechanical Services, but at least one parking space is shown to remain in the Fenton Street right-of-way; and
- WHEREAS, the applicant is proposing a zone change on the 12'x61.23' portion of land from Mixed-Use Transition (MX-3) to Low Density Residential (R2) to allow the land to be merged with the western R2 -zoned lot, creating New Lot 120A (0.053 acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/7/24, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal, but the Subdivision Map depicts the expansion of the asphalt parking lot to the new western boundary of New Lot 213A, increasing impermeable surface; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to the current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
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 has No Position regarding the proposed zone change, but offers the following comments about the expansion of Quality Mechanical services:

1. The applicant and City are encouraged to consider the use of green infrastructure, such as permeable pavement and plantings installed along the western boundary of the commercial site, to reduce the stormwater runoff from the site to adjacent residential properties and improve stormwater quality.
2. The City is encouraged to require the removal of all parking from the Fenton Street right-of-way and install landscape strips and sidewalks to prevent the backing of cars into the right-of-way, increase pedestrian safety (particularly near the adjacent Elementary School), improve aesthetics, and reduce stormwater runoff from Quality Mechanical Services.

The motion was made by Don Radke and seconded by Marty Masterpole. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-276

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Bimal Chander for the property located at 308 Gifford Street and Wyoming 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 West Street, a state-owned arterial; and
- WHEREAS, the applicant is requesting a special permit to establish a liquor store in a vacant tenant space on a 0.35-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a special permit referral (Z-19-112) to establish a restaurant within a convenience store; existing parking on the site was later approved; and
- WHEREAS, the Board is concurrently reviewing site plan referral (Z-24-277) for the proposed liquor store; and
- WHEREAS, the site contains an existing one-story concrete building that sits on 0.35 acres; the building has two tenant spaces; the tenant space intended for the liquor store is currently vacant but it is unclear if the other tenant space is currently occupied; an asphalt parking lot is located in the northwestern corner and the southern portion of the parcel facing Gifford Street; and
- WHEREAS, the site contains an existing one-story concrete building that sits on 0.35 acres; the building has two tenant spaces; the tenant space intended for the liquor store is currently vacant but it is unclear if the other tenant space is currently occupied; contains an asphalt parking lot in the northwestern corner and the southern portion of the parcel facing Gifford Street; and
- WHEREAS, per the referral notice, the applicant is proposing to transform the existing building into a liquor store with interior renovations and new signage; and
- WHEREAS, per the referral notice, there are 23 on-site parking spots in the existing parking lot with two access points, one on Gifford Street and one on Wyoming Street, both city streets; no changes to the existing parking lot are currently being proposed; and
- WHEREAS, a portion of the asphalt parking at the front, rear, and west sides of the building encroaches onto an adjacent parcel under common ownership and in the Wyoming Street and Gifford Street rights-of-way; and
- WHEREAS, per the referral notice the parking lot drains to the existing storm drains at the street; and
- WHEREAS, per GIS mapping, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; no changes to the existing infrastructure are

proposed; and

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

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 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per GIS mapping, there are existing sidewalks along the parcel's West Street, Gifford Street, and Wyoming Street frontages; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. 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 offers the following comment:

The City and the applicant are encouraged to work to enhance the urban pedestrian environment in this area by reducing impervious surface coverage on the site, installing planting strips along road frontages, and reducing driveway widths.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-277

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Bimal Chander for the property located at 308 Gifford Street and Wyoming 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 West Street, a state-owned arterial; and

WHEREAS, the applicant is proposing to establish a liquor store in a vacant tenant space on a 0.35-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and

WHEREAS, the Board previously offered No Position with Comment on a special permit referral (Z-19-112) to establish a restaurant within a convenience store; existing parking on the site was later approved; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-276) for this proposed liquor store; and

WHEREAS, the site contains an existing one-story concrete building that sits on 0.35 acres; the building has two tenant spaces; the tenant space intended for the liquor store is currently vacant but it is unclear if the other tenant space is currently occupied; an asphalt parking lot is located in the northwestern corner and the southern portion of the parcel facing Gifford Street; and

WHEREAS, the site contains an existing one-story concrete building that sits on 0.35 acres; the building has two tenant spaces; the tenant space intended for the liquor store is currently vacant but it is unclear if the other tenant space is currently occupied; contains an asphalt parking lot in the northwestern corner and the southern portion of the parcel facing Gifford Street; and

WHEREAS, per the referral notice, the applicant is proposing to transform the existing building into a liquor store with interior renovations and new signage; and

WHEREAS, per the referral notice, there are 23 on-site parking spots in the existing parking lot with two access points, one on Gifford Street and one on Wyoming Street, both city streets; no changes to the existing parking lot are currently being proposed; and

WHEREAS, a portion of the asphalt parking at the front, rear, and west sides of the building encroaches onto an adjacent parcel under common ownership and in the Wyoming Street and Gifford Street rights-of-way; and

WHEREAS, per the referral notice the parking lot drains to the existing storm drains at the street; and

WHEREAS, per GIS mapping, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Protection (WEP), the

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submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to Combined Sewer Overflow (CSO);

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 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per GIS mapping, there are existing sidewalks along the parcel's West Street, Gifford Street, and Wyoming Street frontages; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (Per EAF Mapper); and

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

The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. 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 offers the following comment:

The City and the applicant are encouraged to work to enhance the urban pedestrian environment in this area by reducing impervious surface coverage on the site, installing planting strips along road frontages, and reducing driveway widths.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-278

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Stumpbusters, Inc. for the property located at 9071-9073 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 48), a state highway; and
- WHEREAS, the applicant is proposing to construct an 8,400 sf office and storage building on a 5.0-acre parcel in a General Business zoning district; and
- WHEREAS, the Board previously recommended Modification of a subdivision referral (S-11-4) to split a 16.11-acre parcel into Lot 1 (3.40 acres) and Lot 2 (12.71 acres); the Board advised that the Onondaga County Health Department (OCHD) must accept or approve any existing or proposed septic system, the New York State Department of Transportation (NYSDOT) had to review access plans, and the municipality was encouraged to ensure the application had appropriate authorization for existing and proposed encroachments on the CSX property; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-42) to divide the 5-acre site from a 12.27-acre parcel; and
- WHEREAS, the site is located in a rural area characterized by low-density residential and large parcels containing woodlands or agriculture; and
- WHEREAS, the site has extensive frontage on Oswego Road (NYS Route 48) along the eastern boundary and is adjacent to CSX railroad tracks in the northeast corner of the site; the site has a building and parking lots belonging to Upstate Imports Auto Service Center in the northeast corner of the site; per aerial imagery from May 2024, the remainder of the site contains lawn and trees; and
- WHEREAS, per the Final Plat Allen Subdivision – Amended dated 7/14/24, the applicant is proposing to subdivide the parcel into Lot 2 (7.710 acres) and Lot 3 (5.000 acres); proposed Lot 2 will comprise the northern portion of the parcel and will contain the auto service business; proposed Lot 3 comprises the southern portion of the site; both lots have frontage on Oswego Road; and
- WHEREAS, per the Preliminary Site Plan dated 8/2024, the applicant is proposing to construct an 8,400 sf building to contain 2,400 sf of office and 6,000 sf of truck bays and storage area on proposed Lot 3; the building will be situated in the middle of the new lot with a 30'-wide driveway to Oswego Road, leading to an asphalt area providing access to the truck bays; 10 parking spaces are proposed for the northern and northeastern sides of the building; a gravel area will wrap the western and southern sides of the building; a lighted sign is shown on the southern side of the driveway entrance;
- ADVISORY NOTE: Per the New York State Department of Transportation, all

existing or proposed driveways on Oswego Road must meet Department requirements; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 2.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to the federally protected stream in the southwest corner of the lot; the Site Plan shows a stormwater management area to be placed along the rear, western boundary between the boundary and the proposed gravel area; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows a riverine federal wetland borders the southwestern boundary of proposed Lot 3; per EAF Mapper, this wetland is a federally regulated Class C stream (ID# 897-37); per the Subdivision Plat, the wetland encroaches on the southwestern corner of the lot, noting the wetland data is per US Fish and Wildlife Service National Wetland Inventory Map (undated) and further notes the “the map is in error as the stream in question is west and south of the surveyed site”; per the Site Plan, the proposed development does not appear to encroach on the mapped location of the federal wetland; ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, per the referral notice, a new individual well is proposed to serve the site will be located at the front of the building; and

WHEREAS, per the referral notice, a new individual septic system is proposed to serve the new building; the Site Plan depicts a septic tank to be installed near the northern side of the building with the leach field to be positioned north of the proposed gravel lot; ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; and

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

1. The applicant is required to coordinate Oswego Road 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 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, or as a condition of, municipal approval of the site plan.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-279

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Mayflower Renovation for the property located at 1030 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 Institute for Human Performance (SUNY Upstate), a state-owned facility; and
- WHEREAS, the applicant is proposing to renovate an existing hotel and convert it into 52 dwelling units on a 0.704-acre parcel in an Urban Core (MX-4) zoning district; and
- WHEREAS, the Board has previously reviewed multiple referrals concerning the redevelopment of the Mayflower Hotel and Collegian Hotel site; most recently, an administrative review of the subdivision referral (S-24-1) offered No Position regarding the split of the Mayflower site from the Collegian Hotel site; and
- WHEREAS, the site is located along East Genesee Street between downtown Syracuse and Syracuse University in an area characterized by a mix of commercial, medical buildings, apartment buildings, and university buildings; and
- WHEREAS, the site is a recently subdivided 0.704-acre lot containing the former Mayflower Hotel building, a driveway to East Genesee Street, and a portion of the rear parking lot shared with the Collegian Hotel; and
- WHEREAS, the applicant is proposing to convert the former hotel to a 52-dwelling unit building; per the local application, improvements will be made to the site entrance for residents, but the nature of these improvements are unclear; proposed Floor Plans included in the referral materials detail extensive interior renovations and changes to allow conversion of the building to an apartment building; no exterior changes to the site are detailed in the plans; and
- WHEREAS, included with the referral materials is a Parking, Access and Utility Easement Agreement between the site and the Collegiate Hotel (the Collegiate Hotel is described as "Scholar Syracuse LLC") allows shared uses including the Mayflower's use of 82 parking spaces on the Hotel's lot, the Mayflower allows the Hotel use of the driveway to East Genesee Street, and the Hotel allows the Mayflower access and use of the two Madison Street access drives, allowing rear ingress/egress from the shared parking lot; per the local application, the site will have 12 on-site parking spaces; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 8/29/24, 0.05 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 wastewater services and no changes to existing infrastructure are proposed, but the addition of 52 dwelling units may result in an increase in use;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734111, B00003, V00502) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, all three sites have completed remediation; and

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

The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. 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 offers the following comment:

The Board advises this project will need to be reviewed by the Syracuse Landmark Preservation Board (SLPB).

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-280

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Applebee's (Trees) / Penny Vergos for the property located at 3189 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to replace several trees that were removed without a permit on a 1.2-acre parcel containing an Applebees restaurant in a Business zoning district; and
- WHEREAS, the site is an existing restaurant along a highly commercialized section of Erie Boulevard East (NYS Route 5); the site has direct access to Erie Boulevard East and access to an adjacent plaza; the restaurant building is situated along the southeastern boundary of the parcel and surrounded on three sides by parking; and
- WHEREAS, per the referral materials, the applicant is proposing to replace trees “that were removed without permit”; images from Google StreetView from 2022 show mature trees along the site’s road frontage; per the Site Plan dated 8/9/24, the applicant is proposing to plant four Allegheny Service Berry trees along the site’s Erie Boulevard East frontage; no other site changes are proposed; and
- WHEREAS, per the referral, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing; and

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

The applicant must coordinate with the New York State Department of Transportation regarding the placement and variety of trees to be installed.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-281

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Mirabito Energy Products for the property located at Route 31 at Lawton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 31, a state highway, and the municipal boundary between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is requesting a special permit to allow a bank drive-thru as part of a proposed commercial site development on a 9.575-acre parcel in Highway Commercial (HC-1) and One-Family Residential (R-7.5) zoning districts; and
- WHEREAS, the Board previously recommended Modification of special permit referral and No Position with Comment on a zone change referral (Z-17-233 and Z-17-232) to allow a drive thru of a proposed convenience store and plans for a gas station; the Board advised the applicant to coordinate with and submit a lighting plan to the New York State Department of Transportation (NYSDOT); and
- WHEREAS, the Board is concurrently reviewing another special use permit (Z-24-282) to allow for a second drive thru in the proposed development at a coffee shop; referral for the actual construction of the shopping center and uses were not included; and
- WHEREAS, the site is located at the corner of Route 31, a state road, and Lawton Road, local road, at the Town of Clay and Cicero boundary; surrounding land uses are primarily residential subdivisions with numerous homes surrounding the site from the south and west; the mixed-use Tocco Villagio planned community is directly north of the site; the proposed Micron site will be located within a ½ mile of the site; and
- WHEREAS, the southern half of the site contains a stormwater basin for the Lawton Valley neighborhood; there are two current zoning designations on the parcel: HC-1 and R-7.5; the HC-1 takes up the northern portion of the parcel while the R-7.5 takes up the southern portion of the site; and
- WHEREAS, per the referral notice the applicant plans to transform the northern HC-1 portion of the parcel into a shopping plaza with several businesses including NBT Bank, Dunkin, a Mirabito gas station, and a Subway; the northwestern portion of the parcel is set aside for future commercial development; the site plan shows the southern portion of the parcel that is designated R-7.5 will remain undeveloped and continue to be used for stormwater drainage for the Lawton Valley neighborhood; the site plan depicts the two drive thrus, showing the exit of the bank drive thru adjacent to the entrance of the coffee shop drive thru, potentially creating conflicts between cars exiting one drive-thru and queuing for the other; and

- WHEREAS, the proposed project is expected to have 36 parking spaces; 4 charging stations for electric vehicles are shown on the site plans; the gas station pumps will be located on the frontage facing Route 31; the referral notice states that a traffic study will be incorporated in future plans; the proposed building is expected to be approximately 6,650 sf; and
- WHEREAS, full-access driveways to NYS Route 31 and Lawton Road are proposed; per the Site Plan, a Crabtree Lane abandonment cuts through the northern commercial portion of the site; sidewalks exist along the NYS Route 31 right-of-way;
ADVISORY NOTE: Any new or modified driveways and work within the State right-of-way require Highway Access and/or Work Permit from the New York State Department of Transportation; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 8/29/24, approximately 1.6 acres of impervious paved surface is proposed; of the parcel's 9.575 acres, 4.5 acres are expected to be disturbed by this project; per the topographic survey dated 4/6/2024, a drainage easement exists on the southern portion of the parcel that will remain undeveloped; on the northern portion of the parcel, a temporary drainage easement will be permanently defined upon future development of the commercial area;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The municipality is advised to ensure that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) and submitted them to the New York State Department of Environmental Conservation Bureau of Water Permits prior to issuance of a building permit; and
- WHEREAS, per the referral notice. A new connection to public drinking water is proposed to serve the site; per the EAF, the development is anticipated to require <1,000 gallons per day;
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, a new connection to the public sewers is proposed to serve the site; the site is located in the Oak Orchard Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/ project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and
- WHEREAS, per the site plans minor landscaping improvements are shown as a buffer between the parcel and the residential homes that surround the site; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent

municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The applicant is required to coordinate NYS Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a lighting plan and Traffic Impact Study (TIS) for full build out to meet Department Requirements and is required to contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must coordinate with the Onondaga County Department of Water Environment Protection regarding any extension of the public wastewater infrastructure prior to, or as a condition of, municipal approval.
3. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling an inspection of the premises and obtaining the appropriate permits for all plumbing installations. 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 offers the following comments:

1. The Town is encouraged to require extensive landscaping and screening to buffer the proposed commercial uses from the adjacent residential.
2. The applicant and municipality are encouraged to consider relocation of buildings to occur closer to road frontages and locate parking and pump islands to the rear of the buildings to improve community aesthetic along Route 31.
3. The Board encourages the addition of sidewalk connections from Route 31 to the building and to consider the addition of sidewalks along the Lawton Road frontage, as this area may be subject to additional growth and development in future years.
4. Consider pedestrian pathway connection from Wyandra Drive, to facilitate pedestrian traffic to the site from the adjacent neighborhood.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-282

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Mirabito Energy Products for the property located at Route 31 at Lawton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 31, a state highway, and the municipal boundary between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is requesting a special permit to allow a coffee shop drive-thru in a proposed shopping plaza on a 9.575-acre parcel in a Highway Commercial (HC-1) and One-Family Residential (R-7.5) zoning districts; and
- WHEREAS, the Board previously recommended Modification of special permit referral and No Position with Comment on a zone change referral (Z-17-233 and Z-17-232) to allow a drive thru of a proposed convenience store and plans for a gas station; the Board advised the applicant to coordinate with and submit a lighting plan to the New York State Department of Transportation (NYSDOT); and
- WHEREAS, the Board is concurrently reviewing another special use permit (Z-24-281) to allow for a second drive thru in the proposed shopping center at a bank; cases for the actual construction of the shopping center were not included; and
- WHEREAS, the site is located at the corner of Route 31, a state road, and Lawton Road, local road, at the Town of Clay and Cicero boundary; surrounding land uses are primarily residential subdivisions with numerous homes surrounding the site from the south and west; the mixed-use Tocco Villagio planned community is directly north of the site; the proposed Micron site will be located within a ½ mile of the site; and
- WHEREAS, the southern half of the site contains a stormwater basin for the Lawton Valley neighborhood; there are two current zoning designations on the parcel: HC-1 and R-7.5; the HC-1 takes up the northern portion of the parcel while the R-7.5 takes up the southern portion of the site; and
- WHEREAS, per the referral notice the applicant plans to transform the northern HC-1 portion of the parcel into a shopping plaza with several businesses including NBT Bank, Dunkin, a Mirabito gas station, and a Subway; the northwestern portion of the parcel is set aside for future commercial development; the site plan shows the southern portion of the parcel that is designated R-7.5 will remain undeveloped and continue to be used for stormwater drainage for the Lawton Valley neighborhood; the site plan depicts the two drive thrus, showing the exit of the bank drive thru adjacent to the entrance of the coffee shop drive thru,

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

E-mail Address: countyplanning@ongov.net

potentially creating conflicts between cars exiting one drive-thru and queuing for the other; and

WHEREAS, the proposed project is expected to have 36 parking spaces; 4 charging stations for electric vehicles are shown on the site plans; the gas station pumps will be located on the frontage facing Route 31; the referral notice states that a traffic study will be incorporated in future plans; the proposed building is expected to be approximately 6,650 sf; and

WHEREAS, full-access driveways to NYS Route 31 and Lawton Road are proposed; per the Site Plan, a Crabtree Lane abandonment cuts through the northern commercial portion of the site; sidewalks exist along the NYS Route 31 right-of-way; ADVISORY NOTE: Any new or modified driveways and work within the State right-of-way require Highway Access and/or Work Permit from the New York State Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/29/24, approximately 1.6 acres of impervious paved surface is proposed; of the parcel's 9.575 acres, 4.5 acres are expected to be disturbed by this project; per the topographic survey dated 4/6/2024, a drainage easement exists on the southern portion of the parcel that will remain undeveloped; on the northern portion of the parcel, a temporary drainage easement will be permanently defined upon future development of the commercial area;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land,

must be covered under the New York State SPDES II General Permit for Stormwater

Discharges from Construction Activity. The municipality is advised to ensure that the

applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) and submitted them to the New York State Department of Environmental Conservation Bureau of Water Permits prior to issuance of a building permit; and

WHEREAS, per the referral notice. A new connection to public drinking water is proposed to serve the site; per the EAF, the development is anticipated to require <1,000 gallons per day;

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, a new connection to the public sewers is proposed to serve the site; the site is located in the Oak Orchard Wastewater Treatment Plant service area;

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

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

WHEREAS, per the site plans minor landscaping improvements are shown as a buffer between the parcel and the residential homes that surround the site; and

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

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

1. The applicant is required to coordinate NYS Route 31 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a lighting plan and Traffic Impact Study (TIS) for full build out to meet Department Requirements and is required to contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must coordinate with the Onondaga County Department of Water Environment Protection regarding any extension of the public wastewater infrastructure prior to, or as a condition of, municipal approval.
3. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling an inspection of the premises and obtaining the appropriate permits for all plumbing installations. 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 offers the following comments:

1. The Town is encouraged to require extensive landscaping and screening to buffer the proposed commercial uses from the adjacent residential.
2. The applicant and municipality are encouraged to consider relocation of buildings to occur closer to road frontages and locate parking and pump islands to the rear of the buildings to improve community aesthetic along Route 31.
3. The Board encourages the addition of sidewalk connections from Route 31 to the building and to consider the addition of sidewalks along the Lawton Road frontage, as this area may be subject to additional growth and development in future

years.

4. Consider pedestrian pathway connection from Wyandra Drive, to facilitate pedestrian traffic to the site from the adjacent neighborhood.

The motion was made by Don Radke and seconded by Mike LaFlair. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - 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: October 02, 2024

OCPB Case # Z-24-283

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Cicero Town Board at the request of Town of Cicero 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 a local law to amend Chapter 210 of the Town Code in relation to Special Use Permits for massage services; and
- WHEREAS, per the proposed law, the intent of the changes is to “assist the Town of Cicero in preventing the operation of illicit businesses offering illegal sexual services under the guise of being legitimate massage service provides by requiring a special use permit for all businesses purporting to offer any form of massage therapy to the public”; and
- WHEREAS, Section 3. Legislative Findings details findings including that massage therapy “is a medical service that can offer numerous benefits for both physical and psychological conditions”, that NYS has a licensing system for massage therapists, and that some businesses “purporting to offer legitimate massage services” have been a cover for prostitution and some of the individuals “engaging in acts of prostitution at these establishments are victims of human trafficking”; and
- WHEREAS, per Section 3, the Town would like to impose requirements on “massage oriented businesses” to prevent illicit businesses from opening and ensure the professionals offering massage services are qualified; and
- WHEREAS, the Town is proposing to amend Chapter 210 of the Town Code by adding new Article XVI “Massage Therapy Businesses”; and
- WHEREAS, the term “Massage” will have an extensive definition including ”any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the body, flesh, or musculature with the hands or with the aid of any mechanical or electrical apparatus or appliance, with or without such supplementary aids such as rubbing alcohol, liniments, antiseptics, oils, powder, lotions, ointments, or other similar preparations for therapeutic, rehabilitative, relaxation, or other purposes”; the definition includes those who may practice massage including those who have been authorized to practice medicine, a barber who practices face and/or scalp massage, estheticians, cosmetologists, and “any other practice authorized by New York State law”; and
- WHEREAS, the proposed law also includes definitions for Massage Establishment, Massage Parlor, Massage Practitioner, Massage Therapy, and Massage Therapist; and
- WHEREAS, “Massage Parlor” is defined as an establishment where the “massage is

administered by one or more unlicensed massage practitioners;” or one that “holds itself out to offer massage service of any kind or nature and offers or provides services of a sexual nature for compensation, regardless of whether licensed massages services are also offered therein”; the proposed law prohibits Massage Parlors within the Town of Cicero and violators “shall by punished by a fine of \$1,000 or imprisonment for 30 days, or both”; and

WHEREAS, a Special Use Permit will be required, but a site plan and narrative will not be required as part of the Special Use Permit application; Special Use Permits will not be required for “a massage therapist licensed by the State of New York acting as the sole practitioner of massage therapy”; and

WHEREAS, additional Special Use Permit requirements in addition to those established in the Town Code will include a copy of the valid license to practice, detailed information regarding the applicant, partners in the business, if the applicant is a corporation, details of all officer, directors, or managers, and if the applicant is an LLC all members; information whether the practitioner has had their license or permit revoked or suspended and the circumstances surrounding such is also required; and

WHEREAS, the Special Use Permit may be suspended or revoked under circumstances including the arrest of one or more persons under particular circumstances, massage therapy being practiced by an unlicensed person, and for “alleged violations of this Chapter, any other relevant provision of Town Code, or any violation of any other federal, state, local, or county code, law, rule, or regulation on the premises, if such violation bears a reasonable nexus to public safety and/or the operation of such establishment”; and

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

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

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

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Town of Salina Town Board
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 9/25/2024
RE: Administrative Review – Development Moratorium
RECOMMENDATION: No Position

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

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

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

CASE NUMBER: Z-24-263
REFERRING BOARD: Town of Salina Town Board
DATE RECEIVED: 9/3/2024
TYPE OF ACTION: Local Law
APPLICANT: Town of Salina
LOCATION: Townwide

Project Summary:

The Town of Salina is proposing a six-month moratorium on the “siting, establishment, placement, installation, construction, erection, modification and/or enlargement of projects” within the Town’s Industrial (I-1) zoning district while the Town develops its Comprehensive Plan. Per the proposed law, this moratorium will allow the Town to develop regulations that will guide development within the Town’s Industrial districts. Per the Town’s zoning map, the Town’s Industrial-zoned parcels are concentrated on the east side of the Town between the municipal boundary with the City of Syracuse and the Thruway.

During the moratorium, the Town will not review or take action on site plan, special permit, major subdivision, and/or industrial subdivision applications or use or area variances located within the Industrial Districts. Applications for relief from the moratorium may be submitted to the Town Office of Planning and Development. Violations may result in a \$1,000 fine or imprisonment for up to 15 days.

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.

Recommendation: No Position