



Onondaga County Planning Board

October 06, 2021

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Ilana Cantrell
Robin Coon

GUESTS PRESENT

Sam Gordon
Sarah Krisch

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 06, 2021.

III. MINUTES & OTHER BUSINESS

Minutes from September 15, 2021 were submitted for approval. David Skeval made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

Allison Bodine welcomed everyone to the **Plan Onondaga** County Comprehensive Plan Update and introduced the consultants from Environmental Design and Research (EDR). EDR reviewed the key aspects of the comprehensive plan and updated the Advisory Committee on the progress (presentation attached).

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-21-62	CSyrPB	No Position	S-21-63	TCamPB	Modification
S-21-64	TClaPB	No Position With Comment	S-21-65	TOnoPB	No Position With Comment
S-21-66	TFabPB	No Position	S-21-67	CSyrPB	No Position With Comment
S-21-68	TCicPB	Modification	S-21-69	TClaPB	No Position
Z-21-284	TSkaTB	No Position	Z-21-287	CSyrPB	No Position With Comment
Z-21-288	CSyrPB	No Position With Comment	Z-21-289	TOnoPB	No Position With Comment
Z-21-290	VSkaVB	No Position	Z-21-291	TClaPB	No Position
Z-21-292	TOnoPB	No Position	Z-21-293	CSyrPB	No Position With Comment
Z-21-294	TCicZBA	No Position With Comment	Z-21-295	TClaZBA	No Position With Comment
Z-21-296	CSyrZBA	No Position	Z-21-297	TDewPB	Modification
Z-21-298	TLysTB	Modification	Z-21-299	TLysTB	Modification
Z-21-300	CSyrPB	No Position With Comment			



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # S-21-62

- 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 City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 438 & 440 Columbus Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a state-owned facility; and
- WHEREAS, the applicant is proposing to combine two parcels into one new parcel, Lot 11A (9,831 square feet), to allow for the expansion of the Gustav Stickley House in a Residential, Class B-1 (RB-1) zoning district; and
- WHEREAS, the Board recently offered no position for a use variance referral (Z-21-271) as part of the expansion project; and
- WHEREAS, the site is located in the City's Eastside neighborhood and contains the Gustav Stickley House, a Local Protected Site that is also listed on the National and State Registers of Historic Places; surrounding land uses are residential; and
- WHEREAS, the submitted resubdivision plan dated July 24, 2021 shows proposed Lot 11A has frontage on Columbus Avenue, a city street, and has an existing curb cut with driveway; a proposed addition will be constructed at the rear of the Gustav Stickley House; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 27, 2021, a use variance was granted in 2017 allowing establishment of a museum, 4 guest rooms, and 2 apartments at the Gustav Stickley House as part of a renovation project for the property; the requested use variance modification (Z-21-271) is intended to allow for a museum, 5 guest rooms, and 1 apartment as Phase 2 of property renovations; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # S-21-63

- 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 Camillus Planning Board at the request of Thomas Kehoskie for the property located at 3220 Armstrong Road & 113 Big Bend Way; 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 Armstrong Road (Route 164), a county highway; and
- WHEREAS, the applicant is proposing a subdivision and lot line adjustment between two parcels to create three new lots, Lot 3A-1 (1.05 acres), Lot 3A-2 (1.44 acres) and Lot 19 (0.44 acres), in a Residential (R-3) zoning district; and
- WHEREAS, the site is located at the edge of a residential neighborhood, Country Oaks; aerial imagery dated May 2021 and the submitted subdivision plan dated September 8, 2021 show the site includes two adjacent residential lots, one with frontage on Armstrong Road and the other with frontage on Big Bend Way, a local road; and
- WHEREAS, the proposed subdivision is intended to create a new building lot, Lot 3A-1 (1.05 acres), to be subdivided from the lot on Armstrong Road; the remainder of which is shown as Lot 3A-2 (1.44 acres) containing an existing house, detached shed, and driveway onto Armstrong Road; and
- WHEREAS, the lot on Big Bend Way, Lot 19 (0.44 acres), contains an existing house, rear deck, above ground pool, and driveway; 0.05 acres of Lot 19 will be transferred to the new building lot in a lot alteration; and
- WHEREAS, the plan shows a driveway onto Armstrong Road on the new building lot, though it does not appear in aerial imagery;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Armstrong Road must meet Department requirements; any proposed or future driveways will require highway access and work permits and will be subject to the availability of sight distance; and
- WHEREAS, the house on Armstrong Road is served by public drinking water and an individual septic system, while the house on Big Bend Way is served by public drinking water and sewers; any development on the new building lot will require its own drinking water and wastewater services; the new lot will presumably connect to public sewerage as a 20' wide proposed sewer easement is shown on Lots 19 and 3A-1; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area, which is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) per the Onondaga County Department of Water Environment Protection;
ADVISORY NOTE: per the Onondaga County Department of Water

Environment Protection, development of proposed Lot 3A-1 may be subject to a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that almost the entirety of Lot 3A-1 (1.05 acres) is wooded; 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 Health Department's Bureau of Public Health Engineering and the Department of Water Environment Protection to discuss sewage disposal plans. Any sewer line extensions must be approved by both departments prior to, or as a condition of, municipal approval of the subdivision.

The Board also offers the following comment:

The Town is encouraged to consider any long-term plans for extending public sewerage in this area, which may benefit from establishment of a public sewer easement as part of the subdivision process.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # S-21-64

- 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 Great Northern Mall Holding / Great Northern Subdivision 2 for the property located at 4155 NYS Route 31; 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 Route 481 and Route 31, both state highways, and Morgan Road (Route 46) and VerPlank Road (Route 141), both county highways; and
- WHEREAS, the applicant is proposing to subdivide a 126.86-acre parcel into two new parcels, New Lot 4155A (120.98. acres) and New Lot 4155C (5.823 acres), in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-291) to establish a Dunk & Bright retail furniture store in the vacant Macy's building at Great Northern Mall; the Board has reviewed a number of past referrals for the Great Northern Mall property, including the creation of a new outparcel and subsequent renovation of a vacant store for a storage facility (S-19-66, Z-19-258), development of a new IHOP restaurant on a vacant outparcel (Z-19-187, Z-19-209), and other various uses of the parking lot (Z-19-40, Z-19-256); and
- WHEREAS, the Great Northern Mall site has frontage on NYS Route 31 and VerPlank and Morgan Roads; surrounding land uses are primarily commercial; the site abuts I-481 to the west; aerial imagery shows the site contains a large one-story building, Great Northern Mall, surrounded on all sides by a large asphalt parking lot; there are three outparcels that occur within the mall site, each containing a former anchor store of the mall and a portion of the parking lot; and
- WHEREAS, the submitted subdivision plan dated June 3, 2021 shows proposed New Lot 4155C (5.823 acres) will contain an existing outbuilding, Great Outdoors RV Superstore, on the western side of the site with its own associated parking lot; the remainder of the site will be New Lot 4155A (20.980 acres); and
- WHEREAS, there is an existing internal road network that encircles Great Northern Mall, to remain; access to New Lot 4155C comes from the internal road network; the mall site has two full access driveways onto Route 31, each occurring at a traffic signal, and an additional driveway onto Morgan Road to the west; no changes to the existing driveways are proposed; and
- WHEREAS, the submitted subdivision plans show a number of easements and rights-of-way on the site, including a 300' wide right-of-way to the Power Authority of the State of New York on lands containing overhead utility lines on the north side of the site; there is a sanitary sewer easement crossing the parking area of New Lot 4155C; and

- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows potential riverine federal wetlands on the eastern half of the site; the existing Great Northern Mall building and parking lots appear to encroach on the wetland area; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears there are minimal wooded areas on the site; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The Town is encouraged to explore planning and zoning options for the future of the Great Northern mall site and outparcel areas, as it is transitioning from a traditional shopping mall to more varied land uses and tenant types. Continued subdivision and fragmented ownership of parcels may ultimately impede redevelopment options for a significant site such as this.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # S-21-65

- 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 Onondaga Planning Board at the request of Michael W. Glover for the property located at Velasko 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 Velasko Road (Route 130) and McDonald Road (Route 222), both county highways, and Hillbrook Juvenile Detention Center, a county-owned facility; and
- WHEREAS, the applicant is proposing to subdivide a 40.87-acre parcel into two new lots, New Lot 1 (20.436 acres) and New Lot 2 (20.436 acres), in a Residential (R-1) zoning district; and
- WHEREAS, the vacant site has frontage on Velasko Road and is wooded; surrounding land uses are a mix of residential, civic and community land uses, including Santaro Park (a town park), a retirement community, Hillbrook Juvenile Detention Center, and parts of the Onondaga Community College campus; and
- WHEREAS, the submitted subdivision plan dated June 11, 2021 shows the site will be split into two equal lots, with New Lot 1 (20.436 acres) to the north and New Lot 2 (20.436 acres) to the south; two proposed driveways onto Velasko Road are shown, one for each lot;
ADVISORY NOTE: the proposed driveways onto Velasko Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, no development plans are indicated; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, which is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) per the Onondaga County Department of Water Environment Protection;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any future development of the proposed lots will be subject to a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, Furnace Brook, a classification C(TS) stream, runs along the northern lot line of the site and will be contained on New Lot 1; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # S-21-66

- 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 Fabius Planning Board at the request of Helen Burt for the property located at 1700 Pompey Center 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 Pompey Center Road (Route 11), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 51.17-acre parcel into two new lots, Proposed Lot 1 (11.372 acres) and Proposed Lot 2 (39.802 acres), in an Agriculture (A-1) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per the submitted Agricultural Data Statement, 30 acres of the site is currently being farmed; and
- WHEREAS, the site has frontage on Pompey Center Road and contains an existing one-story house, three sheds, two barns, and two driveways, which will all be contained on Proposed Lot 1 (11.372 acres); the remainder of the site is undeveloped with several farm fields and will be Proposed Lot 2 (39.802 acres); there is an existing gravel farm road serving Lot 2; and
- WHEREAS, correspondence with the Onondaga County Department of Transportation was included with the referral materials, which indicates no new driveways or changes to access are proposed;
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Pompey Center Road must meet Department requirements; any future driveways will require highway access and work permits and will be subject to the availability of sight distance; and
- WHEREAS, per the local application, Proposed Lot 2 will be joined with an adjacent 41.54-acre parcel at the rear of the site by a lot line adjustment; and
- WHEREAS, the site is served by an existing individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, principal aquifers and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # S-21-67

- 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 City of Syracuse Planning Commission at the request of St. Joseph's Center Properties, Inc. for the property located at 609-621 North Townsend Street & 103 Union Avenue Rear; 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 Route 81 and Route 690, both state highways; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, New Lot 7K (0.948 acres), in a Planned Institutional Development (PID) zoning district; and
- WHEREAS, the Board is concurrently reviewing two other authorization (Z-21-287, Z-21-288) referrals for Project Plan Review and to modify the PID as part of the proposed project; the Board has reviewed several referrals regarding St. Joseph's Hospital Planned Institutional District (PID), including a project site review referral (Z-17-397) to establish a heliport and construct an enclosed ramp on the roof of an existing building, a site plan referral (Z-13-160) to add a rain garden, a site plan referral (Z-13-161) to add a monument sign, a project site review referral (Z-13-197) to install a gas turbine, and an other authorization referral (Z-14-17) to install backlit signage, with all proposed projects intended for the subject parcel; and
- WHEREAS, the site is located along North State Street, a city-owned portion of NYS Route 11, in the Northside neighborhood of the City of Syracuse; St. Joseph's Hospital facility occurs on multiple parcels with frontage on North Townsend Street, Butternut Street, Union Avenue, Prospect Avenue, Hickory Street, and Willow Street, all city streets; the PID for St. Joseph's Hospital includes 25 parcels, though there are additional parcels nearby that are owned by the hospital and occur outside the PID; and
- WHEREAS, per the Resubdivision Plat dated September 16, 2021, the proposed project will occur on two parcels in the PID, to be combined into New Lot 7K (0.948 acres); the new lot has frontage on North Townsend Street and contains an existing building that includes part of the Physicians Office Building and a multi-level parking garage; per the local application, the parking garage use will be eliminated and the Physicians Office Building will be expanded from 39,400 SF to 125,000 SF within the current building footprint on the site; the structure will be increased to 7 stories and be used for the hospital's new Women's Services Building; and
- WHEREAS, per the local application, the parking garage has not been used for the past two years and was recently replaced by a new parking garage constructed on a separate parcel in the PID; the PID Map indicates total required parking by zoning is 648 spaces and the total provided is 2,576 spaces; and

WHEREAS, the submitted Layout Plan dated July 28, 2021 shows two proposed curb cuts onto North Townsend Street, allowing for a one-way access road with drop-off at the front of the building; there will be an 11-space parking lot on the side of the building and concrete sidewalks along the frontage of the site and generally around the perimeter of the building; the submitted Planting Plan shows new street trees will be planted along North Townsend Street; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 2, 2021, 1.08 acres of the site will be disturbed by the proposed project; on-site stormwater management will include infiltration practices to reduce stormwater runoff, including trenches and sub-surface chamber storage with overflow to the municipal storm system;

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

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

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is southeast of the North Salina Street Historic District which is listed on the National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of four sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588, E734109); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # S-21-68

- 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 Cicero Planning Board at the request of Leslieanne Associates, Inc. (Mike Bragman, Sr.) for the property located at Lakeshore 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 Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is proposing a 45-lot cluster subdivision on a 64.8-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-21-11) to change the zoning of the subject parcel from Agricultural to Residential (R-12) to allow for future development of 120 single-family homes; the Board provided comments to be considered for the next phase of development, including required coordination with the Onondaga County and New York State Departments of Transportation to ensure the proposed subdivision will not have significant traffic impacts, and coordination with the Onondaga County Health Department and Department of Water Environment Protection regarding extension of public wastewater infrastructure; the Board also encouraged the Town and applicant to explore opportunities for cross-connections to neighboring subdivisions, ensure a development plan that minimizes impacts to wetland and floodplain areas, and ensure appropriate and sustained maintenance and funding for stormwater management facilities serving the subdivision; and
- WHEREAS, the vacant parcel has frontage on Lakeshore Road and is situated between two suburban-style residential developments, Eldan Meadow to the west and Wallington Meadows (S-04-119, S-16-73, S-18-27, S-18-63) to the east; aerial imagery dated May 2021 shows active farmland on a portion of the parcel and roughly 16.5 acres of forested land at the rear of the site; and
- WHEREAS, per the submitted 278 Cluster Sketch Plan dated November 11, 2020, last revised September 22, 2021, the frontage of the site is restricted by a 300' wide easement to the Power Authority of the State of New York and existing overhead utility lines; the site also contains four mapped wetland areas totaling 5.359 acres, which were flagged by Delta Engineers, Architects & Land Surveyors on November 6, 2020; Wetland "A" appears to occur in the wooded area at the rear of the parcel, while Wetlands "B", "C", and "D" are at the front of the site and further limit access to Lakeshore Road; a fifth wetland area, Wetland "I" (0.07 acres), is also shown near the front of the site and appears to be excluded from the total wetland area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 23, 2021, single-family housing is a permitted use in the current Agricultural

zoning district; approval of the previously requested zone change (Z-21-11) was not passed by the Town, according to Town Meeting Minutes dated May 26, 2021; instead, the project will be applying NYS 278 Town Law for clustering to allow for 45 lots with a minimum lot area of 20,000 SF and 17.8 acres of deed restricted open space; the submitted Sketch Plan shows an alternative 45-lot layout with lots one acre in size or larger, demonstrating that the lot number conforms to the Agricultural zoning district requirements; and

WHEREAS, per the EAF, the project will be completed in 3 phases with 12-18 lots as part of the initial phase; the 278 Cluster Sketch Plan shows lots ranging from 0.47 acres to 3.04 acres; the open lands will occur generally around the perimeter of the site, with larger areas at the front and rear of the parcel where the wetland areas are delineated; per the plan, the open lands are subject to utilities and stormwater management areas; open lands appear to be included within the lot boundaries of some of the proposed lots and are not depicted as separate parcels; per the plan, lot area calculations exclude wetlands, open space, and transmission lines; and

WHEREAS, per the plan, no access to Lakeshore Road is proposed; the subdivision will be served by 3,555 feet of new roads with access via cross access connections to the Eldan Meadow subdivision via Farm Gate Path and Catspaw Terrace; Eldan Meadow has outlets to Lakeshore Road, South Bay Road, and NYS Route 31; no cross-connections to Wallington Meadows are shown; a traffic study dated September 28, 2021 was included with the referral materials; trip generation estimates for the proposed subdivision predict 8 entering vehicles and 24 exiting vehicles during the peak morning hour and 28 entering vehicles and 16 exiting vehicles during the peak evening hour; increases in traffic volumes on adjacent streets are expected to be minimal as new trips will be dispersed among multiple roadways; and

WHEREAS, per the EAF, less than 1/10-acre wetland disturbance is anticipated; the EAF notes that a nationwide permit will be required for the disturbance and include any mitigation as may be determined by the U.S. Army Corps of Engineers;

ADVISORY NOTE: any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers; per the plan, Wetland "I" appears to be the wetland area that will be impacted by the proposed project; and

WHEREAS, per the EAF, 39.9 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is located in an area that has access to public drinking water and sewers, which ultimately flow to the Brewerton Wastewater Treatment Plant; new municipal connections to both are proposed; per the EAF, anticipated water usage and liquid waste generation are each estimated at 18,000 gallons per day; drinking water lines and sanitary sewer lines will be run along the proposed road network to serve the new lots;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department early in the planning process to determine the activities and

structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office early in the planning process to determine sewer availability and capacity; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Transportation (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 of the subdivision.

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 of the subdivision.

The Board also offers the following comments:

1. To better meet the intentions of a cluster subdivision, the Town is encouraged to require all open space lands to be separated onto non-residential parcels and held by a Homeowner's Association (HOA) or the Town, and/or an easement held and reinforced by the Town. Adequate access should be provided to the open space lands for monitoring and/or maintenance and neighborhood use through easements and set asides between parcels for pedestrians.

2. The Town and applicant are advised that compliance with Section 10 of the Onondaga County Right of Way Designation Law (Local Law # 5-1972) is required for any new streets/street names, and the subdivision map must be modified to reflect approved street names prior to subdivision filing. Any extension of an existing right-of-way should continue the current street name.

The applicant should contact Rachel Woods at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of street names and addresses prior to filing the subdivision.

3. Given the wetland areas on site and proximity of the development to a watercourse and nearby floodplains, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) limit the creation of building lots to the north side of the existing tree line, and 3) retain more open land to buffer wetland areas.

4. The Board recommends that the Town ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of any stormwater management facilities to serve the subdivision. Potential strategies may include separating such areas onto non-residential parcels, to be owned and maintained by a Homeowner's Association (HOA) or the Town and establishing adequate easements to allow for access to such facilities and preservation of restricted lands. Failure to do so will create ongoing drainage issues.

5. The Town and applicant must ensure the project meets requirements for fire safety and emergency vehicle access.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # S-21-69

- 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 Karen Pechin for the property located at Fancher 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 New York State Canal Lands; and
- WHEREAS, the applicant is proposing to subdivide a 44.443-acre parcel into two new lots, New Lot 1 (5.0 acres) and New Lot 2 (39.443 acres), in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the vacant site is located in a rural area at the northern end of the Town; the site has frontage on Fancher Road, a local dead-end road; surrounding land uses include low-density residential lots and undeveloped lands; and
- WHEREAS, the submitted subdivision plan dated June 10, 2021 shows proposed New Lot 1 (5.00 acres) with 544.85' of frontage on Fancher Road and New Lot 2 (39.443 acres) with two frontages (735.97' and 119.19'); both lots appear to meet the regulations of the RA-100 zoning district; and
- WHEREAS, the site does not have access to public drinking water or sewers and is located outside the Onondaga County Sanitary District; per the referral notice, no drinking water or wastewater services are proposed; per the subdivision plan, "Lot Nos. 1 and 2 are not residential building lots under Onondaga County Health Department subdivision regulations and therefore are not approved by that department for residential use. Individual sewage disposal plans must be approved by the health department prior to conversion to residential building lots and issuance of a building permit"; and
- WHEREAS, GIS mapping shows the site may contain a riverine federal wetland, which appears to be contained on New Lot 2; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site is located near the New York State Barge Canal 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
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-284

- 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 Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 3 of 2021 amending Chapter 148 "Zoning" of the Code of the Town of Skaneateles; and
- WHEREAS, the proposed amendment will update §148-8-9 which regulates nonconforming lots; under this section, any lot in any zoning district, which was created prior to December 7, 2005 and complied with the area, density, or dimensional requirements at the time it was created but no longer complies, will not be subject to a variance provided certain criteria are met; additional circumstances where a variance will not be required are also laid out; and
- WHEREAS, §148-8-9 further stipulates that "A lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit granted by the Planning Board...If the proposed redevelopment reduces impermeable surface coverage to bring it into compliance with impermeable surface coverage requirements for conforming lots, no special permit pursuant to this section shall be required"; this paragraph will be amended, adding "For the purpose of this §148-8-9F, redevelopment of a lot specifically excludes alteration of paved surfaces and driveways which reduces impermeable surface coverage"; and
- WHEREAS, per §148-8-9, the Town has a Land and Development Rights Acquisition (DRA) Fund that facilitates the purchase of development rights or conservation easements to protect undeveloped land in the Skaneateles Lake Watershed; monetary contributions are made to the DRA Fund to offset nonconforming lots that exceed impermeable surface coverage; §148-8-9F will be amended, adding "Where a monetary contribution has previously been made pursuant to §148-8-9F (2) above concerning a redeveloped lot, if the applicant or a successor in interest seeks subsequent redevelopment of the lot, credit for the prior contributions will be applied toward the total monetary contribution required for future development"; and
- WHEREAS, the proposed local law will further amend §148-8-9, removing the Planning Board authority to increase nonconforming impermeable surface coverage on a lot where such increase is necessary for public health or safety; 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 Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-287

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of St. Joseph's Center Properties, Inc. for the property located at 609-621 North Townsend Street & 103 Union Avenue Rear; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 81 and Route 690, both state highways; and
- WHEREAS, the applicant is requesting a St. Joseph's Hospital Planned Institutional Development (PID) Project Plan Review for the new Women's Services Building on 1.08 acres; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-21-67) and an other authorization referral (Z-21-288) to modify the PID as part of the proposed project; the Board has reviewed several referrals regarding St. Joseph's Hospital Planned Institutional District (PID), including a project site review referral (Z-17-397) to establish a heliport and construct an enclosed ramp on the roof of an existing building, a site plan referral (Z-13-160) to add a rain garden, a site plan referral (Z-13-161) to add a monument sign, a project site review referral (Z-13-197) to install a gas turbine, and an other authorization referral (Z-14-17) to install backlit signage, with all proposed projects intended for the subject parcel; and
- WHEREAS, the site is located along North State Street, a city-owned portion of NYS Route 11, in the Northside neighborhood of the City of Syracuse; St. Joseph's Hospital facility occurs on multiple parcels with frontage on North Townsend Street, Butternut Street, Union Avenue, Prospect Avenue, Hickory Street, and Willow Street, all city streets; the PID for St. Joseph's Hospital includes 25 parcels, though there are additional parcels nearby that are owned by the hospital and occur outside the PID; and
- WHEREAS, per the Resubdivision Plat dated September 16, 2021, the proposed project will occur on two parcels in the PID, to be combined into New Lot 7K (0.948 acres); the new lot has frontage on North Townsend Street and contains an existing building that includes part of the Physicians Office Building and a multi-level parking garage; per the local application, the parking garage use will be eliminated and the Physicians Office Building will be expanded from 39,400 SF to 125,000 SF within the current building footprint on the site; the structure will be increased to 7 stories and be used for the hospital's new Women's Services Building; and
- WHEREAS, per the local application, the parking garage has not been used for the past two years and was recently replaced by a new parking garage constructed on a separate parcel in the PID; the PID Map indicates total required parking by

zoning is 648 spaces and the total provided is 2,576 spaces; and

WHEREAS, the submitted Layout Plan dated July 28, 2021 shows two proposed curb cuts onto North Townsend Street, allowing for a one-way access road with drop-off at the front of the building; there will be an 11-space parking lot on the side of the building and concrete sidewalks along the frontage of the site and generally around the perimeter of the building; the submitted Planting Plan shows new street trees will be planted along North Townsend Street; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 2, 2021, 1.08 acres of the site will be disturbed by the proposed project; on-site stormwater management will include infiltration practices to reduce stormwater runoff, including trenches and sub-surface chamber storage with overflow to the municipal storm system;

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

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

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is southeast of the North Salina Street Historic District which is listed on the National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of four sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588, E734109); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-288

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of St. Joseph's Center Properties, Inc. for the property located at 609-621 North Townsend Street & 103 Union Avenue Rear; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 81 and Route 690, both state highways; and
- WHEREAS, the applicant is proposing to modify the St. Joseph's Hospital Planned Institutional Development (PID) for the new Women's Health Services building on 1.08 acres; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-21-67) and an other authorization referral (Z-21-287) for Project Plan Review of the PID as part of the proposed project; the Board has reviewed several referrals regarding St. Joseph's Hospital Planned Institutional District (PID), including a project site review referral (Z-17-397) to establish a heliport and construct an enclosed ramp on the roof of an existing building, a site plan referral (Z-13-160) to add a rain garden, a site plan referral (Z-13-161) to add a monument sign, a project site review referral (Z-13-197) to install a gas turbine, and an other authorization referral (Z-14-17) to install backlit signage, with all proposed projects intended for the subject parcel; and
- WHEREAS, the site is located along North State Street, a city-owned portion of NYS Route 11, in the Northside neighborhood of the City of Syracuse; St. Joseph's Hospital facility occurs on multiple parcels with frontage on North Townsend Street, Butternut Street, Union Avenue, Prospect Avenue, Hickory Street, and Willow Street, all city streets; the PID for St. Joseph's Hospital includes 25 parcels, though there are additional parcels nearby that are owned by the hospital and occur outside the PID; and
- WHEREAS, per the Resubdivision Plat dated September 16, 2021, the proposed project will occur on two parcels in the PID, to be combined into New Lot 7K (0.948 acres); the new lot has frontage on North Townsend Street and contains an existing building that includes part of the Physicians Office Building and a multi-level parking garage; per the local application, the parking garage use will be eliminated and the Physicians Office Building will be expanded from 39,400 SF to 125,000 SF within the current building footprint on the site; the structure will be increased to 7 stories and be used for the hospital's new Women's Services Building; and
- WHEREAS, per the local application, the parking garage has not been used for the past two years and was recently replaced by a new parking garage constructed on a separate parcel in the PID; the PID Map indicates total required parking by

zoning is 648 spaces and the total provided is 2,576 spaces; and

WHEREAS, the submitted Layout Plan dated July 28, 2021 shows two proposed curb cuts onto North Townsend Street, allowing for a one-way access road with drop-off at the front of the building; there will be an 11-space parking lot on the side of the building and concrete sidewalks along the frontage of the site and generally around the perimeter of the building; the submitted Planting Plan shows new street trees will be planted along North Townsend Street; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 2, 2021, 1.08 acres of the site will be disturbed by the proposed project; on-site stormwater management will include infiltration practices to reduce stormwater runoff, including trenches and sub-surface chamber storage with overflow to the municipal storm system;

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

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

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is southeast of the North Salina Street Historic District which is listed on the National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of four sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588, E734109); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-289

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Planning Board at the request of Park Outdoor Advertising for the property located Between Jamesville Ave and Route 481; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 481, a state highway, Rock Cut Road (Route 103), a county highway, Onondaga County Resource Recovery Agency (OCRRA), a county-owned facility, and the municipal boundaries between the Town of Onondaga and the Town of Dewitt and the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to install solar LED lighting on an existing off-premise sign on a 6.09-acre parcel in a Light Industrial (LI) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a site plan referral (Z-17-476) to install (3) off-premise signs on the subject parcel; previously, the Board recommended disapproval of a use variance referral (Z-06-128) proposing to erect three single pole advertising signs on the subject parcel and cited concerns that the granting of a use variance would undermine the integrity of the Town zoning ordinance and the proposed signs would alter the character of the surrounding area; the Town was encouraged to establish billboard sign regulations; in 2007, the Town approved a local law that incorporated regulations for off-premise signs; and
- WHEREAS, the site consists of a long, narrow parcel situated between Jamesville Avenue, a local road, and I-481 in the Town of Onondaga; the parcel is owned by the Onondaga County Industrial Development Authority and contains a railroad line operated by Susquehanna and Western Railroad; the site is adjacent to two parcels to the north owned by Syracuse University; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 2, 2021, there are (6) existing monopole billboard structures on the parcel, three of which have electric service; the remaining three do not have electric service; the proposed solar installation is intended to provide illumination for one of the billboards without electric service; and
- WHEREAS, per the submitted survey, the subject billboard is the second billboard from the west and is a v-shaped billboard with two signs mounted to a single base; the EAF indicates the proposed solar installation will include (2) 19" x 6' panels on one solar mount, which appears will be attached to the billboard structure; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no services are proposed as part of the project; and

- WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site is located near the following natural communities: Maple-Basswood Rich Mesic Forest, Calcareous Talus Slope Woodland, and Calcareous Cliff Community (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
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

Signage and outdoor advertising along state highways is regulated under federal and state law. The applicant and municipality are advised to ensure the appropriate approvals and permits are obtained from the New York State Department of Transportation for the proposed signage prior to, or as a condition of, Town approval of the site plan.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-290

- 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 Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law #3 of 2021 to amend Chapter 212 ("Vehicles and Traffic"), Article III ("Parking, Standing and Stopping"); and
- WHEREAS, per the proposed local law, Section 212-17 entitled "Parking Prohibited During Certain Hours" will be amended by adding the following regulation: "The parking of vehicles is hereby prohibited from 9:00 a.m. to 5:00 p.m., Monday through Friday, in one parking space directly in front of the Presbyterian Manor, 49 West Genesee Street"; and
- WHEREAS, per the proposed local law, Section 212-21 entitled "Handicapped Parking By Person whose Vehicle Has A Valid Handicapped Parking Permit" will be amended by adding the following regulation: "One parking space for the handicapped shall be reserved at the first metered parking space immediately west of 18 West Genesee Street, on the north side"; 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 Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-291

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Clay 4081 Route 31, LLC for the property located at 4155 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 481 and Route 31, both state highways; and
- WHEREAS, the applicant is proposing to establish a Dunk & Bright retail furniture store in the vacant Macy's building at the Great Northern Mall located on an 11.117-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-21-64) to create a new parcel at Great Northern Mall, containing an outbuilding for an RV sales business and its associated parking area; the Board has reviewed a number of past referrals for the Great Northern Mall property, including the creation of a new outparcel and subsequent renovation of a vacant store for a storage facility (S-19-66, Z-19-258), development of a new IHOP restaurant on a vacant outparcel (Z-19-187, Z-19-209), and other various uses of the parking lot (Z-19-40, Z-19-256); and
- WHEREAS, the Great Northern Mall site has frontage on NYS Route 31 and VerPlank and Morgan Roads, both county roads; surrounding land uses are primarily commercial; the site abuts I-481 to the west; aerial imagery shows the site contains a large one-story building, Great Northern Mall, surrounded on all sides by a large asphalt parking lot; there is an existing outbuilding, Great Outdoors RV Superstore, on the western side of the site with its own associated parking lot; and
- WHEREAS, Great Northern Mall has three outparcels that occur within the mall site, each containing a former anchor store of the mall and a portion of the parking lot; the proposed Dunk & Bright is intended for the former Macy's outparcel and will occupy the existing tenant space; and
- WHEREAS, there is an existing internal road network that encircles Great Northern Mall, to remain; access to the outparcel comes from the internal road network; the mall site has two full access driveways onto Route 31, each occurring at a traffic signal, and an additional driveway onto Morgan Road to the west; no changes to the existing driveways are proposed; and
- WHEREAS, proposed signage will include two new walls signs, one 315 SF mounted on the west elevation of the building and one 193 SF sign mounted on the south elevation facing Route 31; no site modifications are proposed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears there are minimal trees on the site, primarily in landscape beds and landscape islands; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-292

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Planning Board at the request of Peter Delaney for the property located at 3633 West Seneca Turnpike; 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 Seneca Turnpike (Route 175), a state highway, Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 30' x 100' greenhouse on a 17-acre parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding residential and agricultural land uses; the site and lands to the east are enrolled in NYS Agricultural District 1 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials;
ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, the submitted Site Layout shows the site has frontage on West Seneca Turnpike and Kasson Road and contains existing structures, including four barns, a farm store, and a greenhouse, for Delaney Farms; the site has a gravel lot for customer parking with unrestricted access to Kasson Road; and
- WHEREAS, per the Site Layout, the proposed greenhouse (30' x 100') will be constructed adjacent to the other farm structures; and
- WHEREAS, the site has access to public drinking water and is located outside of the Onondaga County Sanitary District; per the Onondaga County Department of Finance Office of Real Property Services, the site does not have existing wastewater services; no drinking water or wastewater services are proposed as part of the project;
ADVISORY NOTE: the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for any plumbing installations; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-293

- 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 Michele Roesch for the property located at 1331 and 1216-1230 West Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel, and the Onondaga County Board of Elections, a county office building; and
- WHEREAS, the applicant is proposing building renovations and site changes for a restaurant expansion at 1331 West Fayette Street (Business, Class A zoning district) and proposed off-site parking within 500' at 1216-1230 West Fayette Street (Industrial, Class A zoning district); and
- WHEREAS, in 2019, the Board offered no position with comment for a project site review referral (Z-19-303) to alter the façade of an existing motor vehicle repair facility on one of the subject parcels; and
- WHEREAS, the site consists of two parcels located approximately 500' apart in the City's Westside neighborhood; surrounding uses are a mix of commercial, residential, and industrial; and
- WHEREAS, the submitted survey and site plan show the westernmost parcel is a triangular-shaped lot that has frontage on South Wilbur Avenue and West Fayette Street, both city streets, and contains an existing one- to two-story building; there are existing sidewalks along both frontages, with a section along Wilber Avenue to be repaired; per the site plan and floor plans, the building will be renovated to expand a restaurant use from the first floor to the second floor and add a rooftop level; a dumpster/trash area with screen wall is proposed along the South Wilbur Avenue frontage and two new outdoor patio areas are shown adjacent to West Fayette Street, all of which appear to encroach into the city rights-of-way; an Encroachment Permit Application was included with the referral materials; and
- WHEREAS, on the westernmost parcel, third floor/rooftop modifications are shown to include building additions for stairs, storage, and an elevator/elevator lobby area; there will also be a rooftop bar, seating areas, and a new fire escape; proposed exterior alterations include new vinyl siding, painted wood paneling, brick, new windows, and a wall mural; and
- WHEREAS, the submitted site plan for parking shows the easternmost parcel is intended for remote parking for the restaurant use and will have 28 spaces designated within a lease agreement; the parcel has frontage on West Fayette Street and Syracuse Street, both city streets, and contains two existing one-story buildings for an auto repair shop, Syracuse Auto Works; the east half of the parcel, which includes the buildings, has an existing chain link fence and

appears to include the auto repair use and parking not included within the lease agreement; and

WHEREAS, on the easternmost parcel, the west half of the site is covered by asphalt up to the curb along both road frontages; parking lot striping is shown to delineate the restaurant parking spaces in the asphalt area; aerial imagery shows there are three existing curb cuts, one on Syracuse Street and two on West Fayette Street; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and

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

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

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

1. Every municipal review provides the opportunity to improve community appearance and the applicant is encouraged to convert unused asphalt along road frontages to grass or landscaping to help delineate driveways and parking areas, reduce impermeable surface coverage and stormwater runoff on the site, and improve aesthetics.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-294

- 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 Luke Nicolette for the property located at 746 South Crouse Avenue; 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 Upstate Medical Center, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit to establish a new restaurant, Purple Banana, in an existing building in a Business, Class A zoning district; and
- WHEREAS, in 2004, the Board offered no position for a special permit referral (Z-04-53) to operate a Dunkin Donuts/Baskin Robbins on the subject parcel; and
- WHEREAS, the site is located within a densely developed and highly-walkable mixed-use area at the core of the University Hill district/neighborhood; surrounding land uses are retail and service, residential, medical and university related buildings; various parking structures and lots are provided in the district, and bus service is accessible; and
- WHEREAS, per the submitted plans, the site has frontage on South Crouse Avenue, a city street, and contains an existing two-story building with a rear parking area and an existing driveway; the first floor of the building has two existing tenant spaces, 1,704 SF and 1,997 SF in size; the proposed restaurant is intended for the 1,997 SF space; interior renovations are proposed to convert the tenant space, previously a rental office with mock apartment; the submitted floor plan shows prep and work space areas for the restaurant and a front dining area (547 SF); and
- WHEREAS, per the local application, proposed hours of operation are 7am to 9pm, seven days a week; the maximum number of employees on-site at one time will be four; the second floor of the building is currently vacant and the other first floor tenant space is occupied by Dunkin Donuts; and
- WHEREAS, proposed signage will include a wall-mounted sign (33.3" x 93") located over the building entrance; a parking waiver is requested as part of the special permit application; there are two on-site parking spaces available; per the Justification of Waivers, patrons to the restaurant will be mostly pedestrians from Syracuse University and nearby hospitals; there is also on-street parking available along South Crouse Avenue and nearby Marshall Street; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: the applicant is advised to contact the Onondaga County

Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

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

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

WHEREAS, the site is located near the Walnut Park Historic District which is listed on the National Register of Historic Places (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-295

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Pack Rat Storage / Chad Parks for the property located at 4717 Wetzel Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Wetzel Road (Route 252) and Henry Clay Boulevard (Route 121), both county highways; and
- WHEREAS, the applicant is requesting area variances to reduce the front yard perimeter landscape from 100 feet to 85 feet and increase the height of a fence from 2 1/2 feet to 7 feet on a 6.24-acre parcel in an Industrial-1 zoning district; and
- WHEREAS, the Board recently offered no position with comment for an area variance referral (Z-21-128) to reduce the front yard setback from 200 feet to 115 feet as part of the proposed project; the variance was granted on 5/10/21; and
- WHEREAS, the triangular-shaped parcel is bounded by Wetzel Road, Henry Clay Boulevard and part of its right-of-way, and a CSX rail line; surrounding parcels include industrial land uses and a utility substation to the west, and a town park and residential lots to the east; and
- WHEREAS, aerial imagery dated May 2021 shows the parcel is split into two portions by Henry Clay Boulevard; the northern portion of the site appears to contain an asphalt parking area that serves the park; the southern portion is vacant and wooded; and
- WHEREAS, the submitted Variance Map dated June 30, 2021 shows the developable area of the site is limited by the triangular-shape of the parcel; per the plan, the site is intended for 9 self-storage buildings of varying lengths with 23' wide drive aisles between them; and
- WHEREAS, per the plan, a 24' wide driveway onto Wetzel Road is proposed; the self-storage facility will be enclosed by a proposed chain link fence with gated access at the driveway;
- ADVISORY NOTE: any proposed driveways onto Henry Clay Boulevard or Wetzel Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, no information regarding stormwater management was included with the referral materials;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to

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

WHEREAS, the referral notice indicates new public drinking water and wastewater services are proposed for the project; the site is located in the Oak Orchard Wastewater Treatment Plant service area; no additional information regarding drinking water and wastewater services was provided;

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

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

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

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

Should the municipality grant the variance request, the Board offers the following comments for the next phase of development:

1. The applicant is advised to contact the Onondaga County Department of Transportation early in the planning process regarding access plans for the proposed project and any Department requirements for traffic, drainage, or lighting data.
2. The Board encourages the applicant to retain as much tree cover as is practical and provide additional landscaping along both road frontages to improve the aesthetics of the site, aid in stormwater management, and screen drive aisles and parking areas.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-296

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Verizon Wireless for the property located at 2000 East Colvin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a use variance to upgrade 12 antennas at an existing unmanned wireless telecommunications facility on a 33-acre parcel in a Planned Institutional Development (PID) zoning district; and
- WHEREAS, in 2019, the Board reviewed 5 zone change referrals (Z-19-34, Z-19-35, Z-19-36, Z-19-37, Z-19-38) to add 2 new subdistricts to Syracuse University's Main Campus PUD and create 3 new PIDs; one of the new PIDs created was for the South Campus and included the subject parcel; the Board has reviewed previous use variance referrals (Z-13-286, Z-16-271) to modify the wireless telecommunications facility on-site; and
- WHEREAS, the landlocked parcel is located adjacent to Syracuse University's South Campus and contains a portion of Drumlins Golf Course, the remainder of which is in the adjacent Town of DeWitt; aerial imagery and the submitted site plan show the site contains maintained lawn areas associated with the golf course, golf cart paths, and a fenced area with the existing unmanned wireless telecommunications facility; and
- WHEREAS, per the plans, the telecommunications facility includes a 55' tall monopine with mounted antenna, at-grade equipment, and a propane tank; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 7, 2021, the project includes replacing (12) existing antenna with (12) new ones, replacing (9) existing RRUs with (6) new ones, and replacing (2) existing OVPs with (1) new one; the equipment will be installed at a centerline height of 40', same as existing, and is owned by Verizon; and
- WHEREAS, the site does not have existing drinking water or wastewater services, nor are they proposed; however, the site is located in an area that has access to public drinking water and sewers and is within the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government

as threatened or endangered animal species (per EAF Mapper); and

WHEREAS, 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 Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-297

- 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 April Stone for the property located at 3220 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, a state highway; and
- WHEREAS, the applicant is proposing a new outdoor seating area at an existing restaurant on a 1.25-acre parcel in a Business zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a site plan referral (Z-16-175) to add a rear addition to Stone's Steakhouse, alter the building facade, construct an outdoor seating area, and modify the parking lot; the Board cited required coordination with the NYS Department of Transportation on sidewalk requirements and site lighting review; previously, the Board recommended modification of a preliminary subdivision referral (Z-16-49) that created the subject parcel; and
- WHEREAS, the site is located along Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and big box retail establishments; east of the site is primarily residential neighborhoods and LeMoyne College, a private college; aerial imagery shows that the rear of the site abuts several residential properties and there are existing established trees providing buffering between the lots; and
- WHEREAS, aerial imagery dated May 2021 and the submitted survey map dated May 17, 2017 show the site contains an existing one-story building (Stone's Steakhouse) with parking on three sides of the building and an access road across the front; the access road connects two existing driveways onto Erie Boulevard that serve the site; one driveway is located on the parcel and the other driveway is located on an adjacent parcel containing a strip mall; there is an existing concrete sidewalk along Erie Boulevard; and
- WHEREAS, the submitted Overall Landscape Plan dated September 14, 2021 shows the new outdoor seating area will be constructed on the east side of the building, replacing a row of parking adjacent to the building; additional improvements include an 80 SF addition at the front of the building for a new entry vestibule; new sidewalks will be established at the front of the building along with new landscape planters, bike racks, two seating areas, to include benches and fire pits; and
- WHEREAS, lighting and photometric plans were included with the referral materials, which show new light fixtures for the new outdoor seating and as part of the entry area renovations; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 3,

2021, less than an acre will be disturbed by the proposed project; stormwater runoff will be directed to on-site drainage and existing catch basins located at the front of the property;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

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

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

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

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); and

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

The applicant must submit a copy of the lighting plan to the New York State Department of Transportation 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. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The Board also offers the following comment:

The Onondaga County Department of Water Environment Protection asks that the applicant contact Plumbing Control at (315) 435-6614 early in the planning process to confirm seating capacity.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-298

- 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 Town Board at the request of Tarpon Towers II, LLC for the property located at 7780 Hicks 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 Hicks Road (Route 157), a county highway, Cold Springs Road (Route 370), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct an unmanned wireless telecommunications facility for Verizon on a 29-acre parcel in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-21-299) as part of the proposed project; and
- WHEREAS, the vacant parcel has frontage on Hicks Road and is located in a rural area with surrounding residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; the site is east across Hicks Road from Abbott Farms and appears to be under common ownership; and
- WHEREAS, per the submitted Environment Assessment Form (EAF) dated July 27, 2021, the proposed telecommunications facility will consist of a 120' tall monopole mounted with (9) antenna, at-grade equipment cabinets, and associated coaxial cabling and utility services; all equipment will occur in a 50' x 50' fenced area within a 282.84' x 282.84' leased area (80,000 SF); and
- WHEREAS, the submitted Overall Site Plan dated August 10, 2021 shows the lease area will occur at the northeast corner of the property, adjacent to wooded, undeveloped lands occurring to the north and east; per the Setback Plan, the monopole will be set back 619' from Hicks Road and 1,332' from the southern lot line, which abuts several residential lots; the facility will be served by a proposed access road onto Hicks Road;
ADVISORY NOTE: the proposed driveway onto Hicks Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the EAF, 0.50 acres of the site will be disturbed by the proposed project; proposed lighting will include (1) switch-operated LED light fixture attached to the at-grade structures to illuminate the area in and around the Verizon equipment; and
- WHEREAS, the site does not have drinking water or wastewater services, nor are they proposed as part of the proposed project; the site is located in an area that has access to public drinking water and sewers and is within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

WHEREAS, GIS mapping shows the site may contain a federal riverine wetland and additional state and federal wetland areas occurring in a wooded part of the site; 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, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); per the EAF, the site contains an agricultural field with no Indiana bat habitat present in the project area; and

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-299

- 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 Lysander Town Board at the request of Tarpon Towers II, LLC for the property located at 7780 Hicks 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 Hicks Road (Route 157), a county highway, Cold Springs Road (Route 370), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct an unmanned wireless telecommunications facility for Verizon on a 29-acre parcel in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-21-298) as part of the proposed project; and
- WHEREAS, the vacant parcel has frontage on Hicks Road and is located in a rural area with surrounding residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; the site is east across Hicks Road from Abbott Farms and appears to be under common ownership; and
- WHEREAS, per the submitted Environment Assessment Form (EAF) dated July 27, 2021, the proposed telecommunications facility will consist of a 120' tall monopole mounted with (9) antenna, at-grade equipment cabinets, and associated coaxial cabling and utility services; all equipment will occur in a 50' x 50' fenced area within a 282.84' x 282.84' leased area (80,000 SF); and
- WHEREAS, the submitted Overall Site Plan dated August 10, 2021 shows the lease area will occur at the northeast corner of the property, adjacent to wooded, undeveloped lands occurring to the north and east; per the Setback Plan, the monopole will be set back 619' from Hicks Road and 1,332' from the southern lot line, which abuts several residential lots; the facility will be served by a proposed access road onto Hicks Road;
ADVISORY NOTE: the proposed driveway onto Hicks Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the EAF, 0.50 acres of the site will be disturbed by the proposed project; proposed lighting will include (1) switch-operated LED light fixture attached to the at-grade structures to illuminate the area in and around the Verizon equipment; and
- WHEREAS, the site does not have drinking water or wastewater services, nor are they proposed as part of the proposed project; the site is located in an area that has access to public drinking water and sewers and is within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

WHEREAS, GIS mapping shows the site may contain a federal riverine wetland and additional state and federal wetland areas occurring in a wooded part of the site; 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, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); per the EAF, the site contains an agricultural field with no Indiana bat habitat present in the project area; and

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 06, 2021

OCPB Case # Z-21-300

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of LeMoyne College for the property located at 1135 Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a change of occupancy to replace an existing restaurant with a college entrepreneurial center in an existing commercial building in a Residential, Class A-1 zoning district; and
- WHEREAS, in 2009, the Board offered no position with comment for an other authorization referral (Z-09-430) for a change of occupancy on the subject parcel from a small retail use to a bookstore with accessory restaurant and retail use; and
- WHEREAS, the site is part of the LeMoyne College campus on the eastern side of the City; other surrounding land uses include various residential properties; and
- WHEREAS, the submitted plans show the site has frontage and existing sidewalks on Salt Springs Road and Audubon Parkway, both city streets, and contains a one-story, multi-tenant building (LeMoyne Plaza) and a portion of a small parking area; an adjacent parcel contains the remainder of the parking lot and a greenspace area with sidewalks, bike racks, and benches; and
- WHEREAS, per the local application, LeMoyne College has ended restaurant operations at the LeMoyne Plaza and would like to continue the remaining college bookstore use and establish a new educational use, the Keenan Center for Entrepreneurship and Makers Space; the project will be funded in part by a grant from the NYS Regional Economic Development Council (REDC); proposed hours of operation will be 7am to 9pm, 7 days a week; and
- WHEREAS, the interior of the building will be renovated with a new lobby and multiple spaces that serve the new educational use, including 3D printing lab, wood lab, virtual reality lab, shop, and finishing room; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the referral notice, new or additional municipal connections to drinking water and wastewater services are proposed;
- ADVISORY NOTE: the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

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

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

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

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

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

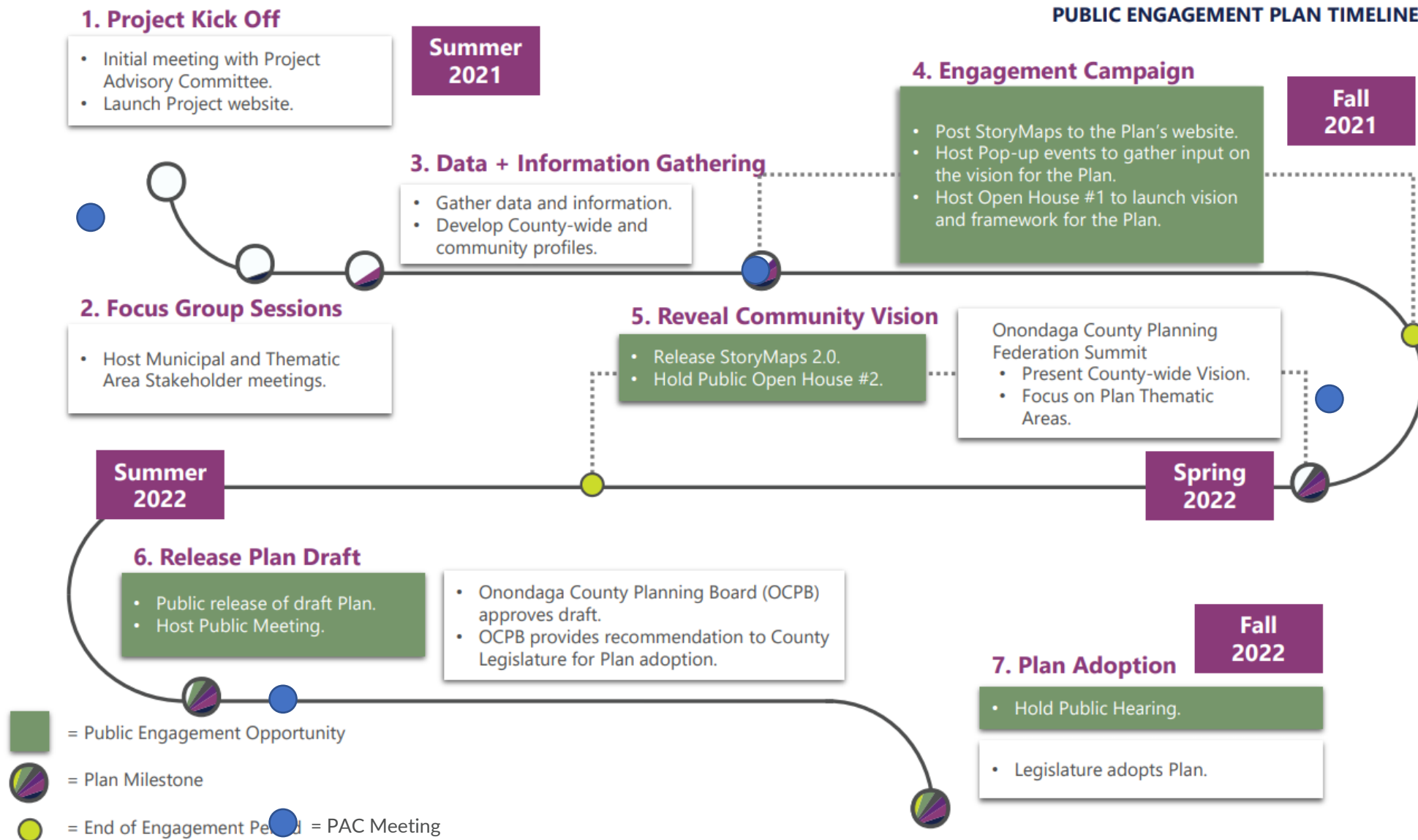
The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-2260 x355 early in the planning process to determine sewer availability and capacity and to discuss any offset requirements if needed.

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

PLAN ONONDAGA

COUNTY COMPREHENSIVE PLAN

PUBLIC ENGAGEMENT PLAN TIMELINE



MUNICIPAL STAKEHOLDER GROUPS

Week of July 19th

5 Focus Groups



Engagement Campaign Schedule

PRE-STORYMAP LAUNCH		POST-STORYMAP LAUNCH	
SEPTEMBER		OCTOBER	NOVEMBER
PURPOSE	<div>GOAL</div> <div>BUILD BRAND RECOGNITION</div> <div></div>	<div>GOAL</div> <div>COMUNITY ENGAGEMENT</div> <div></div>	<div>GOAL</div> <div>COMUNITY ENGAGEMENT</div> <div></div>
	<div></div> <div>PRESENTATIONS</div> <div>FOCUS SMTC/RPDB (FOAT) County Departments</div>		
ACTION & details	<div></div> <div>POP UP EVENTS</div> <div>On Farm Fest SEPT 13 Westcott Fair SEPT 26 Regional Market SEPT 30</div>	<div></div> <div>PRESS</div> <div>Press Release (survey and upcoming virtual workshop) Editorial Board Meeting Bridge Street / Radio Show</div> <div></div> <div>ADVERTISING</div> <div>Digital & Print Media (syracuse.com, eagle news, pennysaver) Social Media (facebook, twitter, instagram, nextdoor) (hook: Visit the Storymap, tell us what YOU think)</div> <div></div> <div>SHAREABLE DIGITAL OUTREACH</div> <div>Content for Facebook Digital banner for War Memorial Newsletter narrative (SMTC, Downtown Committee, Centerstate, Universities and Colleges)</div> <div></div> <div>PRINTED MATERIALS</div> <div>Civic Center Banner Posters at Onondaga County Parks Posters and Postcards at Libraries</div> <div></div> <div>POP UP EVENTS</div> <div>Apple Fest OCT 6 Salt Market OCT 22, NOV 12 Dome / SU Football Game TBD</div>	<div></div> <div>Open House/Virtual Brainstorm</div> <div>"Here's what we heard."</div> <div>Introduce project. Show what we've heard to date.</div>
FOCUS GROUPS	<div></div> <div>Greenways & Blueways OCT 12</div>		<div></div> <div>Housing & Neighborhoods OCT 19</div>
	<div></div> <div>Community Mobility OCT 12</div>		<div></div> <div>Strong Centers TBD</div>

POP-UP MEETINGS

Ongoing

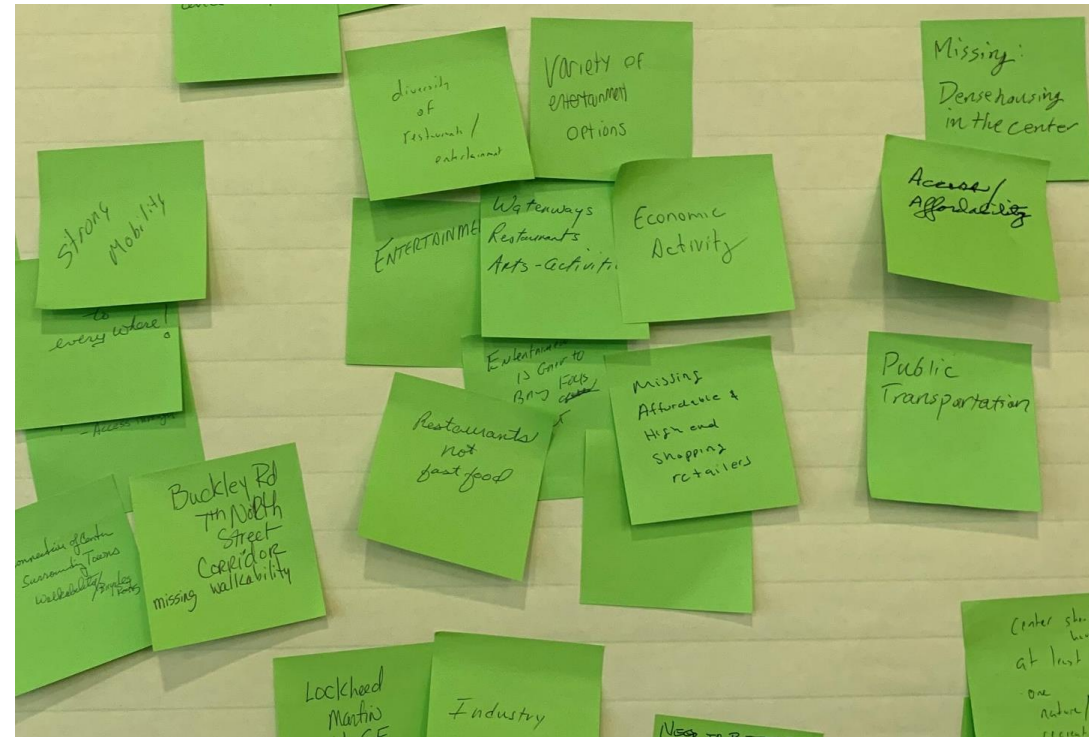
- + On Farm Fest
- + Westcott Cultural Festival
- + Regional Market
- + LaFayette Apple Festival



ORGANIZING PRINCIPLES + THEMATIC AREAS



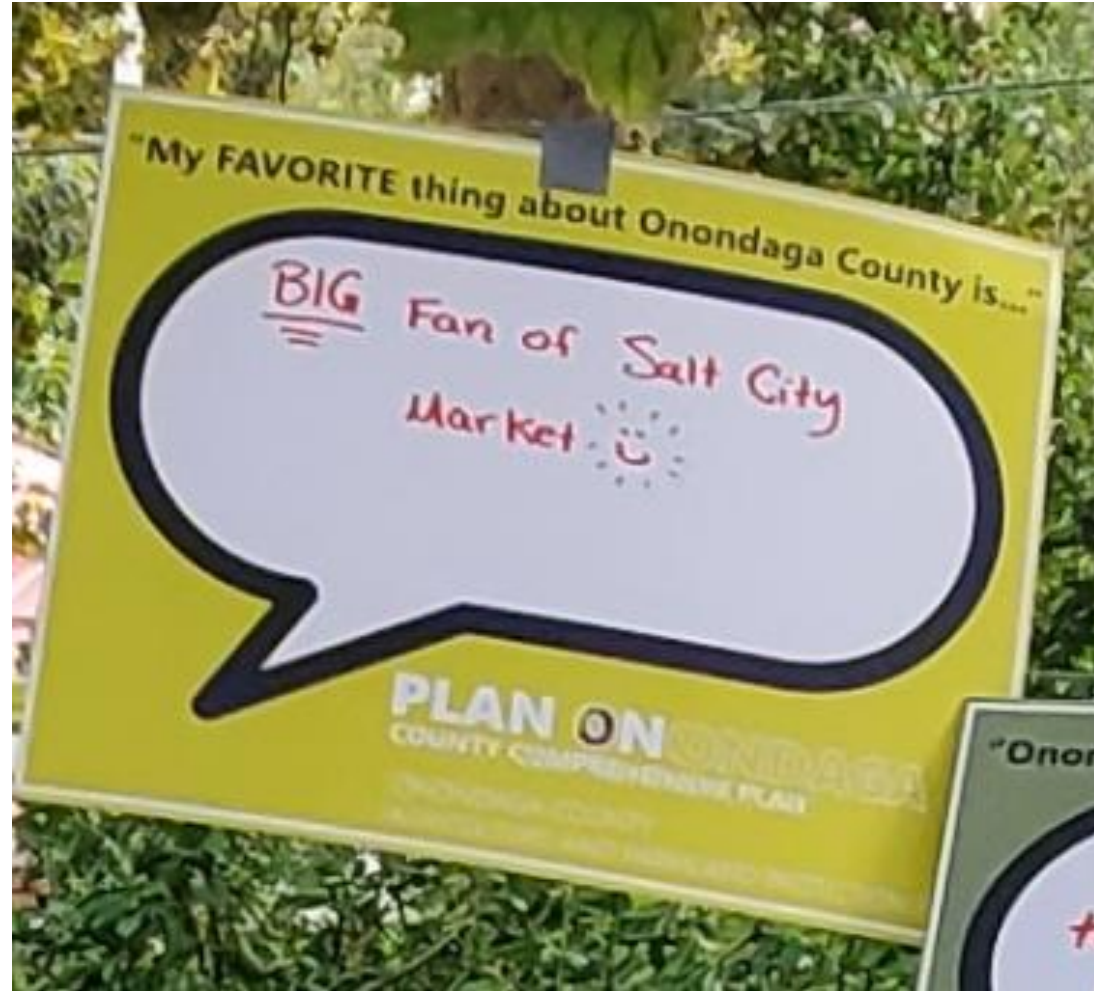
Amenity-rich, vibrant, and walkable centers can strengthen the quality of life and improve the economic stability of local communities.



ORGANIZING PRINCIPLES + THEMATIC AREAS

PLAN ON strong centers

Amenity-rich, vibrant, and walkable centers can strengthen the quality of life and improve the economic stability of local communities.

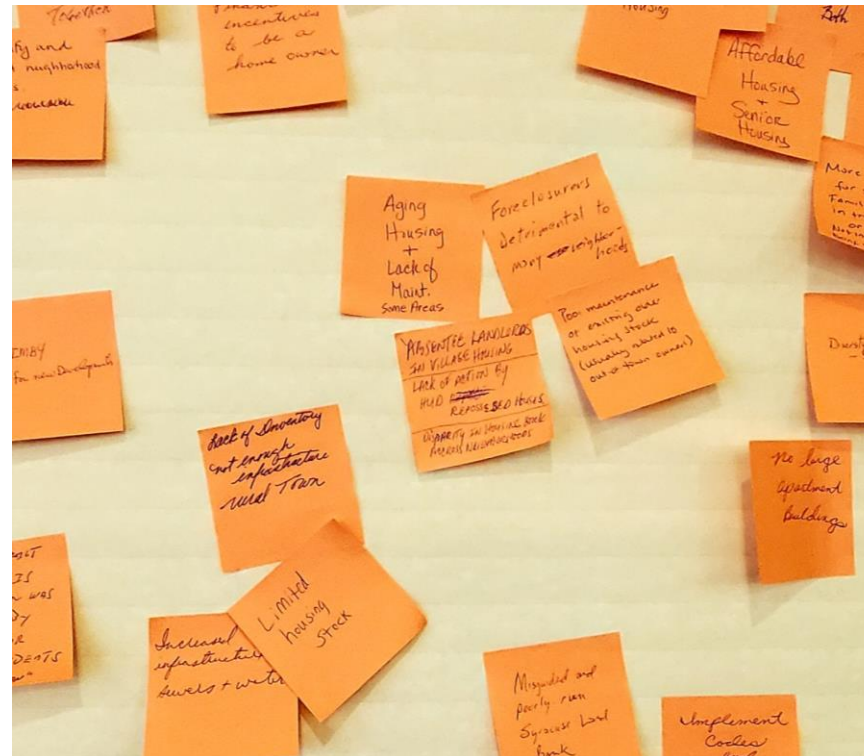


ORGANIZING PRINCIPLES + THEMATIC AREAS



PLAN ON housing + neighborhoods

To retain as well as attract future residents, housing within the county needs to be affordable, efficient, diverse, and attractive.



ORGANIZING PRINCIPLES + THEMATIC AREAS

PLAN ON housing + neighborhoods

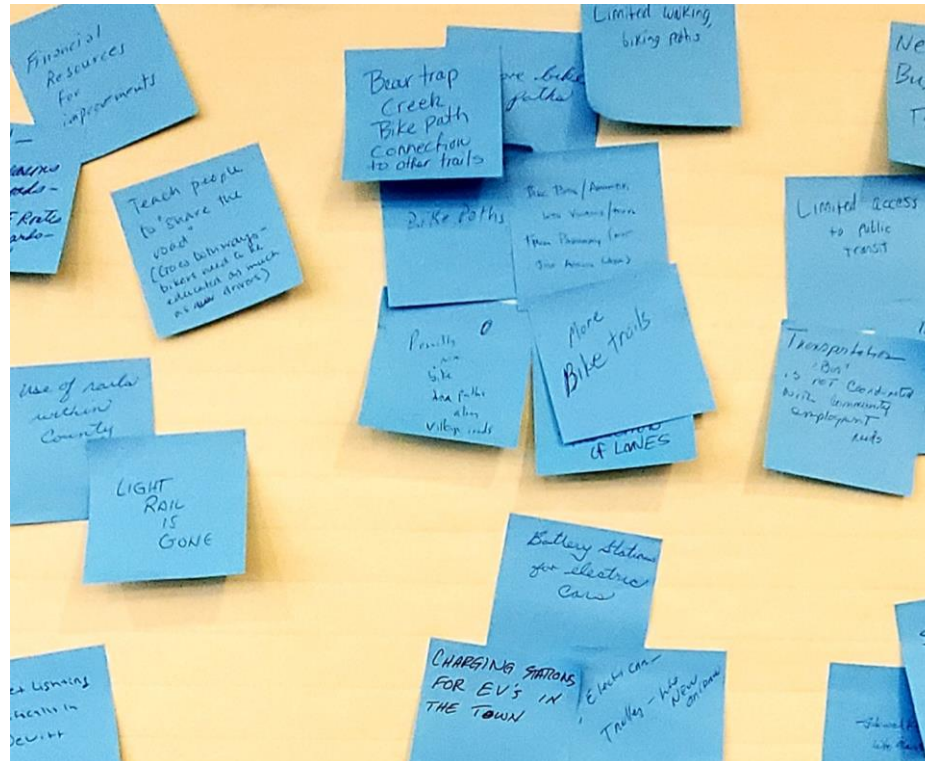
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ORGANIZING PRINCIPLES + THEMATIC AREAS



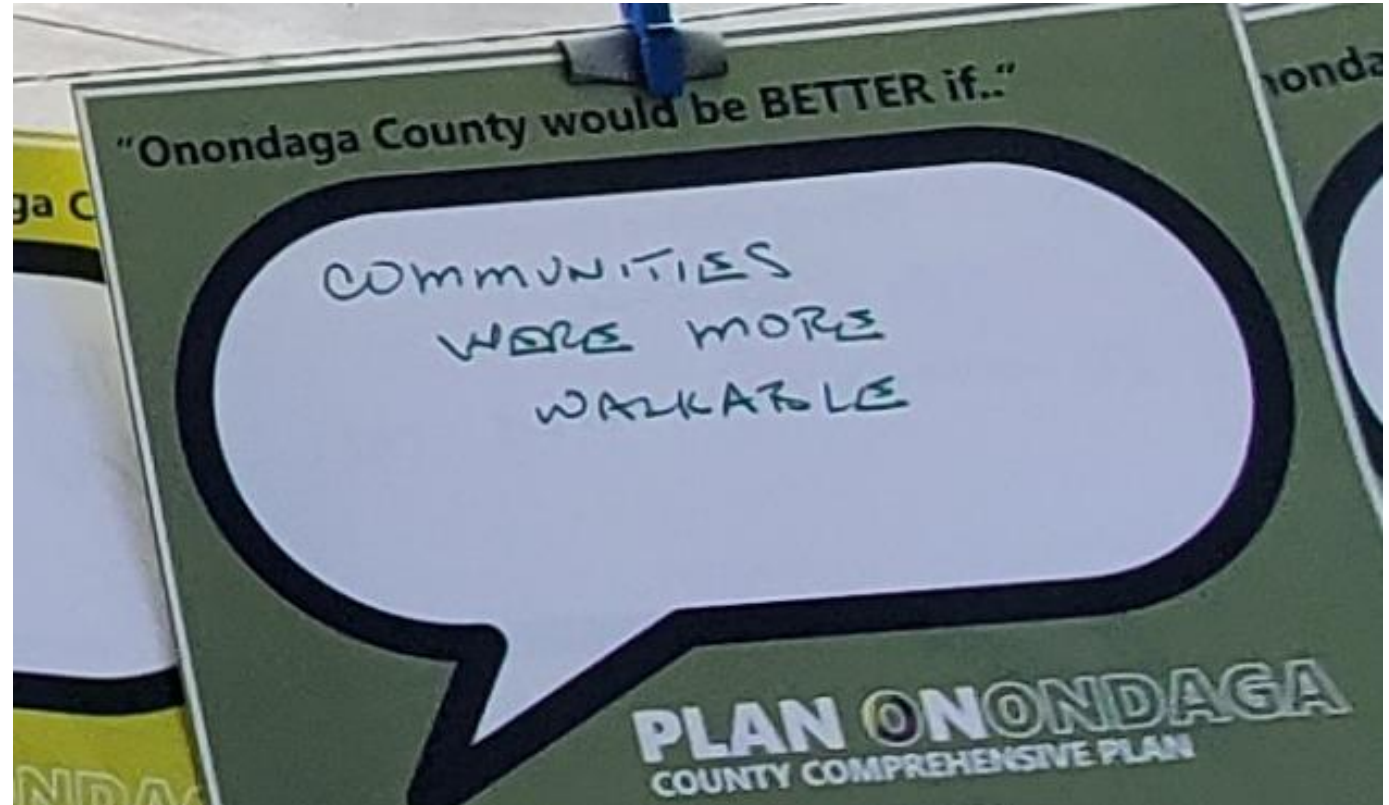
Enhancing mobility means better access and better options to move people throughout the county.



ORGANIZING PRINCIPLES + THEMATIC AREAS

PLAN ON community mobility

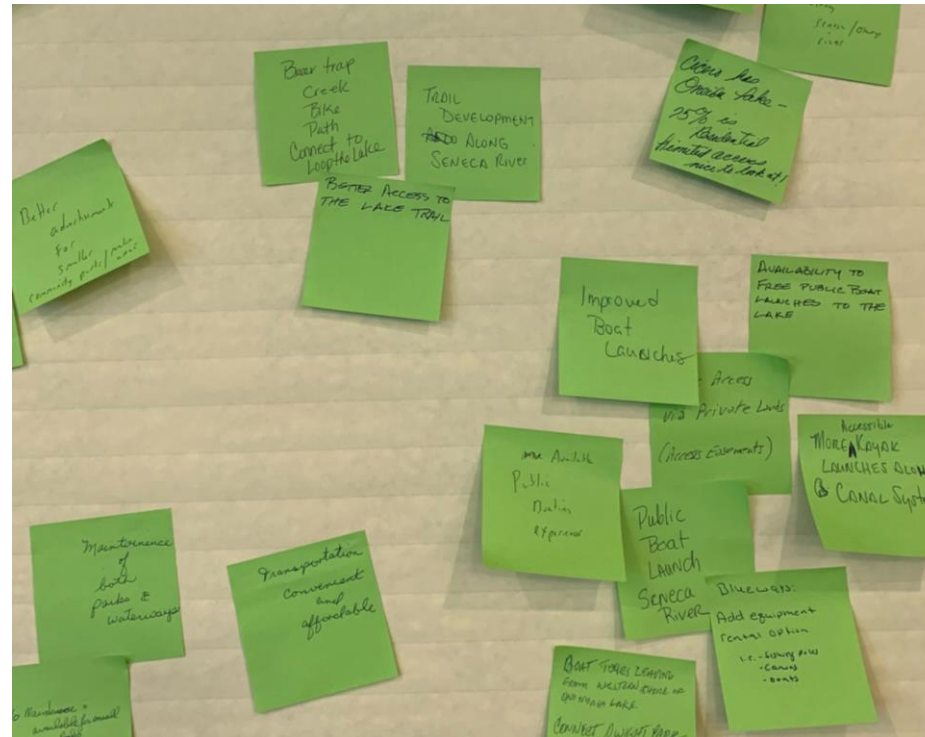
Enhancing mobility means better access and better options to move people throughout the county.



ORGANIZING PRINCIPLES + THEMATIC AREAS



Providing unique opportunities for recreation, wildlife habitats, and economic activity, the natural resources within Onondaga County must be protected, conserved, and restored.



ORGANIZING PRINCIPLES + THEMATIC AREAS



PLAN ON greenways + blueways

Providing unique opportunities for recreation, wildlife habitats, and economic activity, the natural resources within Onondaga County must be protected, conserved, and restored.



ORGANIZING PRINCIPLES + THEMATIC AREAS



A critical component of the county's economy, landscape, and food system; supporting local agriculture is vital to the future success of Onondaga County



THEMATIC AREA FOCUS GROUP MEETINGS

October 12th



October 19th



Targeted Outreach



Farmland Protection Plan Early November



Project Website

PLAN ONONDAGA

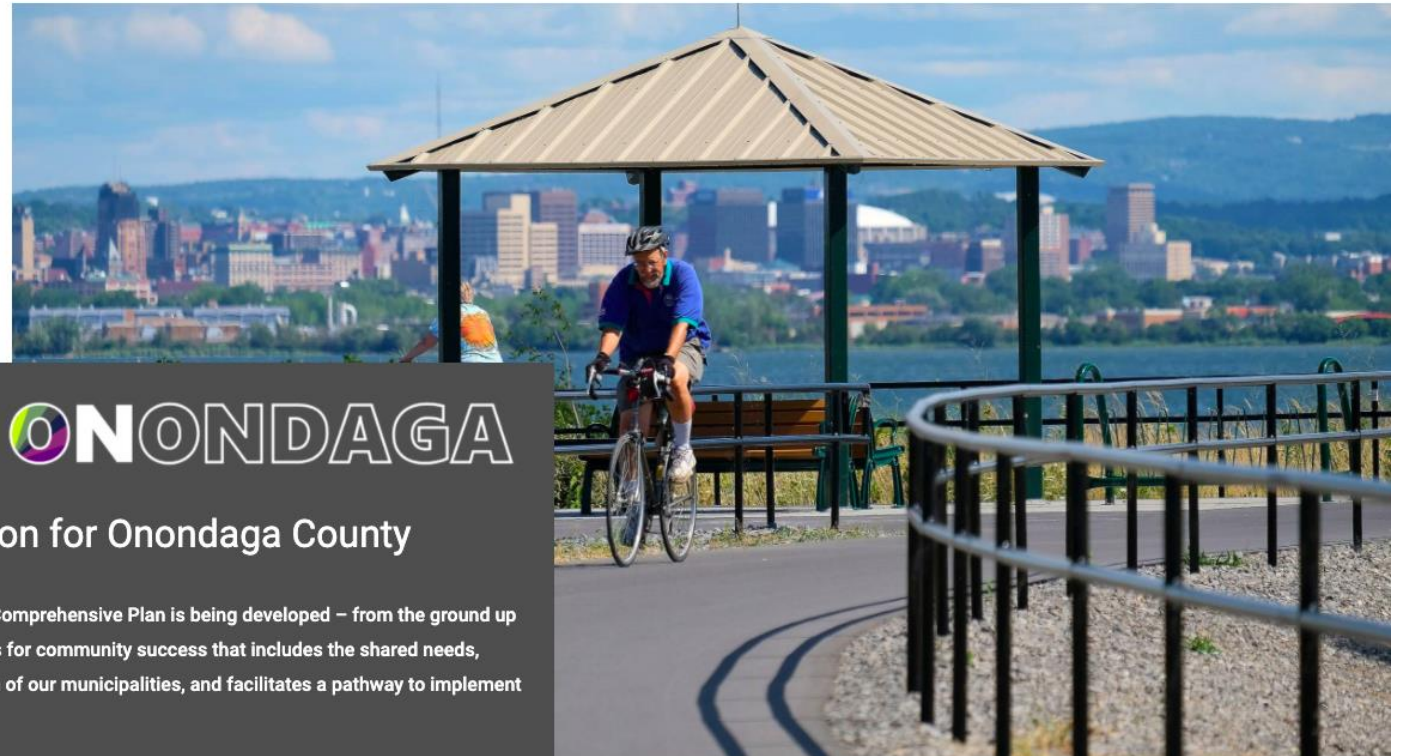
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[The Plan](#)

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[News + Updates](#)

www.plan.ongov.net



PLAN ONONDAGA

Creating a Vision for Onondaga County

The **Plan Onondaga** County Comprehensive Plan is being developed – from the ground up – to define a vision and goals for community success that includes the shared needs, goals and challenges of each of our municipalities, and facilitates a pathway to implement positive growth and change.

The planning process will focus on the importance of and linkages between community engagement, quality of life and economic development, and explore 5 thematic areas as a

PLAN ONONDAGA
COUNTY COMPREHENSIVE PLAN

EDR



QUESTIONS?



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