



Onondaga County Planning Board

October 09, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Matt Beadnell
Lisa Dell
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Allison Bodine
Robin Coon

GUESTS PRESENT

Adam Fishel
Hal Romans
Rustan Petrela

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 09, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from September 18, 2019 were submitted for approval. James Corbett made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.

Rustan Petrela presented the Onondaga County 2020-2025 Capital Improvement Plan to the Planning Board. A motion was made by James Corbett to accept the Capital Improvement Plan. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

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

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-71	CSyrPB	No Position	S-19-72	TElbPB	No Position
S-19-73	TPomPB	No Position	S-19-74	CSyrPB	No Position
S-19-75	VLivPB	No Position	S-19-76	TSpaPB	Modification
S-19-77	TSpaPB	Disapproval	S-19-78	TElbPB	No Position With Comment
S-19-79	VFayPB	No Position With Comment	Z-19-274	CSyrPB	No Position
Z-19-275	TClaTB	Modification	Z-19-276	VLivVB	No Position
Z-19-277	VLivVB	No Position	Z-19-278	TClaPB	Modification
Z-19-279	CSyrZA	Modification	Z-19-280	TVanTB	No Position
Z-19-281	TVanTB	No Position	Z-19-282	CSyrZA	No Position
Z-19-283	TCamPB	No Position With Comment	Z-19-284	TSalTB	No Position With Comment
Z-19-285	TCicTB	No Position With Comment	Z-19-286	TDewTB	No Position With Comment
Z-19-287	TDewTB	Modification	Z-19-288	TCicPB	Modification
Z-19-289	TCicPB	No Position With Comment	Z-19-290	TClaTB	Modification
Z-19-291	TElbTB	No Position With Comment	Z-19-292	TElbTB	No Position With Comment
Z-19-293	TCicPB	Modification	Z-19-294	TCicZBA	No Position
Z-19-295	VFayPB	Modification	Z-19-296	TOnoTB	Modification



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 09, 2019

OCPB Case # S-19-71

- 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 GSPDC (Land Bank) for the property located at 300-302 Hovey Street & 142 Chester Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of county-owned property containing the Midland Conveyance; and
- WHEREAS, the applicant is proposing to combine two parcels into one new parcel (Lot 46A - 0.403 acres) in a Residential zoning district; and
- WHEREAS, the site is located in the City's Southside neighborhood with surrounding residential land uses; the submitted subdivision plan dated July 1, 2019 shows the site has frontage on Hovey Street and Chester Street, both city streets; and
- WHEREAS, the subdivision plan shows one of the parcels contains an existing two-and-a-half-story house and a frame building; there is an existing tarvia parking area at the front of the building and a driveway onto Hovey Street, to be narrowed to 12' wide in the front yard setback; the second parcel is vacant; and
- WHEREAS, per the local application, the resubdivision is intended to add more yard space to the residential property and allow for the owner to clean up overgrown trees and beautify the property; the resubdivision also aligns with the Greater Syracuse Land Bank mission to generate taxes, increase the property value of surrounding property, and improve the entire neighborhood; and
- WHEREAS, the site is served by public drinking and sewers and is located in 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, aerial imagery shows the site is north across Hovey Street from Onondaga Creek; Phase II plans for the Onondaga Creekwalk, a city trail, indicate that the trail will be extended through parcels on the south side of the creek, which are owned by Onondaga County and contain the Midland Conveyance; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the 100-year floodplain and the floodway of Onondaga Creek, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the

floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the lots is Residential (R-5), which would act to “provide for medium- to high-density residential development consisting of a mixture of single-, two-, and multi-family dwellings, live/work units, and other compatible land uses that are characterized by similarly high land use intensity”; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00024, 734141) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # S-19-72

- 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 Elbridge Planning Board at the request of Hourigan Farms Powerhouse Road Subdivision for the property located at Powerhouse 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 Peru Road (Route 60), a county highway, the Erie Canal Trail, county-owned parkland, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to create Lot 1 (16.25 acres) and Lot 2 (1.32 acres) in Residential (R-1) and Agricultural zoning districts; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge with surrounding residential and agricultural land uses; the submitted subdivision plan shows the site has frontage on Powerhouse Road, a local road, and contains an existing one-story house and three sheds; the structures are all situated towards the front of the site and surrounded by maintained lawn; aerial imagery shows the remainder of the site is mostly forest land and active farm fields; and
- WHEREAS, the site abuts county-owned parklands containing the Erie Canal Trail to the south, and the site is south across Powerhouse Road from lands enrolled in NYS Agricultural District 3, and owned by the applicant, that appear to contain active farmland and is protected from non-agricultural development by an agricultural conservation easement; and
- WHEREAS, per the subdivision plan, the proposed lot line adjustment will create proposed Lot 1 (16.25 acres), which will contain the forest and agricultural land and a 40' right-of-way onto Powerhouse Road; the remainder of the site will be proposed Lot 2 (1.32 acres) and will contain all of the existing
- WHEREAS, the site contains two existing gravel drives, both of which are shown to occur on proposed Lot 2; the easternmost driveway extends south to also serve proposed Lot 1; and
- WHEREAS, the Town Zoning Map dated December 19, 2016 shows the two parcels are currently split zoned; given the lot line adjustment, Lot 1 appears to continue as a split zoned parcel, with the right-of-way being R-1 and the remainder being Agricultural; Lot 2 appears to be entirely zoned R-1; and
- WHEREAS, the house is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # S-19-73

- 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 Pompey Planning Board at the request of Carol and Michael Crolick for the property located at 3228 Windy Hill Lane; 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 US Route 20, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 22.206-acre parcel in a Farm zoning district into two new lots, to be combined with adjacent parcels and create new 9.246- and 20.355-acre lots; and
- WHEREAS, in 2009, the Board reviewed a site plan referral (Z-09-257) to establish a horse boarding facility on the subject parcel and an adjacent parcel and recommended modification of the project, citing drainage requirements and consideration for realigning Windy Hill Lane with Route 20 to improve safety and mobility at the intersection; and
- WHEREAS, the site is located in a rural area in the Town of Pompey with surrounding residential and agricultural land uses; the submitted subdivision plan shows the site has frontage on Windy Hill Lane, a local road, and rear frontage on US Route 20 and contains undeveloped and forested lands; and
- WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 4; lands south across Route 20 appear to contain active farmland; per the subdivision plan, the site surrounds four parcels fronting on Windy Hill Lane, including two vacant lots and two residential lots with existing houses; and
- WHEREAS, the proposed subdivision will divide the site into 17.355- and 4.851-acre lots and combine them with one each of the adjacent vacant and residential lots; the two resulting lots are shown to be 20.355 and 9.246 acres in size, with each lot containing one of the existing houses; and
- WHEREAS, per the subdivision plan, the new 9.246-acre lot has two existing driveways on Windy Hill Lane and the new 20.355-acre lot has an existing u-shaped driveway with two access points onto Windy Hill Lane; and
- WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; per the Onondaga County Department of Finance Office of Real Property Services, the houses are each served by an individual well and septic system; and
- WHEREAS, the site may contain the Northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # S-19-74

- 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 Acropolis Center, LLC for the property located at 335-339 & 359 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Onondaga County Public Library; and
- WHEREAS, the applicant is proposing to combine two properties into new Lot 15B (24,705.7 square feet) in a Central Business-Retail (CBD-R) zoning district; and
- WHEREAS, the site is located in Downtown Syracuse in the South Salina Street Downtown Historic District, which is listed on the National Register of Historic Places; the site is located near the Landmark Theatre and a number of recently renovated buildings, including Deys Plaza, the former Sibley's building, and the Whitney Lofts building; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on South Salina Street, East Jefferson Street, and Bank Alley, all city streets, and contains existing two- and three-story, attached row buildings that occupy the entire site; aerial imagery shows there are existing sidewalks on all frontages; and
- WHEREAS, per the local application and EAF, the resubdivision is part of a larger redevelopment project for the two properties and is intended to include a new façade, interior renovations, new retail, slab infills in the current atrium, a lobby renovation, and possible indoor parking in the cellar; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office prior to redevelopment of the site to determine sewer availability and capacity, and anticipated changes in sanitary flows which may necessitate a 1 gallon to 1 gallon offset plan/project; 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 City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the lots is Mixed Use Central Business District (MX-5), which would act to "provide for areas of highest-density, transit-supportive residential development, maximum building

heights, minimal parking, and the greatest range and mix of uses”; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # S-19-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Liverpool Planning Board at the request of Lisa Desimone, Matthew Wilson, Wagner Irr. Trust for the property located at 100 Tulip Street and 115 & 117 Brow Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Onondaga Lake Park, a county park; and
- WHEREAS, the applicant is proposing lot line adjustments between three residential properties to clear up title problems and make all existing homes clear of encroachment onto adjacent properties; and
- WHEREAS, in 2012, the Board offered no position with comment for concurrent site plan (Z-12-150) and area variance (Z-12-151) referrals for proposed lot line adjustments to clear title and eliminate encroachments between the three subject parcels; the lot line adjustment does not appear to have occurred; and
- WHEREAS, the site is located at the intersection of Tulip Street and Brow Street, both Village streets, in the Village of Liverpool; the site is near the Village's Downtown commercial area and abuts Onondaga Lake Park, a county-owned park, to the south; and
- WHEREAS, the submitted Final Plan dated September 4, 2019 shows the corner lot contains an existing two-family house, a wide asphalt drive on Brow Street, and a rear drive on Tulip Street; the Brow Street lot contains an existing single-family house, a brick patio, and a 22' wide paved drive onto Brow Street; the Tulip Street lot contains an existing single-family house, nearly half of which occurs on the Brow Street lot, and a concrete drive onto Tulip Street; there is an existing concrete sidewalk along the Brow Street frontage; and
- WHEREAS, the proposed lot line adjustment is shown to convey land from the Brow Street lot to the Tulip Street lot and eliminate the house encroachment; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southeast corner of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards

of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the remediation site is Onondaga Lake, which has been the subject of substantial remediation efforts over the past years; 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 no trees will be removed as part of the proposed project; and

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

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # S-19-76

- 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 Spafford Planning Board at the request of Ann & Allen Fisher for the property located at 855 Willowdale 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 Willowdale Road (Route 26), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 49.35-acre parcel into two new lots, Lot 1 (33.65 acres) and Lot 2 (15.70 acres), in a Residential Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Spafford; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; per the submitted Agricultural Data Statement, 14 acres of the site are currently being farmed; and
- WHEREAS, the submitted subdivision plan dated September 13, 2019 shows the site has frontage on Willowdale Road, a county road, and contains two existing houses and a detached metal garage; there is an existing driveway serving the structures and two existing farm drives north and south of the structures; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Willowdale Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, all of the structures will be contained on proposed Lot 1 (33.65 acres); proposed Lot 2 (15.70 acres) contains a farm field; there is a 10' proposed driveway easement shown crossing the lot line between the proposed lots; no development plans are indicated; ADVISORY NOTE: any new or proposed driveways onto Willowdale 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, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by private wastewater and drinking water services; no additional information was provided regarding the location or number of wells or septic systems on-site; and
- WHEREAS, GIS mapping shows the site may contain federal wetlands associated with the creek and a small pond on the site; 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:

Per the Onondaga County Department of Transportation, the proposed driveway easement must be 30' wide to meet Department minimum standards. The applicant is advised to relocate the easement entirely to one of the proposed parcels. Access to Willowdale Road must be coordinated with the Department and will be determined by the availability of sight distance.

The Board also offers the following comment:

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

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # S-19-77

- 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 Spafford Planning Board at the request of Warren & Susan Wulff for the property located at 2737 Hardscrabble Point Road; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to subdivide a 1.84-acre parcel into two new lots, Lot 1 (1.15 acres) and Lot 2 (0.69 acres), in the Skaneateles Lake (SL) zoning district; and
- WHEREAS, the site is located on the east shore of Skaneateles Lake in the Town of Spafford with surrounding residential land uses; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on Hardscrabble Point, a local road that serves the lakefront residential lots and ultimately connects to East Lake Road, a state road, to the north; the site contains an existing detached garage, a small building, and lakefront structures, including a building and dock; there is an existing gravel drive on the site that runs along the northern lot line; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (1.15 acres) is shown to contain the garage and small building; proposed Lot 2 (0.69 acres), an L-shaped parcel, will contain the gravel drive and lake frontage, including lakefront structures; a proposed 15' wide ingress egress and utility easement is shown along the gravel drive; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 19, 2019, the intention of the proposed subdivision is to construct a year-round home; the subdivision plan shows the small building on proposed Lot 1 will be removed and a proposed house will occupy roughly the same location; and
- WHEREAS, the site is served by an individual well and septic system; the subdivision plan shows two septic areas on the site, one on Lot 2 near the northern lot line and one on Lot 1 at the front of the site; there is a septic line easement for Lot 2 that crosses Lot 1 and appears to connect the lakefront building to the septic area near the north lot line;
- ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and
- WHEREAS, the site is located within the Skaneateles Lake Watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in

the watershed;

ADVISORY NOTE: Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the Skaneateles Lake shoreline of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

Skaneateles Lake is a sensitive environmental asset, an unfiltered public drinking water source for over 100,000 residents, and an important economic, scenic and recreational resource. Preservation of vegetated shoreline buffers, particularly with steep slopes, avoidance of floodplains, and minimization of impervious surface coverage are important elements in water quality protection, and bulk and area requirements that support these efforts should be upheld.

The subdivision plan as submitted would create an irregular-shaped parcel that does not conform to Town lot requirements, and any new structures would likely necessitate area variances, including the lake yard setback. The siting of septic infrastructure off-site may create a potential liability to adjacent landowners, and the lot shape limits expansion area options for the septic system.

As such, the Board does not endorse the subdivision as shown. Resubmission of a revised plan is encouraged, which conforms more fully to Town lot requirements and minimizes potential environmental impacts of future buildings or improvements to the Skaneateles Lake shoreline.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # S-19-78

- 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 Elbridge Planning Board at the request of George Daniels for the property located at 1431 Whiting 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 Whiting Road (Route 183), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 73.20-acre parcel into two new lots, Lot 1 (10.00 acres) and Lot 2 (65.885 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on Whiting Road, a county road, and contains an existing one-and-a-half-story house; there is an existing u-shaped driveway with two access points onto Whiting Road; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Whiting Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, the house and driveway will be entirely contained on proposed Lot 1 (10 acres), the remainder of which appears to be mostly forest; proposed Lot 2 (65.885 acres) will include the remaining land and majority of the farm fields; and
- WHEREAS, no development plans are indicated; ADVISORY NOTE: any new or proposed driveways onto Whiting 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, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

The motion was made by Matt Beadnell and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # S-19-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Fayetteville Planning Board at the request of Devin Dalpos, Laker Development for the property located at 547 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to subdivide a 32.9-acre parcel into four new lots, Lot A (9.54 acres), Lot B (0.78 acres), Lot C (6.35 acres) and Lot D (15.2 acres), in Industrial (I) and Residential (R-1) zoning districts as part of a larger redevelopment project to construct a grocery store, senior care facility, and a medical/retail building; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-19-295) as part of the proposed project; in 2018, the Board reviewed concurrent zone change (Z-18-52) and site plan (Z-18-53) referrals to change the zoning of the subject parcel to Planned Unit Development (PUD) for a mixed-use development project, to include 2,000 sf of commercial space, 150 apartments, and 50 townhouses; the zone change and site plan did not move forward at the local level; a similar multi-family residential development was also reviewed in 2015; at that time, the Board reviewed concurrent zone change (Z-15-329) and area variance (Z-15-330) referrals to change the zoning of the subject parcel to Planned Residential Development (PRD) and increase maximum building height to allow for a 250-unit residential community; the zone change application was withdrawn by the applicant, and presumably the area variance was as well; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village Center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building to remain; per aerial imagery, the developed front of the subject parcel along Route 5 is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting) to be demolished, and the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land; and
- WHEREAS, the submitted subdivision plan dated September 2, 2019 shows the site will be divided into four new lots; proposed Lots A, B, and C are all zoned Industrial (I) and Lot D is zoned Residential (R-1); there is a proposed 90' wide access easement along the boundaries between Lots A, B, and C; per the submitted Concept Plan dated September 2, 2019, proposed Lot A (9.54 acres) will contain a 56,550 gross sf building, a grocery store, with a large parking lot

(283 spaces) at the front of the building, rear loading docks, and a drive-thru lane along the west side of the building; proposed Lot B (0.78 acres), an outparcel at the front of the site, will contain a 2,500 sf building, an urgent care center, with parking (30 spaces) at the rear and west sides of the building; proposed Lot C (6.35 acres) will contain a 36,000 sf building, an assisted living facility, with two enclosed courtyard areas, a front u-shaped drop-off area, and parking (47 spaces) along three sides of the building; Lot D (15.2 acres) contains all of the rear, forested and undeveloped land and is intended for future development of multi-family residential housing; no additional information regarding the development of Lot D was included; and

WHEREAS, additional site improvements are shown in the Site Plan to include landscaping, generally around the perimeter of the parking areas; the site has existing concrete sidewalks along the Route 5 frontage; proposed sidewalks on-site are only shown around the buildings, providing pedestrian access to the building entrances; there is a proposed, full access driveway onto Route 5 with dual exit lanes and an internal drive network serving Lots A, B, and C; a proposed right-in, right-out only driveway is shown to the east, with an interconnection to the adjacent residential office building parcel; the right-in, right-out driveway appears to take the place of an existing full access driveway that also serves the adjacent offices, which has no additional access to Route 5; per the local application, proposed hours of operation for the new development will be 24-7; the development will occur in stages; ADVISORY NOTE: the proposed driveways onto Route 5 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 23, 2019, 16.5 acres of the site will be disturbed by the proposed project; per the Site Plan, there are three proposed stormwater management areas, one at the rear of Lot A, one at the rear of Lot C, and one at the front of Lot C; per the EAF, stormwater management facilities will drain towards Bishop Brook on the north side of the site;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state'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 has access to public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; per the local application, the project will tie in to the existing water main within the Route 5 right-of-way, owned by the Onondaga County Water Authority (OCWA); the project will also tie in to an existing sewer line in the right-of-way; per the EAF, anticipated drinking water usage and liquid waste generation are each 7,680 gallons per day; 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 NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire

flow availability; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; 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, per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 near the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257; the Village Hall location has limited weekday service and there are no plans for future increases to the level of service further east on Route 5; and

WHEREAS, according to the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database, the former Accurate Die Casting plant on the subject parcel falls under remediation site codes, C734052 and 734052; site 734052 is classified under the State Superfund Program as a remediation site that has been properly closed but that requires continued site management; site C734052 is listed as "active" in the Brownfield Cleanup Program, with the groundwater treatment system currently operating without problems, and the DEC-approved long term groundwater monitoring program ongoing; and

WHEREAS, Bishop Brook, a classification C(TS) protected stream (per EAF Mapper) and tributary to Limestone Creek, crosses the northeast corner of the site in an area that is currently forested; current FEMA Flood Insurance Rate Maps (FIRM) show the extent of the 100-year floodplain and floodway associated with Bishop Brook and it appears to be limited to proposed Lot D; GIS mapping shows this area of Lot D may also be encumbered by federal wetlands; Lot D is intended for future development of multi-family residential housing, which may require elevation of structures and other mitigation; ADVISORY NOTES: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site, and proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site will be subject to the permitting requirements of the Army Corps; 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) and the project site is located in or near a significant natural community (maple-basswood rich mesic forest); ADVISORY NOTES: 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; per the DEC, a careful on-site evaluation should also be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife as part of SEQR; and

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document would be “based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor”; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a uniting element of a continued village streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; 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:

To more fully realize the intentions of mixed-use development, a revised site plan is encouraged that better integrates the proposed uses, including the future residential development, and incorporates elements such as shared parking, cross-connections with the adjacent gas station and post office uses, and an internal network of sidewalks and crosswalks.

In light of such site plan revisions, the Village should also reconsider the proposed subdivision layout, which may hinder the ability of the development to function as a cohesive, mixed-use development.

The Board also offers the following comments, to be considered for the project as a whole:

1. The applicant is required to coordinate Route 5 access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must also submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study (TIS) for full build out, including any future multi-family use, and a lighting plan to show no glare or spillover onto adjacent properties or the state right-of-way. The municipality must ensure

any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Given the proximity of the development to potential wetlands and Bishop Brook and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

Additionally, the Village and applicant should consider opportunities to further concentrate the site layout, specifically with a focus on avoiding impacts to surrounding residential uses, the floodplain, and Bishop Brook, given the potential for future development of Lot D.

3. For consistency with the Village streetscape concepts defined in the 2006 Fayetteville Commercial Design Guidelines, a revised site plan is encouraged and should provide common greenspace areas, screen parking areas with landscaping, and situate parking at the rear of the buildings.

4. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.

5. Given the history of site contamination and remediation efforts, the Board advises the municipality to ensure that the proposed use and development of the site will not be inhibited by the continued site management under the State Superfund Program and will not impact or be impacted by any mitigation efforts under the Brownfield Cleanup Program.

The motion was made by Matt Beadnell and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-274

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Jack Hayes for the property located at 4840 McDonald Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of McDonald Road (Route 222), a county highway; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey approximately 10' x 150' strip of land from TM# 018.-01-12.0 to TM# 018.-01-18.0 in a Residential (R-1) zoning district; and
- WHEREAS, the Board recently offered no position for the subdivision referral (S-19-33) associated with this three-mile limit review; the meeting minutes for the Town of Onondaga Planning Board meeting on June 10, 2019 indicate the subdivision has been approved conditioned on filing a recombined deed; and
- WHEREAS, the site is located along McDonald Road, a county road, with surrounding land uses being residential; and
- WHEREAS, the submitted subdivision plan shows the westerly parcel, TM# 018.-01-12.0, has frontage on McDonald Road and contains an existing house, a detached garage, and a driveway; the easterly parcel, TM #018.-01-18.0, has frontage on Glenfield Drive, a local cul-de-sac, and rear frontage on McDonald Road; the easterly parcel contains an existing house and a driveway onto Glenfield Drive;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on McDonald Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, the proposed subdivision will divide the westerly parcel into two lots, with Lot 1A (1.872 acres) to contain the majority of the parcel, including the existing structures and driveway, and Lot 1B (0.034 acres) to contain land along the east parcel line; and
- WHEREAS, per the subdivision plan, Lot 1B will be conveyed to the easterly parcel, increasing TM #018.-01-18.0 from 1.039 acres to 1.073 acres; the local application indicates the lot line adjustment is intended to eliminate the side yard encroachment of an existing in-ground pool, which is situated on TM #018.-01-18.0 but partially occurs on Lot 1B; and
- WHEREAS, the subdivision plan shows Furnace Brook running east-west at the rear of the site, entirely contained on proposed Lot 1A; and
- WHEREAS, each house 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 James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-275

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Borrego Solar Systems, Inc. / Donald Gabor for the property located at 8150 Morgan 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 10 MW community solar development with associated access roads, grading, drainage and utility improvements on a 37.2-acre portion of a 58.8-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-278) as part of the proposed project; in 2018, the Board reviewed concurrent site plan (Z-18-219) and subdivision (S-18-52) referrals for a proposed 15,000 sf child care center (True North Center for Children) on an adjacent parcel, which is currently under construction; and
- WHEREAS, the site is located in an area of mostly undeveloped open space, forest and agricultural land occurring between the Hamlin Marsh Wildlife Management Area to the east and heavily developed suburban residential land to the west; lands to the south of the site are part of the Woodard Industrial Park and zoned for industrial uses; the Woodard Industrial Park includes a 500-foot industrial perimeter buffer which encompasses a portion of the site; and
- WHEREAS, the submitted survey map dated August 14, 2019 shows the site has frontage on Morgan Road, a county road, and Waterhouse Road, a local road, and contains an existing two-story house, a detached garage, a shed, and a barn; the existing structures are situated on several acres of the site occurring along the Morgan Road frontage; the remainder of the site is active farmland; aerial imagery shows there is an existing u-shaped driveway serving the structures with two access points onto Morgan Road and an existing farm access on Waterhouse Road;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road must meet Department requirements; and
- WHEREAS, the submitted Layout and Materials Plan dated September 12, 2019 shows the solar modules and racking will generally occur in four areas, each with its own electrical equipment area; the entire community solar development will be enclosed by a 7' tall chain link fence; there will be two points of interconnection along Morgan Road, with 5 MW from each interconnection to the existing electric grid; per the local application, the total project area covers 37.2 acres of the 58.8-acre parcel, which will be leased from the property

owner; and

WHEREAS, the Layout and Materials Plan shows two proposed gravel access driveways on Waterhouse Road, each 20' wide and gated, and a proposed gravel access driveway on Morgan Road, also 20' wide; the submitted Environmental Assessment Form (EAF) dated September 4, 2019 indicates each electrical equipment area will have 7' tall motion sensor-activated lights;

ADVISORY NOTES: the proposed driveway onto Morgan Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; no glare or spillover from site lighting onto adjacent properties or the county right-of-way will be permitted; and

WHEREAS, the Layout and Materials Plan shows a double row of proposed evergreen trees on two sides on the solar development, including the Waterhouse Road frontage and at the rear of the existing on-site structures; the remaining sides are screened by the wetland areas and existing tree cover; per the survey map, there are Onondaga County Water District and Onondaga County Sanitary District easements along the east lot line; all proposed development is outside of the easement areas; and

WHEREAS, per the EAF, 4.5 acres of the site will be disturbed by the proposed project; runoff will sheet flow off solar panels and flow to adjacent properties; ADVISORY NOTE: 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, per the Onondaga County Department of Finance Office of Real Property Services, the house is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no wastewater or drinking water services are proposed for the solar development; and

WHEREAS, the Existing Conditions Plan shows areas labeled "Wetland A" and "Wetland B" and a 100' wetland buffer around each, all along the north lot line; the plan indicates these wetlands are under NYS Department of Environmental Conservation (NYS DEC) jurisdiction and have been taken from a wetland delineation report dated July 25, 2019; it is not clear if the wetland boundary has been confirmed by the NYS Department of Environmental Conservation; GIS mapping also shows potential federal wetlands at the northeast corner of the site; no development is shown within the wetland or buffer areas; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734058) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the remediation site in question is located at 4562 Waterhouse Road; well water monitoring at the site has ceased for all but one well on the remediation site; and

WHEREAS, the site may contain the Indiana bat or northern harrier, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening

should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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. Per the Onondaga County Department of Transportation, no access to Morgan Road will be permitted.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County 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.
3. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

The Board also offers the following comments:

1. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
2. The Town is encouraged to require a decommission plan that would allow for the project area to be returned to agricultural use following future removal of solar arrays.
3. The Board encourages the Town to consider incorporating regulations for solar energy systems into its zoning ordinance or local laws. The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy

systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws.

4. The Town is advised to ensure the solar project will not negatively impact the federally-owned lands to the south, and specifically the infrastructure used for navigation by the Syracuse Hancock International Airport.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-276

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool 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. I of 2019 to amend Chapter 380 of the Code of the Village of Liverpool relative to the definition of sign height, service station canopy signs, changes or modifications to site plans, plantings and expiration of variance approvals; and
- WHEREAS, the proposed local law will amend Article I General Provisions, §380-5 Definitions by adding a new definition to read as follows: “Sign Height – The height of a sign as measured from the level of the adjacent public sidewalk, or where no public sidewalk is present, from the level of the adjacent street edge”; exterior signs, including size and height restrictions, are currently regulated under Article XVI of the Village zoning code; and
- WHEREAS, the proposed local law will amend Article XVI Signs, §380-103 Signs Requiring a Permit by adding a new provision that will make “Gas Station Canopies” in the Lakeside Business District (B-1), Village Center Business District (B-2), Oswego Street Business District (B-3), General Business District (B-4) and Limited Industrial – Business Park District (LI-BP) zoning districts subject to issuance of a sign permit; and
- WHEREAS, the new sign provision will read as follows: “Gas Station Canopies. Signs on an approved gas station canopy shall be limited to one on each street frontage and each of such signs shall not exceed 16 square feet in area. In addition, one gas price sign shall be allowed on each street frontage of the canopy and each of such signs shall not exceed 12 square feet in area”; and
- WHEREAS, the proposed local law will amend Article XIV Site Plan and Special Permit Review, §380-89 Changes or Modifications to require that the Planning Board hold a public hearing, as if for a new site plan approval or special permit, for substantial changes or modifications to a use requiring site plan approval or a special permit; currently this provision only applies to proposed changes or modifications to a use requiring a special permit; and
- WHEREAS, under §380-89, the Village zoning code considers a change or modification substantial if it significantly changes the intended use, design, character or nature of development or is detrimental to the development or use of adjacent lands and buildings, flow of vehicular and pedestrian traffic, or neighborhood character and aesthetics; and
- WHEREAS, the proposed local law will amend Article XVII Supplementary Regulations, §380-107 Screening Devices and Fences relating to provisions for plantings;

the amended provision will read as follows: “Plantings, except trees, shall not exceed 2 ½ feet in height if placed within 10 feet of a public sidewalk or street edge”; currently this provision applies to plantings within 10 feet of “the front property line”, as opposed to “a public sidewalk or street edge”; and

WHEREAS, the proposed local law will amend Article XIX Administration and Enforcement, §380-124 Board of Appeals by adding a new provision to the Zoning Board of Appeals procedure process; the new provision will read as follows: “Expiration of variance. A permit or approval secured by vote of the Zoning Board of Appeals under the provisions of this Chapter shall expire if the work or change involved is not commenced within six (6) months of the date on which the appeal is granted or if the work or change is not substantially complete within twelve (12) months of the date on which such appeal is granted”; and

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-277

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool 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. H of 2019 to amend Chapter 380 of the Code of the Village of Liverpool to amend the definition of "mixed use"; and
- WHEREAS, the proposed local law will amend the definition of mixed use under Article I General Provisions, §380-5 Definitions to read as follows: "Mixed Use – A single building, structure and/or lot with a minimum of two different and distinct uses. The building(s) or structure(s) will exhibit a pedestrian and transit-friendly design facing a primary street as expressed in the Village of Liverpool Comprehensive Plan1 and the Village of Liverpool Design Handbook2. Mixed uses may include some combination of residential, retail, restaurant, dining, family entertainment, commercial office, professional office, hotel, grocery and civic uses"; and
- WHEREAS, currently the definition of mixed use applies to "a single structure" as opposed to "a single building, structure and/or lot"; and
- WHEREAS, per the Village zoning code, mixed use is permitted in the Lakeside Business District (B-1), Village Center Business District (B-2), Oswego Street Business District (B-3), General Business District (B-4), Limited Industrial – Business Park (LI-BP), and Planned Unit Development (PUD) zoning districts; in the LI-BP district, mixed use that includes residential and hotel uses is subject to a special permit; and
- WHEREAS, the Village zoning map adopted May 15, 2008 shows the B-1, B-2, B-3, B-4, and LI-BP zoning districts are generally concentrated around the intersection of Oswego Street, Onondaga Lake Parkway, First Street, and South Willow Street, and comprise the Village's walkable downtown area; and

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-278

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Borrego Solar Systems, Inc. for the property located at 8150 Morgan 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 Morgan Road (Rroute 46), a county highway; and
- WHEREAS, the applicant is proposing construction of a 10 MW community solar development with associated access roads, grading, drainage and utility improvements on a 37.2-acre portion of a 58.8-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-275) as part of the proposed project; in 2018, the Board reviewed concurrent site plan (Z-18-219) and subdivision (S-18-52) referrals for a proposed 15,000 sf child care center (True North Center for Children) on an adjacent parcel, which is currently under construction; and
- WHEREAS, the site is located in an area of mostly undeveloped open space, forest and agricultural land occurring between the Hamlin Marsh Wildlife Management Area to the east and heavily developed suburban residential land to the west; lands to the south of the site are part of the Woodard Industrial Park and zoned for industrial uses; the Woodard Industrial Park includes a 500-foot industrial perimeter buffer which encompasses a portion of the site; and
- WHEREAS, the submitted survey map dated August 14, 2019 shows the site has frontage on Morgan Road, a county road, and Waterhouse Road, a local road, and contains an existing two-story house, a detached garage, a shed, and a barn; the existing structures are situated on several acres of the site occurring along the Morgan Road frontage; the remainder of the site is active farmland; aerial imagery shows there is an existing u-shaped driveway serving the structures with two access points onto Morgan Road and an existing farm access on Waterhouse Road;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road must meet Department requirements; and
- WHEREAS, the submitted Layout and Materials Plan dated September 12, 2019 shows the solar modules and racking will generally occur in four areas, each with its own electrical equipment area; the entire community solar development will be enclosed by a 7' tall chain link fence; there will be two points of interconnection along Morgan Road, with 5 MW from each interconnection to the existing electric grid; per the local application, the total project area covers 37.2 acres of the 58.8-acre parcel, which will be leased from the property owner; and

- WHEREAS, the Layout and Materials Plan shows two proposed gravel access driveways on Waterhouse Road, each 20' wide and gated, and a proposed gravel access driveway on Morgan Road, also 20' wide; the submitted Environmental Assessment Form (EAF) dated September 4, 2019 indicates each electrical equipment area will have 7' tall motion sensor-activated lights;
ADVISORY NOTES: the proposed driveway onto Morgan Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; no glare or spillover from site lighting onto adjacent properties or the county right-of-way will be permitted; and
- WHEREAS, the Layout and Materials Plan shows a double row of proposed evergreen trees on two sides on the solar development, including the Waterhouse Road frontage and at the rear of the existing on-site structures; the remaining sides are screened by the wetland areas and existing tree cover; per the survey map, there are Onondaga County Water District and Onondaga County Sanitary District easements along the east lot line; all proposed development is outside of the easement areas; and
- WHEREAS, per the EAF, 4.5 acres of the site will be disturbed by the proposed project; runoff will sheet flow off solar panels and flow to adjacent properties;
ADVISORY NOTE: 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, per the Onondaga County Department of Finance Office of Real Property Services, the house is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no wastewater or drinking water services are proposed for the solar development; and
- WHEREAS, the Existing Conditions Plan shows areas labeled "Wetland A" and "Wetland B" and a 100' wetland buffer around each, all along the north lot line; the plan indicates these wetlands are under NYS Department of Environmental Conservation (NYS DEC) jurisdiction and have been taken from a wetland delineation report dated July 25, 2019; it is not clear if the wetland boundary has been confirmed by the NYS Department of Environmental Conservation; GIS mapping also shows potential federal wetlands at the northeast corner of the site; no development is shown within the wetland or buffer areas; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734058) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the remediation site in question is located at 4562 Waterhouse Road; well water monitoring at the site has ceased for all but one well on the remediation site; and
- WHEREAS, the site may contain the Indiana bat or northern harrier, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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. Per the Onondaga County Department of Transportation, no access to Morgan Road will be permitted.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County 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.
3. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

The Board also offers the following comments:

1. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
2. The Town is encouraged to require a decommission plan that would allow for the project area to be returned to agricultural use following future removal of solar arrays.
3. The Board encourages the Town to consider incorporating regulations for solar energy systems into its zoning ordinance or local laws. The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review

guidance and model solar energy local laws.

4. The Town is advised to ensure the solar project will not negatively impact the federally-owned lands to the south, and specifically the infrastructure used for navigation by the Syracuse Hancock International Airport.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-279

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of 1600 Erie Blvd. Syracuse, LLC for the property located at 1600-1618 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing auto shop building and construct a 5,078 sf urgent care clinic, wellNOW Urgent Care, on a 0.82-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located along a City-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; just east of the site Erie Boulevard becomes a state-owned road; the submitted survey map dated April 3, 2019 shows the site has additional frontage on Cherry Street and Lombard Avenue, both city streets, and contains an existing one-story building, to be demolished, surrounded on all sides by asphalt; there are four existing curb cuts, two each on Erie Boulevard and Cherry Street; access to Erie Boulevard in this location is restricted to right-in, right-out only by an existing median in the roadway; per the survey map, Lombard Avenue partially occurs on the site and not within the City right-of-way; access to Lombard Avenue is restricted by a substantial slope and a guard rail; and
- WHEREAS, the submitted Site Plan dated September 4, 2019 shows the proposed building (5,078 sf) will be situated near the Erie Boulevard and Cherry Street intersection with concrete sidewalks on three sides of the building and asphalt parking occurring to the rear and east side of the building; the Planting Plan shows a retaining wall with a railing at the rear of the site and a row of proposed shrubs buffering Lombard Avenue; aerial imagery shows the site has existing sidewalks along the Erie Boulevard and Cherry Street frontages; these sidewalks will be replaced to meet City standards and have a grass planting strip separating them from the roads; a concrete sidewalk connecting from Erie Boulevard to the building entrances is also shown in the Site Plan; the referral indicates there are 2 proposed pole-mounted light fixtures for the project; a photometric plan was included with the referral
- WHEREAS, per the Site Plan, the project includes a proposed curb cut onto Cherry Street, which appears to use the existing southernmost access, and a proposed curb cut onto Erie Boulevard, which appears to use the existing easternmost access; the other existing curb cuts will be closed; per the Site Plan, there is a "proposed easement to the City of Syracuse to be completed by through [sic] separate approval process for existing Lombard Ave on property"; the referral

materials include a Traffic Impact Assessment dated July 26, 2019, which concludes that additional traffic generated by the proposed urgent care clinic is minimal and will have no notable or significant impact on traffic operations on Erie Boulevard or Cherry Street, and no mitigation measures are recommended; per the Traffic Impact Assessment, the trip generation estimate indicates 15 entering and 4 exiting vehicles are anticipated during morning peak hours and 5 entering and 12 exiting vehicles are anticipated during evening peak hours; and

WHEREAS, there is an existing billboard along the east lot line of the site; per the Site Plan, “coordination of improvements to the existing billboard to be completed by owner”; the Site Plan and Planting Plan also show a proposed monument sign in a landscape bed at the Erie Boulevard and Cherry Street intersection; additional signage will include 4 wall-mounted signs, one on each face of the building; signs at the front and rear of the building will each be 168.67 sf and signs on the sides will be 101.00 sf each; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 29, 2019, 0.89 acres of the site will be disturbed by the proposed project; the submitted Utility Plan shows storm sewers on-site connecting through a proposed Hydro-International First Defense High Capacity (FD-4HC) treatment system to the existing manhole in the Erie Boulevard right-of-way; a stormwater access easement is shown to correspond with the FD-4HC location and connecting storm sewer line; the referral materials indicate that a Stormwater Pollution Prevention Plan (SWPPP) will be prepared as part of the project; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, 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 along a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to

revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Office (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; clinics appear to be a permitted use under the proposed zoning; and

WHEREAS, the EAF indicates the site has been the subject of remediation for hazardous waste, in which Phase I and Phase II were completed in March 2019 by AECC Environmental Consulting; per the EAF, proper remediation will be completed per requirements as excavations for the site and building are completed; the project is also within 2,000 feet of multiple sites (IDs: B00075, B00146, 734047, C734090) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that some trees will be removed as part of the proposed project;

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

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:

The applicant must contact the New York State Department of Transportation to coordinate right-of-way plans to ensure consistency with plans for the Empire State Trail along the Erie Boulevard corridor.

The Board also offers the following comments:

1. The applicant is advised to redesign the Erie Boulevard driveway configuration to better facilitate right-in, right-out movements, or consider removing the driveway altogether to eliminate conflict points in this highly traveled area.
2. To further facilitate walkability in this area, the applicant is encouraged to install a sidewalk from the Cherry Street sidewalk to the building and provide robust front and side yard landscaping.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-280

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board 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 I-2019 creating Chapter 151 of the Code of the Town of Van Buren to regulate the placement of Small Cell Wireless Communication Facilities in the Town of Van Buren right-of-ways; and
- WHEREAS, in September 2018, the FCC issued an Order to facilitate installation of small cells for 4G and 5G wireless service by implementing rules and interpretations that limit the impact of local zoning regulations on such installations; the Board recently reviewed local law referrals from other municipalities, the Village of Fayetteville (Z-19-91), Town of Manlius (Z-19-93), and Village of Manlius, for local regulations relating to small cell wireless installations; and
- WHEREAS, proposed Chapter 151 is intended to regulate the placement of wireless Communications Facilities in the Town of Van Buren and “provide objective, technically feasible criteria applied in a non-discriminatory manner that reasonably match the aesthetics and character of the immediate area”; a Communications Facility is defined in the Chapter as the collective equipment, including radio transceivers, antennas, coaxial, fiber-optic or other cabling, power supply, and comparable equipment, that enables cable service, information service or broadband, or telecommunications service; and
- WHEREAS, per the local law, “[t]his Chapter applies to the Public ROW but does not restrict the Town’s right to regulate Wireless Communication Facilities on non-Town owned property or outside of the Public ROW under the same terms and conditions set forth herein”; in the Chapter’s definitions, it states that the term Public ROW “does not include a federal interstate highway or other areas that are not within the legal jurisdiction, ownership or control of the Town”; and
- WHEREAS, per the Onondaga County and New York State Departments of Transportation, any work in the county or state right-of-way relating to the construction, installation or maintenance of wireless communications facilities will be subject to a work permit; approvals from other service providers or infrastructure owners in the right-of-way may be required as a condition of work permit approval; and
- WHEREAS, per the local law, “[p]rior to installing any Communications Facility in a Public ROW, or any Pole built for the sole or primary purpose of supporting a Communications Facility or any Tower, a Person shall enter into a License Agreement (“License Agreement”) with the Town, which shall be filed with the Onondaga County Clerk’s Office, expressly authorizing use of the Public Right

of Way for the Communications Facility, Pole or Tower proposed to be installed”; terms will be annual and renew automatically unless terminated by the Town upon 90 days written notice; the service provider shall keep and maintain \$1 million in liability insurance for each incident and a \$5 million umbrella policy; and

WHEREAS, per the local law, a ROW permit will be required for any construction, maintenance or performance of any work in the Public ROW related to Communications Facilities; ROW permits will not be issued without a License Agreement; the “permit does not authorize attachment to or use of existing Poles, Towers, Support Structures or other structures in the Public ROW; a Permittee or Provider must obtain all necessary approvals and pay all necessary fees from the owner of any Pole, Tower, Support Structure or other structure prior to any attachment or use”; and

WHEREAS, the proposed Chapter outlines the fees associated with installation of a Communications Facility; there is a \$500 Permit application fee for each application (up to 5) for a co-location of a Small Wireless Facility and \$100 for each additional facility; there is a \$1,000 permit application fee for a new pole; additional fees include, a License Agreement fee (\$340), ROW use fee (\$270 per year) for a Small Wireless Facility, and an attachment fee (\$500) for Small Wireless Facilities attached to property owned by the Town; per the local law, applicants may simultaneously submit up to 5 permit applications, or may file a single, consolidated application covering a batch of up to 20 facilities of a similar nature; no applicant will be permitted to submit more than one consolidated application over a 6-month period; and

WHEREAS, per the local law, the following uses will be permitted in the Public ROW, subject to administrative review by the Town: (i) Collocation of a Small Wireless Facility, (ii) Modification of a Pole, Tower or Support Structure or Replacement of a Pole for Collocation of a Communications Facility, (iii) Construction of a new Decorative Pole or a monopole Tower to be used for a Small Wireless Facility, and (iv) Construction of a Communications Facility; administrative reviews will not be available for consolidated applications or simultaneous permit applications for more than 5 Communication Facilities; and

WHEREAS, per the local law, other uses within the Public ROW or on private property that do not fall under the purview of administrative review will be subject to discretionary review and site plan approval by the Town Planning Board; as part of the site plan review process, the Planning Board shall consider: (i) the established design standards; (ii) the compatibility of further deployments and their potential impact on the surrounding neighborhood; (iii) the potential for Collocation of other Provider’s Communication Facilities; and (iv) the density fulfillment needs of the neighborhood; and

WHEREAS, per the local law, the Design Standards for Communication Facilities, Poles built for the sole or primary purpose of supporting Communications Facilities, or Towers will be adopted by the Town Board, and subject to change upon 30 days’ notice to an applicant and upon a majority vote of the Town Board; per a phone conversation with a representative for the Town, adoption of the design standards will be considered under a separate resolution; and

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

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-281

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board 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 H-2019 extending for an additional three (3) months the moratorium on Commercial Free-Standing Solar Photovoltaic (PV) Systems within the Town of Van Buren; and
- WHEREAS, the Board recently reviewed a local law referral (Z-19-104) for Local Law C-2019 which was adopted on May 7, 2019 and imposed a 6-month moratorium on Commercial Free-Standing Solar Photovoltaic (PV) Systems within the Town of Van Buren; and
- WHEREAS, the existing moratorium prohibits the placement, construction or erection of a commercial free standing solar photovoltaic (PV) system anywhere within the Town; the proposed Local Law H-2019 will extend the existing moratorium for a period of three months from the effective date of this local law, unless renewed or a resolution is enacted indicating the Town Board is satisfied that the moratorium is no longer needed; and
- WHEREAS, the Town of Van Buren has existing regulations in place, which regulate the placement, construction and modification of residential and commercial photovoltaic systems; per the Town of Van Buren code, Chapter 160 titled "Solar Photovoltaic (PV) Systems" currently outlines the permit requirements for solar PV systems on residentially zoned properties (i.e., solar system building permit) or commercial/industrial zoned properties (i.e., site plan approval and special use permit), as well as oversight, fee, inspection, and penalty procedures; and
- WHEREAS, per Chapter 160, ground-mounted solar panels are currently not allowed in the following residential districts: R-10, R-15, R-20, or residential portions of Planned Unit Development (PUD); and
- WHEREAS, the legislative purpose of the proposed Local Law H-2019 states that "[c]ommercial free-standing PV systems are generally larger, more obtrusive and can pose a hazard and danger to residents by distraction, obstruction, and the power supply systems involved with such installations may pose a risk"; furthermore, "[t]he Town recognizes the potential benefits and desirability of solar power and renewable energy sources but determines that time and study is necessary in order to determine if and how to properly regulate such installations"; and
- WHEREAS, the proposed local law defines commercial free standing solar photovoltaic (PV) systems as follows: "A free standing solar photovoltaic (PV) system and

area of land principally used to convert solar energy to electricity with the primary purpose of supplying electricity to a utility grid for wholesale or retail sales of electricity to the general public or utility provider”; and

WHEREAS, relief from the provisions of the local law indicate that the “Town Board reserves to itself the power to vary or adapt the strict application of the requirements of this Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved”; and

WHEREAS, the Central New York Regional Planning and Development Board (CNYRPDB) Energy Management office (315-422-8276) offers municipalities guidance regarding best practices for regulating solar energy systems, in particular to ensure a balance between adequate regulation and ease of review for the municipality and applications; the New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws; and

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-282

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Common Space Warren, LLC for the property located at 349 & 351 South Warren Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Onondaga County Court House and the John H. Mulroy Civic Center, both county-owned properties, and the Onondaga County Public Library; and
- WHEREAS, the applicant is proposing to renovate two existing buildings and convert them to mixed-use space for commercial, office and residential purposes in an Office and Service Central Business (CBD-OS) zoning district; and
- WHEREAS, the Board recently offered no position for a final subdivision referral (S-19-59) to combine the two subject parcels into one as part of the proposed project; in 2010, the Board offered no position for a project site review referral (Z-10-41) to install a new storefront system at one of the subject buildings; and
- WHEREAS, the site is located along South Warren Street, a city street, in Downtown Syracuse; the site and surrounding buildings are part of the South Salina Street Downtown Historic District, which is listed on the National and State Registers of Historic Places; and
- WHEREAS, the submitted resubdivision plan dated July 6, 2019 shows each parcel contains an existing zero lot line building; the northern building is 5 stories and the southern building is 8 stories; there is an existing concrete sidewalk along South Warren Street; and
- WHEREAS, the submitted floor plans show the site has existing commercial spaces on the first floor of the buildings, including a 2,561 sf pizza shop (Pavone's), a 5,020 sf grocery store, and a 927 sf commercial tenant space; interior improvements are shown to add a new stairwell and new restroom facilities to the first floor; second floor renovations will provide office space which will connect to the existing Syracuse CoWorks offices in an adjacent building; floor plans for the third and fourth floors appear to be open; the remaining, upper floors will be renovated for residential units; and
- WHEREAS, the submitted exterior elevation drawings show exterior improvements to the buildings to include replacing all of the windows, repairing the wood trim moldings, replacing existing EIFS panels with new porcelain tile panels, removing the existing fire escape, reinstalling sections of iron railing, and repairing, cleaning and painting the existing façade as required; the existing first floor storefronts will remain; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 31, 2019, stormwater on-site currently drains to the established municipal

system; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, 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 City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the lots is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses”; and

WHEREAS, per the local application, the buildings are being renovated to meet the National Park Service requirements for Historic tax credits; the site is also located near the Plymouth Congregational Church, Montgomery Street-Columbus Circle Historic District, Armory Square Historic District, Central New York Telephone and Telegraph Building, St. Paul’s Cathedral and Parish House, and Loew’s State Theater, which have been listed on, or nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-283

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Holy Family Church for the property located at 127 Chapel Drive; 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 Genesee Street (Old Route 5), a county road, and Onondaga Road / New York State Route 173, a state highway north of West Genesee Street and a county road to the south; and
- WHEREAS, the applicant is proposing to demolish the existing church rectory and construct a new one on a 7.3-acre parcel in a Residential (R3) zoning district; and
- WHEREAS, the site is located just south of the West Genesee Street commercial corridor in the suburban Fairmount hamlet; land uses to the south are primarily residential; the site abuts a miniature golf course to the east; and
- WHEREAS, aerial imagery shows the site has frontage on Chapel Drive, Shrineview Drive, and Hillbrook Road, all local roads, and contains an existing two-story house, a rectory for Holy Family Church, that is surrounded on three sides by asphalt parking; on the western side of the site, there is an existing building and structures for a shrine belonging to the church; additional structures for the church are located on a parcel north across Chapel Drive; there are existing sidewalks and additional on-street parking spaces along Chapel Drive; a crosswalk is shown to connect the site to the other church parcel; and
- WHEREAS, the submitted plans dated August 29, 2019 show the existing rectory will be demolished and replaced with new asphalt parking contiguous to the existing parking area; the additional parking spaces will offset the removal of parking spaces to allow for construction of the new rectory; other parking lot modifications include restriping spaces and installing curbed landscape islands; the proposed rectory is shown to occur on the southern side of the parking lot; concrete sidewalks, a patio, and landscaping are shown at the front of the building; a 12' wide driveway will be installed to allow access to the building via the parking lot and two existing driveways on Chapel Drive, to remain; and
- WHEREAS, the plans show the building will be located on a hill with the elevation dropping roughly 10' from the front of the developed area to the back; proposed retaining walls and guiderail are shown on either side of the driveway to the building; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 16, 2019, 0.5 acres of the site will be disturbed by the proposed project; stormwater discharges will be conveyed to an existing roadside swale along Hillbrook Road at the rear of the site; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; the plans show a proposed 1½" force main connection from the building to the existing sewer lateral and a new connection to the public drinking water line;

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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, Geddes Brook runs just south of the site, crossing the southeast corner of the parcel; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear, forested portion of the site is located within the 100-year floodplain and floodway associated with the creek, which may require elevation of structures and other mitigation; all proposed development appears to be outside the floodplain and floodway; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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. Given the proximity of the development to Geddes Brook and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save

the Rain program at 315-435-2260 or visit <http://savetherain.us>.

2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

The motion was made by Matt Beadnell and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-284

- 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 ZONE CHANGE from the Town of Salina Town Board at the request of Clayton Manor, LLC for the property located at 1128 Vine Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Vine Street (Route 51) and Henry Clay Boulevard (Route 45), both county highways, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is proposing a zone change on a 1.87-acre parcel from One-Family Residential (R-1) to Multiple-Family Residential (R-4) to allow for apartments; and
- WHEREAS, in 2008, the Board reviewed a zone change referral (Z-08-154) to change the zoning of two adjacent parcels from Office and Light Industrial Park (O-2) to R-4 as part of an apartment development project, and recommended modification to include resubdividing the two parcels into a single lot; and
- WHEREAS, the site is just north of Lockheed Martin and Interstate 90, in an area with commercial, industrial, and residential land uses; nearby residential uses are primarily multi-family with a few remaining single-family lots; and
- WHEREAS, the submitted survey map shows the site has frontage on Vine Street, a county road, and contains an existing two-story house, a detached garage, and a shed; there is an existing asphalt driveway onto Vine Street;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Vine Street must meet Department requirements; and
- WHEREAS, the local application indicates that the petitioner of the zone change is under contract to purchase the parcel; the purpose of the zone change is to allow for apartment use; the site is surrounded on three sides by parcels owned by the petitioner that contain an existing apartment complex, Clayton Manor Apartments; and
- WHEREAS, per the local application, no additional access to Vine Street is proposed for the future apartment use; access would come from Clayton Manor, a private drive to the south that serves the apartment complex;
ADVISORY NOTE: any work within the county right-of-way, including driveway removals, is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, per the Town zoning code, the existing R-1 zoning district is intended “to provide areas where the living environment associated with one-family residential development is encouraged and preserved” and permits one-family dwellings, family day-care homes, and group family day-care homes; and

WHEREAS, per the Town zoning code, the proposed R-4 zoning district is intended “to provide areas where the living environment associated with multiple-dwelling-unit development is encouraged and preserved” and permits one- and two-family dwellings, multiple dwellings, townhouses, family day-care homes, and group family day-care homes; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas;

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office prior to future development of the site to determine sewer availability and capacity; the applicant is advised to also contact OCWA's Engineering Department prior to future development to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, future development of the site will necessitate a 1 gallon to 1 gallon sanitary flow offset plan/project unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over the current residential use; and

WHEREAS, GIS mapping shows the site may contain federal wetlands, which appear to occur on the site just south of the existing house;

ADVISORY NOTE: prior to any future development of the site, the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site will be subject to the permitting requirements of the Corps; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the remediation site is the Lockheed Martin facility to the south; the site has been listed as an active site in the Resource Conservation and Recovery program having found that groundwater at the facility has been impacted by volatile organic compounds (VOCs); the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); 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:

Should the municipality approve the proposed zone change, the Board offers the following comment for the next phase of development:

The applicant is advised to coordinate with the Onondaga County Department of Transportation early in the planning process to meet the Department's requirements for traffic, drainage and lighting data, which must be submitted to the Department for review and approval.

The motion was made by Matt Beadnell and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-285

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Eaglewood Associates, Inc. for the property located at South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of South Bay Road (Route 208), a county highway, and State Route 31, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change from Neighborhood Commercial (NC) to Residential Multiple (RM) for a 4.21-acre parcel to allow for apartments; and
- WHEREAS, in 2004, the Board reviewed a zone change referral (Z-04-397) to change the zoning of 12.4 acres, including the subject parcel, from Agricultural (AG), R-12, and Neighborhood Commercial (NC) to R-12, NC, and General Commercial (GC), and recommended modification to include review and approval of the traffic study by the NYS and Onondaga County Departments of Transportation; and
- WHEREAS, the undeveloped parcel is located along South Bay Road, a county road, and situated between the Pastures residential subdivision and several commercial properties including a gas station, bank, and florist; the parcel has additional, limited frontage on Boyko Farm, a local road to the east that serves the Pastures; and
- WHEREAS, per the local application, the requested zone change is intended to allow for an apartment use on the site; the submitted Sketch Plan dated August 21, 2019 shows 2 pairs of attached apartment buildings, 2 stories and 8 units each, for a total of 32 apartment units; two proposed interconnected parking lots (24 and 42 parking spaces) are shown at the front of the buildings; access is shown to come from the adjacent gas station parcel, which has existing driveways on South Bay Road and NYS Route 31; the gas station driveways appear to also be shared with the adjacent bank parcel; the bank parcel has a stub ending at the north lot line of the site; and
- WHEREAS, per the Town zoning code, the current NC zoning district “is designed and intended to provide for relatively small, stand-alone commercial uses whose primary market is the immediate neighborhood of the enterprise” and permits retail sales and services, offices, community centers, religious institutions, and public utility substations; other commercial uses are also permitted if the Planning Board finds that the proposed use meets the statement of intent and is of the same general character, size, scale and intensity as those allowed; and
- WHEREAS, per the Town zoning code, the proposed R-M zoning district permits one-family residences, two-family dwellings, townhouses, and private garages, as well as home occupations, golf courses, public utility substations, clinics,

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

E-mail Address: countyplanning@ongov.net

schools, religious institutions, community centers, and multiple-family residences, subject to site plan approval; and

WHEREAS, per the Sketch Plan, there is a 15' drainage easement along south lot line; sanitary sewer and drainage easements are also shown running north-south through the eastern half of the site; no proposed development occurs in the easement areas; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 11, 2019, if the zone change is approved, the applicant will submit a site plan for review and approval that will include stormwater management for the project; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Pastures Pump Station service areas; new connections to the public drinking water and wastewater infrastructure are proposed for the apartment use;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office prior to future development of the site to determine sewer availability and capacity; the applicant is advised to also contact OCWA's Engineering Department prior to future development to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the Pastures Pump Station is tributary to the Davis Road Pump Station, which has been 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); 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 approve the proposed zone change, the Board offers the following comments for the next phase of development:

1. The applicant is advised to coordinate with the Onondaga County Department of Transportation early in the planning process to meet the Department's requirements for traffic, drainage and lighting data, which must be submitted to the Department for review and approval.

2. Every municipal review provides the opportunity to improve community appearance function and the municipality should encourage site planning to promote vehicle and pedestrian connectivity in this area. Specific design

recommendations include a driveway connection to the adjacent bank parcel, internal sidewalks and crosswalks for improved walkability between the proposed apartments, Route 31 commercial properties, and Pastures subdivision, and an extension of the existing sidewalk on South Bay Road through the site to the Pastures subdivision.

3. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-286

- 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 DeWitt Town Board at the request of Town of DeWitt 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 the site is located within 500 feet of Interstate Route 481, a state highway, Kirkville Road (Route 53), a county road, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing a local law amending the Town of DeWitt Town Code Chapter 192 by adding a new Section 192-64.5 "Transportation and Distribution Node Overlay District" and amending Section 192-10 to add a "Transportation and Distribution Node Overlay District" and adding a new definition in Section 192-14 "Transportation and Distribution Node Facility"; and
- WHEREAS, in a concurrent referral (Z-19-287), the Town is seeking to amend its zoning map to apply the new overlay district to six parcels totaling 70.45 acres under common ownership within the High-Tech zoning district; and
- WHEREAS, the stated purpose of the Transportation and Distribution Overlay District "is to recognize the unique character of this Overlay District which is located in the High Tech Zoning District of the Town and to include uses in such district which are compatible to the area"; characteristics include: 1) surrounding uses and land that support both high tech and light industrial uses, 2) parcels which front on a significant highway system, and 3) have proximity to interstate and railroad systems; and
- WHEREAS, the goals of the overlay are to: improve and enhance the group of properties; encourage development that will not impede the values and aesthetics of the surrounding properties; encourage the highest and best use of the property, recognizing the uniqueness of the land area affected; enhance the economic viability of the area; and allow for uses compatible with the surrounding area; and
- WHEREAS, permitted uses include Transportation and Distribution Node Facilities, including warehousing as an accessory use; and all structures and uses allowed in the High Tech District; a Transportation and Distribution Node Facility is defined as "Building, structure and supporting infrastructure designed for the receipt of and shipment of packages of consumer goods and other products, material and merchandise, ("Products") and which may include loading, unloading, sorting and/or repackaging of such Products. The intent of the facility is that the Products shall not remain on the premises for long term storage or warehousing, but are intended to be shipped by rail or ground transportation including van, truck or smaller vehicles to their

ultimate destination. This definition shall not include on-site vehicle maintenance.”; and

WHEREAS, the current High Tech zoning district allows for a variety of land uses, including manufacturing, assembly and packaging, warehousing, service and sales as accessory to a high tech structure, self-storage warehousing, office, retail, restaurants and limited mixed use, lodging and other uses; minimal bulk regulations apply to High Tech zoned parcels; the proposed overlay district does not identify any additional unique regulations for the overlay district uses beyond those within the underlying High Tech zoning district; and

WHEREAS, the DeWitt zoning map indicates four specific areas of High Tech zoning in the town, the I-481 corridor, an area along East Molloy Road, an area along Enterprise and Widewaters Parkways, and areas along the southern portion of I-481 primarily related to quarry activities; rail infrastructure in the Town includes the CSX rail yard and east-west corridor, and the New York Susquehanna & Western Railway line running along 481 and Route 91 in southern DeWitt; and

WHEREAS, the Town wishes to apply the zoning overlay to six parcels under common ownership; the landowner of the six parcels was granted subdivision, SEQR and DEC approvals in the 1980s related to development of a business park, which was not ultimately built; in 2015, the applicant sought site plan approval (Z-15-391) for a 37-acre grading and filling project, including filling large wetlands, based on its 1985 DEC permit; in 2016, the applicant sought subdivision approval (S-16-56) to combine six lots under common ownership, however it does not appear the subdivision was completed; and

WHEREAS, the six subject parcels are located on vacant wooded and cleared land at the southeast corner of Kirkville Road and Interstate 481, and range in size from 3 to 22 acres each; three parcels are landlocked; three parcels have frontage onto Kirkville Road, a county road; the site is in close proximity to the CSX rail yard, to the south; proposals for regional inland port facilities have been considered for the area in recent years, and CSX has initiated upgrades to its facilities to increase distribution supportive activities; and

WHEREAS, the site is also adjacent to Butternut Creek and buffer lands owned by the Central New York Land Trust; available GIS mapping shows federal wetlands on portions of two parcels, state wetland and 100-foot buffer areas covering or encroaching on portions of all six parcels; FEMA flood maps indicate floodplains occurring on portions of all six parcels and the more restrictive floodway on portions of three parcels; it is unclear how prior grade and fill work has affected the delineation of floodplain and wetland areas and resulting extent of viable developable land; and

WHEREAS, a single Environmental Assessment Form was provided for the creation of the district and for the application of the district to the specific Kirkville Road site; the EAF did not elaborate on potential infrastructure related impacts of the proposed overlay district allowable uses on the subject site; and

WHEREAS, any access onto Kirkville Road must meet the requirements of the Onondaga County Department of Transportation, and any intensive traffic generation from the site will require review and approval by the Onondaga County and New York State Departments of Transportation; the site is also located outside of the Onondaga County Sanitary District; inclusion in the District is required for any proposed future use seeking to connect to County wastewater infrastructure; and

WHEREAS, the Town of DeWitt 2017 Comprehensive Plan Update identifies the subject site for high tech, manufacturing, office park, mixed use development, and adjacent lands following Butternut Creek and high groundwater locations as limited development; regarding high tech and industrial future land uses, the plan states “Direct and easy access to the regional highway and rail network, and an international airport are major benefits. Industrial and office parks are typically developed in accordance with an overall plan that provides for individual lots, an integrated street system, extensive landscaping and provisions to assure development compatibility. Industrial parks often contain activities related to research, testing, electronics, computer hardware and software production, prototype refinement and other high-tech development, experimentation and refinement. Large parcels of undeveloped land with utilities, adequate drainage and highway access are likely sites for these types of land uses. Planning concerns relate to the level of compatibility of such development with the surrounding area, traffic impact on adjacent local or collector roads and the quality of site improvements such as landscaping, parking lot design and lighting. Site plan review that incorporates, at least, minimum standards for such development are important.”; 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. Given the transportation-intensive nature of the use being proposed for addition to the zoning district, the New York State and Onondaga County Departments of Transportation require that further transportation analysis of potential impacts to the transportation system be conducted as part of SEQR and prior to Town application of the district to certain parcels. The Town is advised to contact the Departments of Transportation to discuss the scope of analysis.
2. For any future development contemplating use of public wastewater infrastructure on the subject site, the Town of DeWitt will need to demonstrate that this site is already located within the Consolidated Sanitary District. If the property is not located in the Consolidated Sanitary District, a formal Sanitary District extension will be required via the Onondaga County Department of Water Environment Protection and ultimately the Onondaga County Legislature to accept wastewater flow from any project proposing to connect to the County wastewater system. The developer or Town would also be responsible for certification of any existing wastewater infrastructure and construction and ownership of any additional infrastructure necessary to connect to County wastewater infrastructure.

The motion was made by Matt Beadnell and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-287

- 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 LOCAL LAW from the Town of DeWitt Town Board at the request of Town of DeWitt 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 the site is located within 500 feet of Interstate Route 481, a state highway, Kirkville Road (Route 53), a county road, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing a local law to amend the DeWitt Town Code Chapter 192 by amending the zoning map of the Town of DeWitt Section 192-11 to include six parcels totaling 70.45 acres within a newly proposed "Transportation and Distribution Node Overlay District"; and
- WHEREAS, in a concurrent referral (Z-19-286), the Town is seeking to create a Transportation and Distribution Node Overlay District within its zoning code; and
- WHEREAS, the stated purpose of the Transportation and Distribution Overlay District "is to recognize the unique character of this Overlay District which is located in the High Tech Zoning District of the Town and to include uses in such district which are compatible to the area"; characteristics include: 1) surrounding uses and land that support both high tech and light industrial uses, 2) parcels which front on a significant highway system, and 3) have proximity to interstate and railroad systems; and
- WHEREAS, the goals of the overlay are to: improve and enhance the group of properties; encourage development that will not impede the values and aesthetics of the surrounding properties; encourage the highest and best use of the property, recognizing the uniqueness of the land area affected; enhance the economic viability of the area; and allow for uses compatible with the surrounding area; and
- WHEREAS, permitted uses include Transportation and Distribution Node Facilities, including warehousing as an accessory use; and all structures and uses allowed in the High Tech District; a Transportation and Distribution Node Facility is defined as "Building, structure and supporting infrastructure designed for the receipt of and shipment of packages of consumer goods and other products, material and merchandise, ("Products") and which may include loading, unloading, sorting and/or repackaging of such Products. The intent of the facility is that the Products shall not remain on the premises for long term storage or warehousing, but are intended to be shipped by rail or ground transportation including van, truck or smaller vehicles to their ultimate destination. This definition shall not include on-site vehicle maintenance."; and

- WHEREAS, the current High Tech zoning district allows for a variety of land uses, including manufacturing, assembly and packaging, warehousing, service and sales as accessory to a high tech structure, self-storage warehousing, office, retail, restaurants and limited mixed use, lodging and other uses; minimal bulk regulations apply to High Tech zoned parcels; the proposed overlay district does not identify any additional unique regulations for the overlay district uses beyond those within the underlying High Tech zoning district; and
- WHEREAS, the DeWitt zoning map indicates four specific areas of High Tech zoning in the town, the I-481 corridor, an area along East Molloy Road, an area along Enterprise and Widewaters Parkways, and areas along the southern portion of I-481 primarily related to quarry activities; rail infrastructure in the Town includes the CSX rail yard and east-west corridor, and the New York Susquehanna & Western Railway line running along 481 and Route 91 in southern DeWitt; and
- WHEREAS, the Town wishes to apply the zoning overlay to six parcels under common ownership; the landowner of the six parcels was granted subdivision, SEQR and DEC approvals in the 1980s related to development of a business park, which was not ultimately built; in 2015, the applicant sought site plan approval (Z-15-391) for a 37-acre grading and filling project, including filling large wetlands, based on its 1985 DEC permit; in 2016, the applicant sought subdivision approval (S-16-56) to combine six lots under common ownership, however it does not appear the subdivision was completed; and
- WHEREAS, the six subject parcels are located on vacant wooded and cleared land at the southeast corner of Kirkville Road and Interstate 481, and range in size from 3 to 22 acres each; three parcels are landlocked; three parcels have frontage onto Kirkville Road, a county road; the site is in close proximity to the CSX rail yard, to the south; proposals for regional inland port facilities have been considered for the area in recent years, and CSX has initiated upgrades to its facilities to increase distribution supportive activities; and
- WHEREAS, the site is also adjacent to Butternut Creek and buffer lands owned by the Central New York Land Trust; available GIS mapping shows federal wetlands on portions of two parcels, state wetland and 100-foot buffer areas covering or encroaching on portions of all six parcels; FEMA flood maps indicate floodplains occurring on portions of all six parcels and the more restrictive floodway on portions of three parcels; it is unclear how prior grade and fill work has affected the delineation of floodplain and wetland areas and resulting extent of viable developable land; and
- WHEREAS, a single Environmental Assessment Form was provided for the creation of the district and for the application of the district to the specific Kirkville Road site; the EAF did not elaborate on potential infrastructure related impacts of the proposed overlay district allowable uses on the subject site; and
- WHEREAS, any access onto Kirkville Road must meet the requirements of the Onondaga County Department of Transportation, and any intensive traffic generation from the site will require review and approval by the Onondaga County and New York State Departments of Transportation; the site is also located outside of the Onondaga County Sanitary District; inclusion in the District is required for any proposed future use seeking to connect to County wastewater infrastructure; and
- WHEREAS, the Town of DeWitt 2017 Comprehensive Plan Update identifies the subject site for high tech, manufacturing, office park, mixed use development, and

adjacent lands following Butternut Creek and high groundwater locations as limited development; regarding high tech and industrial future land uses, the plan states "Direct and easy access to the regional highway and rail network, and an international airport are major benefits. Industrial and office parks are typically developed in accordance with an overall plan that provides for individual lots, an integrated street system, extensive landscaping and provisions to assure development compatibility. Industrial parks often contain activities related to research, testing, electronics, computer hardware and software production, prototype refinement and other high-tech development, experimentation and refinement. Large parcels of undeveloped land with utilities, adequate drainage and highway access are likely sites for these types of land uses. Planning concerns relate to the level of compatibility of such development with the surrounding area, traffic impact on adjacent local or collector roads and the quality of site improvements such as landscaping, parking lot design and lighting. Site plan review that incorporates, at least, minimum standards for such development are important."; and

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

Given the transportation-intensive nature of the use being proposed for addition to the zoning district, the New York State and Onondaga County Departments of Transportation require that further transportation analysis of potential impacts to the transportation system be conducted as part of SEQOR and prior to Town application of the district to individual parcels. The Town is advised to contact the Departments of Transportation to discuss the scope of analysis.

The Board also offers the following comment relative to any future development contemplating use of public wastewater infrastructure on the subject site:

The Town of DeWitt will need to demonstrate that this site is already located within the Consolidated Sanitary District. If the property is not located in the Consolidated Sanitary District, a formal Sanitary District extension will be required via the Onondaga County Department of Water Environment Protection and ultimately the Onondaga County Legislature to accept wastewater flow from any project proposing to connect to the County wastewater system. The developer or Town would also be responsible for certification of any existing wastewater infrastructure and construction and ownership of any additional infrastructure necessary to connect to County wastewater infrastructure.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-288

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Convergent Energy Solutions New York, LLC for the property located at Totman Road (Northern Boulevard); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Northern Boulevard (Route 82), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 5MW solar photovoltaic (PV) system and a 5MW / 15MWh Battery Energy Storage System (BESS) on a 90.4-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-293) to construct a separate 5 MW solar farm on an adjacent parcel to the north; the applicant for the two solar projects is the same; however, the subject parcels are not under common ownership and each solar project is being considered under its own site plan application; and
- WHEREAS, in 2014, the Board offered no position with comment for a site plan referral (Z-14-82) to install an approximately 60' telecommunications antenna at the National Grid Northern Boulevard gas regulator station site on a 0.06-acre portion of the subject parcel; and
- WHEREAS, the site is located at the fringe of the urbanized area near Cicero Swamp, with nearby suburban and rural housing, vacant and farmed land, and industrial and commercially zoned land along Northern Boulevard, a county road; the site is near land enrolled in NYS Agricultural District 3, which appear to contain active farmland; aerial imagery shows the undeveloped parcel has frontage on Northern Boulevard and is mostly covered by overgrown vegetation, except for the existing 0.06-acre gas regulator station site and existing National Grid overhead utility lines that cross the site; and
- WHEREAS, the site plans show the proposed project to occur on the front half of the site, presumably west of the overhead utility lines though they are not shown in the plans, nor are the remaining lands east of the lines; several areas of wetlands, including state wetlands and the 100' wetland buffer, have been shown to occur at the northwest corner of the parcel and just west of the utility lines; federal wetland boundaries are also shown, generally occurring between the state wetland area; per the site plans, wetlands were delineated and located by Environmental Design & Research on July 19, 2019; it is not clear whether the wetland boundaries have been confirmed by the NYS Department of Environmental Conservation (DEC) or U.S. Army Corps of Engineers; and
- WHEREAS, the local application indicates the solar PV system will consist of ~17,680

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380W solar modules situated on fixed tilt (25°) racking totaling 6,720 kW-DC; the modules will be DC coupled at the inverter which is located at the battery energy storage system (BESS); the BESS will consist of (5) fully-sealed, rechargeable lithium-ion energy storage modules, each including a fully integrated thermal management, fire detection and control system, contained in outdoor-rated NEMA 4 enclosures (8' W x 20' L x 9.5' H), (2) NEMA 3R outdoor rated, 2.5 MVA power conversion units, (1) outdoor rated, 200kVA, 480V to 13.2 kV auxiliary pad-mounted transformer, (1) new Fail-safe 13.2 kV outdoor, metal clad switchgear, and (1) fully protected feeder connection to the existing National Grid 13.2 kV distribution feeder located on Island Road adjacent to the site; and

WHEREAS, per the site plans, the solar panels and BESS will be enclosed by a 6' tall chain link fence; they will connect via an underground MV conductor to proposed utility poles along Northern Boulevard and ultimately to the existing National Grid circuit on Totman Road, a local road to the west; the solar panels are shown to occur in two areas, one on either side of a watercourse on the site; the proposed project appears to significantly encroach on the delineated federal wetlands, though it is entirely outside of the state wetland and buffer; there are no proposed changes in grading and no landscaping, lighting, or signage is proposed; and

WHEREAS, a proposed access drive onto Northern Boulevard is shown in the site plans to serve the solar PV facility;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Northern Boulevard must meet Department requirements; the proposed driveway 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, solar energy systems and battery energy storage systems do not appear to be regulated in the Town zoning ordinance or local laws; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 6, 2019 indicates 0.2 acres of the site will be disturbed by the proposed project despite installation of battery storage area, driveways, and in-ground foundations for panels and fencing; the site does not have existing drinking water or wastewater services and is located in the Oak Orchard Wastewater Treatment Plant service area; no drinking water or wastewater services are intended for the proposed use; and

WHEREAS, state and federal wetlands on site are associated with Cicero Swamp, a 5,000-acre NYSDEC designated and managed Wildlife Management Area (WMA); the WMA includes several species of plants and animals targeted for protection, including bird, bat and rattlesnake, and sedge and twayblade plant species, among others;

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

WHEREAS, the New York State Department of Environmental Conservation (DEC) Environmental Resource Mapper (ERM) also indicates the wetlands on site are Class 2, which provide important wetland benefits, the loss of which is acceptable only in very limited circumstances; the DEC mapper also indicates

two streams crossing the subject parcels which feed the wetland system; the site plan shows federal wetlands occur in areas slated for solar panel installation; per the local application, any work being done within wetlands shall be allowed per Army Corps Nationwide Permit 51; 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 obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site. The applicant must also consult the NYSDEC regarding the potential presence of or effects on rare plants and animals associated with the Cicero Swamp Wildlife Management Area. Any required mitigation must be reflected on the approved site plan.
2. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Northern Boulevard access plans with the Department, including asphalt driveway aprons built to commercial driveway standards. To meet Department requirements, the applicant must also submit a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to show that the proposed development would not create additional runoff into the county's drainage system. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.
3. Any new or proposed utility poles within the county right-of-way must be approved by the Onondaga County Department of Transportation. The applicant must contact the Department to coordinate plans for the location of utility poles along Northern Boulevard. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the large scale of the proposed project, extent of proposed wetland disturbance, and close proximity to important habitats and natural flood storage systems, the applicant and Town are encouraged to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

Best practices to consider related to wetland and habitat protection may include avoiding soil compaction during construction, avoiding drilled

foundations, restoring or improving adjacent wetlands, buffering stream channels, planting of beneficial and diverse native species and pollinators and removing invasive species, and allowing small openings in fencing to allow for small wildlife movement.

2. The applicant is encouraged to provide vegetative screening along the frontage of the site, including removal of invasive species, preservation of treeline buffers and improved vegetation in the right-of-way.
3. The Board encourages the Town to consider incorporating regulations for solar energy systems into its zoning ordinance or local laws. The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws.
4. The Town is encouraged to require a decommission plan that would allow for the project area to be returned to a beneficial natural state following future removal of solar arrays.
5. The proposed solar use provides a valuable transition between adjacent residentially- and industrially-zoned lands. As the Town considers these proposed large-scale projects, however, the Board encourages the Town to consider a planning study of the Northern Boulevard corridor south of this location, in order to consider and plan for appropriate future land uses that would maximize the potential for this industrial corridor, balanced with cost-effective infrastructure and environmental protection.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-289

- 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 Cicero Planning Board at the request of Alternative Power Solutions of NY for the property located at 8076 Thompson 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 Thompson Road (Route 14), a county highway; and
- WHEREAS, the applicant is proposing construction of a 46.5 kW 124-module ground mount solar array on a 10.74-acre parcel in an Agricultural zoning district; and
- WHEREAS, in 2018, the Board offered no position for a site plan referral (Z-18-140) to construct a 72' x 108' building addition for vehicle and equipment storage on one of the subject parcels; previously, the Board reviewed a site plan referral (Z-16-356) for a gravel parking lot and driveway on one of the subject parcel, and recommended modification citing traffic data requirements with the Onondaga County Department of Transportation; in 2013, the Board recommended modification of a site plan referral (Z-13-293) to allow an existing storage facility to include office use for the lawn care business on the subject parcel, citing access requirements, permits, and drinking water and sewage disposal accommodations; previously in 2013, the Board recommended modification of an area variance referral (Z-13-73) to reduce side yard setbacks on the parcel to allow for the proposed use; and
- WHEREAS, the site is located along Thompson Road, a county road, at the outskirts of several suburban residential neighborhoods in the Town of Cicero; the site abuts residential and several undeveloped parcels; the site is across Thompson Road from Gillette Road Middle School; and
- WHEREAS, the site consists of two adjacent parcels under common ownership; the submitted Site Plan dated August 15, 2018 shows the southern parcel contains an existing metal sided barn, an asphalt parking lot at the front of the building, and a rear gravel lot with fuel storage tanks and a covered salt bin, all of which are part of an existing landscaping company, J&R Landscape, and occur at the front of the site; there is an existing two-story frame house at the rear of the site that appears to be surrounded by maintained lawn; and
- WHEREAS, per the Site Plan, the northern parcel contains a large stone parking lot with material storage bins; the remainder of the parcel is forested; there is an existing stone driveway on Thompson Road serving the stone lot; the southern parcel has two existing driveways on Thompson Road, one serving the front parking lot and the other existing to the house; the landscape business has existing drives allowing additional use of the driveway for the house;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing driveways on Thompson Road must meet Department

requirements; no additional access to Thompson Road will be permitted; and

WHEREAS, the Site Plan shows three proposed solar arrays, (2) arrays of 40 modules and (1) array of 44 modules, to be installed on the northern parcel, in front of the gravel lot, and connected to the building for J&R Landscape on the southern parcel via a 125' electrical trench; there is a landscaping strip proposed which will occur between the solar panels and Thompson Road; the submitted plans show the arrays will be 10' in height;

ADVISORY NOTE: per the Onondaga County Department of Transportation, landscaping must not obstruct sight distance; and

WHEREAS, per the Site Plan, hours of operation will be 8am to 4:30pm Monday through Friday; no site lighting will be added or installed on the site; no signage is being proposed or added to the site; and

WHEREAS, solar energy systems do not appear to be regulated in the Town zoning ordinance or local laws; and

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

WHEREAS, GIS mapping shows an area of potential state and federal wetlands northeast of the site at the edge of the Cicero Swamp Wildlife Management Area; a portion of the state wetland area extends into the rear forested portion of northern parcel; no development appears to occur within the wetland area;

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

1. The Board encourages the Town to consider incorporating regulations for solar energy systems into its zoning ordinance or local laws. The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws.
2. The Board continues to encourage screening of vehicle storage, parking, and commercial areas of the site.

The motion was made by Matt Beadnell and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-290

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Omni Navitas Holdings, LLC for the property located at 9177 Caughdenoy 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 Caughdenoy Road (Route 49) and Oak Orchard Road (Route 187), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 5 MW solar farm, including gravel access road, energy storage area, and solar panel array area on a 109.35-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located along Caughdenoy Road, a county road, in a largely undeveloped rural area in the Town of Clay; the site and two adjacent parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows an existing house and multiple barn structures at the front of the site with a driveway onto Caughdenoy Road, all to remain; Young's Creek runs generally east-west through the site; lands south of the creek are forested, lands north of the creek appear to be actively farmed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Caughdenoy Road must meet Department requirements; and
- WHEREAS, the submitted Overall Site Plan dated September 2019 shows 84 rows of 13,946 photovoltaic (PV) modules with single axis tracking, set on the north side of Young's Creek; there will be 15' between each row; there are four proposed equipment pads for a 1,000 kVA step-up transformer, energy storage system, data acquisition system, and grounding transformer; the solar farm will be enclosed by an 8' tall perimeter chain link fence, with a 17' minimum offset from the fence to the PV panels; per the submitted Environmental Assessment Form (EAF) dated September 19, 2019, the solar farm will be an unmanned 24/7 operation; and
- WHEREAS, the Overall Site Plan indicates 5 MW of power will be directed to the existing electrical grid via an interconnection point on Caughdenoy Road; there is a proposed 20' wide gravel access road on Caughdenoy Road that will serve the solar farm;
ADVISORY NOTE: the proposed driveway onto Caughdenoy 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 Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; a utility

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substation is defined as “land occupied by a building, structure or equipment used for private business or by a private or public utility service regulated by the NYS Public Service Commission or a federal agency in the transmission or collection of energy, water, or sanitary waste and may include communication towers, transmission poles and towers, cellular phone towers or antennas, pump stations, and equipment monitoring buildings”; the Town does not explicitly regulate solar energy systems; and

WHEREAS, the EAF indicates the proposed project will disturb more than 2 acres of the site; stormwater runoff will be directed to on-site vegetative filter strips; 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 an individual well and septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Overall Site Plan, there are delineated wetlands along the northern bank of Young’s Creek; the proposed solar panels appear to be entirely outside of the delineated wetlands; no additional information was included to indicate whether or not the wetland delineation has been confirmed; GIS mapping shows the lands south of Young’s Creek may contain state or federal wetlands; and

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

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

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

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

2. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on

Caughdenoy Road, in order to satisfy commercial driveway standards, which will require redesigning the driveway configuration so the driveway meets the road at a 90-degree angle and paving the portion of the driveway located in the county right-of-way. To further meet Department requirements, the applicant must also submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review and approval. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant is encouraged to provide additional vegetative buffering for sensitive environmental features, such as Young's Creek and its related wetlands.
2. The installation of solar energy systems on active or prime farmland should be designed to minimize disruption to existing and future agricultural operations by avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, requiring maintenance and reuse of disturbed topsoil on the same site, planting pollinator-friendly and native species between solar panels, using lands around solar panels as pasture for grazing, installing ground mounted solar systems that do not require footings, allowing for small animal movement through fencing, and avoiding nearby wetlands or floodplains.
3. The Town is encouraged to require a decommission plan that would allow for the project area to be returned to agricultural use following future removal of solar arrays.
4. The Board encourages the Town to consider incorporating regulations for solar energy systems into its zoning ordinance or local laws. The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-291

- 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 LOCAL LAW from the Town of Elbridge Town Board at the request of Town of Elbridge 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 2 of the year 2019 to amend the Town of Elbridge Zoning Law to permit additional uses in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-19-292) for Local Law 3-2019 to amend the Town of Elbridge zoning map to change the zoning classification of 8 parcels to Industrial zoning; and
- WHEREAS, per the Town zoning code, the intent of the Industrial zoning district is “for light industrial uses and certain commercial uses that are not appropriate for any other non-residential district”; the following buildings and uses are currently permitted in the district: 1) light industrial, 2) vehicle maintenance and service, 3) contractors services, 4) second hand material and parts facility, 5) outdoor sales, 6) fuel distribution, 7) storage and warehousing, 8) fuel stations and car washes, 9) outdoor recreation, 10) public service and utilities, 11) trucking, and 12) special use permit as provided for in §30.133(I); outdoor wood boilers are permitted in the Industrial district upon issuance of a special permit; and
- WHEREAS, per proposed Local Law 2 of the year 2019, the uses permitted in the Industrial district will be amended to add “13. All permitted buildings and uses contained in Section 30.30B (Agricultural Districts); Section 30.35B (B-1 District); and Section 30.36B (B-2 District)”; and
- WHEREAS, per the Town zoning code, the uses permitted in the Agricultural zoning district include 1) single family dwellings, 2) agriculture (with limitations on certain retail and commercial activities, storage of manure, and farm animal housing), 3) private boarding of farm livestock, 4) commercial animal boarding, and 5) special use permit as provided for in §30.133(D); the special permit uses permitted in the Agricultural district include: 1) public service and utilities, 2) outdoor recreation, 3) home occupation (with certain conditions and restrictions), 4) noncommercial Wind Energy Conversion System (WECS) (with certain conditions), 5) bed and breakfast, and 6) outdoor wood boiler; some of the special permit uses in the Agricultural district are currently permitted by right in the Industrial district, which could create conflicts in the zoning code; and
- WHEREAS, uses permitted in the B-1 district include 1) indoor sales, 2) indoor commercial entertainment, 3) restaurants and taverns, 4) indoor institutional, 5) personal and professional services, and 6) special use permit as provided

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for in §30.133(H); special permit uses permitted in the B-1 district include 1) outdoor sales and 2) public service and utilities; some of the special permit uses in the B-1 district are currently permitted by right in the Industrial district, which could create conflicts in the zoning code; and

WHEREAS, uses permitted in the B-2 district include 1) outdoors sales, 2) motor vehicle maintenance and service, and 3) fuel stations and car washes, all of which are currently permitted in the Industrial district; there are no special permit uses in the B-2 district; and

WHEREAS, per proposed Local Law 3 of the year 2019, the Town zoning map will be amended to change the classification of 8 parcels to the Industrial zoning district; and

WHEREAS, aerial imagery shows 7 of the parcels intended for the zone change are adjacent, totaling 41.15 acres, and are located in a rural area in the Town with a mix of agricultural uses, including lands enrolled in NYS Agricultural District 3 and farms protected by agricultural easements, and low-density residential uses in the surrounding area; the parcels have frontage on NYS Route 31 and the NYS Thruway (I-90); 2 of the parcels appear to contain single-family residences and the 5 remaining parcels are undeveloped and forested; the westernmost parcel, which is undeveloped, is currently zoned B-2; the remaining 6 parcels are zoned Rural Residential (RR); and

WHEREAS, aerial imagery shows the 1 remaining parcel (2.04 acres) intended for the zone change is located in Elbridge's Skaneateles Junction, or "Hartlot," hamlet, which consists of mostly residential uses; the parcel is zoned Residential-1 (R-1) and contains a number of buildings that contribute to an existing commercial operation, Hartlot Happening, which appears to provide event space and accommodate several tenants; the parcel has frontage on Hartlot Street, a local road, and abuts a short line rail line to the north; there is active farmland, including lands protected by agricultural easements, just outside the hamlet; and

WHEREAS, per the Town zoning code, a 25' wide buffer strip is required for all fixed zone nonresidential lots which abut a fixed zone residential lot at the side or rear lot line; a buffer strip is defined as "a landscaped strip of land contiguous to a lot line and designed to visibly separate the use of one lot from another"; the buffer strip requirement is in addition a zoning district's yard requirements; and

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

1. The amendment to the Town zoning code, as currently proposed in Local Law No. 2 of the year 2019, appears to create inconsistencies in which some land uses that are currently permitted by right in the Industrial district require a special permit under Section 30.30B (Agricultural Districts) and Section 30.35B (B-1 District). As such, the Town should revise the proposed amendment to eliminate potential conflicts.
2. The Town is advised to assess potential impacts on land use compatibility that may result from the proposed local laws. Allowing lower intensity uses such as single-family dwellings in the Industrial district could compromise the

objectives of the Town's existing industrially-zoned nodes and hinder their development potential for future industrial use. The proposed zone change could also introduce commercial and industrial uses to predominantly residential areas, which are generally incompatible.

The motion was made by Matt Beadnell and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-292

- 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 LOCAL LAW from the Town of Elbridge Town Board at the request of Town of Elbridge 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 the year 2019 to change the zoning classification of eight properties to Industrial zoning; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-19-291) for Local Law 2-2019 to amend the Town of Elbridge zoning code to permit additional uses in the Industrial zoning district; and
- WHEREAS, per the Town zoning code, the intent of the Industrial zoning district is “for light industrial uses and certain commercial uses that are not appropriate for any other non-residential district”; the following buildings and uses are currently permitted in the district: 1) light industrial, 2) vehicle maintenance and service, 3) contractors services, 4) second hand material and parts facility, 5) outdoor sales, 6) fuel distribution, 7) storage and warehousing, 8) fuel stations and car washes, 9) outdoor recreation, 10) public service and utilities, 11) trucking, and 12) special use permit as provided for in §30.133(I); outdoor wood boilers are permitted in the Industrial district upon issuance of a special permit; and
- WHEREAS, per proposed Local Law 2 of the year 2019, the uses permitted in the Industrial district will be amended to add “13. All permitted buildings and uses contained in Section 30.30B (Agricultural Districts); Section 30.35B (B-1 District); and Section 30.36B (B-2 District)”; and
- WHEREAS, per the Town zoning code, the uses permitted in the Agricultural zoning district include 1) single family dwellings, 2) agriculture (with limitations on certain retail and commercial activities, storage of manure, and farm animal housing), 3) private boarding of farm livestock, 4) commercial animal boarding, and 5) special use permit as provided for in §30.133(D); the special permit uses permitted in the Agricultural district include: 1) public service and utilities, 2) outdoor recreation, 3) home occupation (with certain conditions and restrictions), 4) noncommercial Wind Energy Conversion System (WECS) (with certain conditions), 5) bed and breakfast, and 6) outdoor wood boiler; some of the special permit uses in the Agricultural district are currently permitted by right in the Industrial district, which could create conflicts in the zoning code; and
- WHEREAS, uses permitted in the B-1 district include 1) indoor sales, 2) indoor commercial entertainment, 3) restaurants and taverns, 4) indoor institutional, 5) personal and professional services, and 6) special use permit as provided for in §30.133(H); special permit uses permitted in the B-1 district include 1)

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outdoor sales and 2) public service and utilities; some of the special permit uses in the B-1 district are currently permitted by right in the Industrial district, which could create conflicts in the zoning code; and

WHEREAS, uses permitted in the B-2 district include 1) outdoors sales, 2) motor vehicle maintenance and service, and 3) fuel stations and car washes, all of which are currently permitted in the Industrial district; there are no special permit uses in the B-2 district; and

WHEREAS, per proposed Local Law 3 of the year 2019, the Town zoning map will be amended to change the classification of 8 parcels to the Industrial zoning district; and

WHEREAS, aerial imagery shows 7 of the parcels intended for the zone change are adjacent, totaling 41.15 acres, and are located in a rural area in the Town with a mix of agricultural uses, including lands enrolled in NYS Agricultural District 3 and farms protected by agricultural easements, and low-density residential uses in the surrounding area; the parcels have frontage on NYS Route 31 and the NYS Thruway (I-90); 2 of the parcels appear to contain single-family residences and the 5 remaining parcels are undeveloped and forested; the westernmost parcel, which is undeveloped, is currently zoned B-2; the remaining 6 parcels are zoned Rural Residential (RR); and

WHEREAS, aerial imagery shows the 1 remaining parcel (2.04 acres) intended for the zone change is located in Elbridge's Skaneateles Junction, or "Hartlot," hamlet, which consists of mostly residential uses; the parcel is zoned Residential-1 (R-1) and contains a number of buildings that contribute to an existing commercial operation, Hartlot Happening, which appears to provide event space and accommodate several tenants; the parcel has frontage on Hartlot Street, a local road, and abuts a short line rail line to the north; there is active farmland, including lands protected by agricultural easements, just outside the hamlet; and

WHEREAS, per the Town zoning code, a 25' wide buffer strip is required for all fixed zone nonresidential lots which abut a fixed zone residential lot at the side or rear lot line; a buffer strip is defined as "a landscaped strip of land contiguous to a lot line and designed to visibly separate the use of one lot from another"; the buffer strip requirement is in addition a zoning district's yard requirements; 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 advised to assess potential impacts on land use compatibility that may result from the proposed local laws. Allowing lower intensity uses such as single-family dwellings in the Industrial district could compromise the objectives of the Town's existing industrially-zoned nodes and hinder their development potential for future industrial use. The proposed zone change could also introduce commercial and industrial uses to predominantly residential areas, which are generally incompatible.

The motion was made by Matt Beadnell and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-293

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Convergent Energy Solutions New York, LLC for the property located at 6256 Island 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 Island Road (Route 214), Northern Boulevard (Route 82) and Thompson Road (Route 13), all county highways; and
- WHEREAS, the applicant is proposing construction of a 5MW solar photovoltaic (PV) system and 5MW / 15MWh Battery Energy Storage System (BESS) on a 39.5-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-288) to construct a separate 5 MW solar farm on an adjacent parcel to the south; the applicant for the two solar projects is the same; however, the subject parcels are not under common ownership and each solar project is being considered under its own site plan application; and
- WHEREAS, in 2015, the Board reviewed a site plan referral (Z-15-287) to construct a 150' wireless telecommunications tower on a 75' x 75' lease parcel and recommended modification, citing access and drainage requirements with the Onondaga County Department of Transportation; and
- WHEREAS, the site is located at the fringe of the urbanized area near Cicero Swamp, with nearby suburban and rural housing, vacant and farmed land, and industrial and commercially zoned land along Northern Boulevard, a county road; the site is near land enrolled in NYS Agricultural District 3, which appear to contain active farmland; aerial imagery shows the undeveloped parcel has frontage on Island Road and Northern Boulevard and is mostly covered by overgrown vegetation, except for the existing tower and lease area; and
- WHEREAS, the site plans show the proposed project to occur towards the rear of the site, almost entirely south of the telecommunications towers; several areas of wetlands, including state wetlands and the 100' wetland buffer, are shown to occur on the site, primarily in the northwest corner of the site; per the site plans, wetlands were delineated and located by Earth Dimensions, Inc. on July 31, 2019; it is not clear whether the wetland boundaries have been confirmed by the NYS Department of Environmental Conservation (DEC) or U.S. Army Corps of Engineers; and
- WHEREAS, the local application indicates the solar PV system will consist of ~17,680 380W solar modules situated on fixed tilt (25°) racking totaling 6,720 kW-DC; the modules will be DC coupled at the inverter which is located at the battery energy storage system (BESS); the BESS will consist of (5) fully-sealed, rechargeable lithium-ion energy storage modules, each including a fully

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integrated thermal management, fire detection and control system, contained in outdoor-rated NEMA 4 enclosures (8' W x 20' L x 9.5' H), (2) NEMA 3R outdoor rated, 2.5 MVA power conversion units, (1) outdoor rated, 200kVA, 480V to 13.2 kV auxiliary pad-mounted transformer, (1) new Fail-safe 13.2 kV outdoor, metal clad switchgear, and (1) fully protected feeder connection to the existing National Grid 13.2 kV distribution feeder located on Island Road adjacent to the site; and

WHEREAS, per the site plans, the solar panels and BESS will be enclosed by a 6' tall chain link fence; they will connect via an underground MV conductor to proposed utility poles along the access road and ultimately to the existing National Grid circuit on Island Road; the solar panels are shown to occur in two areas, one on either side of a watercourse on the site; the proposed project appears to be entirely outside of the wetland and buffer areas; there are no proposed changes in grading and no landscaping, lighting, or signage is proposed; and

WHEREAS, the site plans show the solar PV facility will use the existing gravel drive that serves the lease area and telecommunications tower;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Island Road and Northern Boulevard must meet Department requirements; and

WHEREAS, solar energy systems and battery energy storage systems do not appear to be regulated in the Town zoning ordinance or local laws; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 6, 2019 indicates 0.2 acres of the site will be disturbed by the proposed project despite installation of battery storage area, driveways and in-ground foundations for panels and fencing; the site does not have existing drinking water or wastewater services and is located in the Oak Orchard Wastewater Treatment Plant service area; no drinking water or wastewater services are intended for the proposed use; and

WHEREAS, state and federal wetlands on site are associated with Cicero Swamp, a 5,000-acre NYSDEC designated and managed Wildlife Management Area (WMA); the WMA includes several species of plants and animals targeted for protection, including bird, bat and rattlesnake, and sedge and twayblade plant species, among others;

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

WHEREAS, the New York State Department of Environmental Conservation (DEC) Environmental Resource Mapper (ERM) also indicates the wetlands on site are Class 2, which provide important wetland benefits, the loss of which is acceptable only in very limited circumstances; the DEC mapper also indicates a stream crossing the subject parcel which feeds the wetland system; 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 obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site. The applicant must also consult the NYSDEC regarding the potential presence of or effects on rare plants and animals associated with the Cicero Swamp Wildlife Management Area. Any required mitigation must be reflected on the approved site plan.
2. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Island Road access plans with the Department, including asphalt driveway aprons built to commercial driveway standards. To meet Department requirements, the applicant must also submit a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to show that the proposed development would not create additional runoff into the county's drainage system. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the large scale of the proposed project, extent of proposed wetland disturbance, and close proximity to important habitats and natural flood storage systems, the applicant and Town are encouraged to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

Best practices to consider related to wetland and habitat protection may include avoiding soil compaction during construction, avoiding drilled foundations, restoring or improving adjacent wetlands, buffering stream channels, planting of beneficial and diverse native species and pollinators and removing invasive species, and allowing small openings in fencing to allow for small wildlife movement.

2. The applicant is encouraged to provide vegetative screening along the frontage of the site, including removal of invasive species, preservation of treeline buffers and improved vegetation in the right-of-way.
3. The Board encourages the Town to consider incorporating regulations for solar energy systems into its zoning ordinance or local laws. The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws.

4. The Town is encouraged to require a decommission plan that would allow for the project area to be returned to a beneficial natural state following future removal of solar arrays.

5. The proposed solar use provides a valuable transition between adjacent residentially- and industrially-zoned lands. As the Town considers these proposed large-scale projects, however, the Board encourages the Town to consider a planning study of the Northern Boulevard corridor south of this location, in order to consider and plan for appropriate future land uses that would maximize the potential for this industrial corridor, balanced with cost-effective infrastructure and environmental protections.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-294

- 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 AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Kerry Smith for the property located at 7395 Lakeshore 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 the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 30 feet to 5 feet to allow construction of a detached 16' x 24' garage on a 0.2-acre parcel in a Residential (R10) zoning district; and
- WHEREAS, the site is located on Lakeshore Road, a local road, in the Town of Cicero with surrounding residential land uses; and
- WHEREAS, aerial imagery shows the site has frontage on Oneida Lake and contains an existing house, a front patio, and boat ramp and retaining wall; there is an existing driveway onto Lakeshore Road; and
- WHEREAS, per the submitted plan, the proposed garage (16' x 24') will be constructed on east side of the house; there is no indication if the existing driveway will be modified to align with the front of the garage; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-295

- 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 PROJECT SITE REVIEW from the Village of Fayetteville Planning Board at the request of Devin Dalpos, Laker Development for the property located at 547 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to construct a grocery store, senior care facility, and a medical/retail building with other associated site improvements on a 32.9-acre parcel zoned Industrial (I) and Residential (R-1); and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-19-79) as part of the proposed project; in 2018, the Board reviewed concurrent zone change (Z-18-52) and site plan (Z-18-53) referrals to change the zoning of the subject parcel to Planned Unit Development (PUD) for a mixed-use development project, to include 2,000 sf of commercial space, 150 apartments, and 50 townhouses; the zone change and site plan did not move forward at the local level; a similar multi-family residential development was also reviewed in 2015; at that time, the Board reviewed concurrent zone change (Z-15-329) and area variance (Z-15-330) referrals to change the zoning of the subject parcel to Planned Residential Development (PRD) and increase maximum building height to allow for a 250-unit residential community; the zone change application was withdrawn by the applicant, and presumably the area variance was as well; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village Center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building to remain; per aerial imagery, the developed front of the subject parcel along Route 5 is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting) to be demolished, and the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land; and
- WHEREAS, the submitted subdivision plan dated September 2, 2019 shows the site will be divided into four new lots; proposed Lots A, B, and C are all zoned Industrial (I) and Lot D is zoned Residential (R-1); there is a proposed 90' wide access easement along the boundaries between Lots A, B, and C; per the submitted Concept Plan dated September 2, 2019, proposed Lot A (9.54 acres) will contain a 56,550 gross sf building, a grocery store, with a large parking lot (283 spaces) at the front of the building, rear loading docks, and a drive-thru lane along the west side of the building; proposed Lot B (0.78 acres), an

outparcel at the front of the site, will contain a 2,500 sf building, an urgent care center, with parking (30 spaces) at the rear and west sides of the building; proposed Lot C (6.35 acres) will contain a 36,000 sf building, an assisted living facility, with two enclosed courtyard areas, a front u-shaped drop-off area, and parking (47 spaces) along three sides of the building; Lot D (15.2 acres) contains all of the rear, forested and undeveloped land and is intended for future development of multi-family residential housing; no additional information regarding the development of Lot D was included; and

WHEREAS, additional site improvements are shown in the Site Plan to include landscaping, generally around the perimeter of the parking areas; the site has existing concrete sidewalks along the Route 5 frontage; proposed sidewalks on-site are only shown around the buildings, providing pedestrian access to the building entrances; there is a proposed, full access driveway onto Route 5 with dual exit lanes and an internal drive network serving Lots A, B, and C; per the NYS Department of Transportation, a signal analysis is in progress to determine whether a traffic signal will be required for the full access or not; a proposed right-in, right-out only driveway is shown to the east, with an interconnection to the adjacent residential office building parcel; the right-in, right-out driveway appears to take the place of an existing full access driveway that also serves the adjacent offices, which has no additional access to Route 5; per the local application, proposed hours of operation for the new development will be 24-7; the development will occur in stages; ADVISORY NOTES: per the NYS Department of Transportation, dual exits are not permitted at unsignalized driveways; the proposed driveways onto Route 5 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 23, 2019, 16.5 acres of the site will be disturbed by the proposed project; per the Site Plan, there are three proposed stormwater management areas, one at the rear of Lot A, one at the rear of Lot C, and one at the front of Lot C; per the EAF, stormwater management facilities will drain towards Bishop Brook on the north side of the site; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state'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 has access to public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; per the local application, the project will tie in to the existing water main within the Route 5 right-of-way, owned by the Onondaga County Water Authority (OCWA); the project will also tie in to an existing sewer line in the right-of-way; per the EAF, anticipated drinking water usage and liquid waste generation are each 7,680 gallons per day; 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 NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; 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, per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 near the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257; the Village Hall location has limited weekday service and there are no plans for future increases to the level of service further east on Route 5; and

WHEREAS, according to the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database, the former Accurate Die Casting plant on the subject parcel falls under remediation site codes, C734052 and 734052; site 734052 is classified under the State Superfund Program as a remediation site that has been properly closed but that requires continued site management; site C734052 is listed as "active" in the Brownfield Cleanup Program, with the groundwater treatment system currently operating without problems, and the DEC-approved long term groundwater monitoring program ongoing; and

WHEREAS, Bishop Brook, a classification C(TS) protected stream (per EAF Mapper) and tributary to Limestone Creek, crosses the northeast corner of the site in an area that is currently forested; current FEMA Flood Insurance Rate Maps (FIRM) show the extent of the 100-year floodplain and floodway associated with Bishop Brook and it appears to be limited to proposed Lot D; GIS mapping shows this area of Lot D may also be encumbered by federal wetlands; Lot D is intended for future development of multi-family residential housing, which may require elevation of structures and other mitigation; ADVISORY NOTES: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site, and proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site will be subject to the permitting requirements of the Army Corps; 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) and the project site is located in or near a significant natural community (maple-basswood rich mesic forest); ADVISORY NOTES: 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; per the DEC, a careful on-site evaluation should also be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife as part of SEQRA; and

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document would be “based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor”; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a uniting element of a continued village streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; and

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

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

The applicant is required to coordinate Route 5 access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must also submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study (TIS) for full build out, including any future multi-family use, and a lighting plan to show no glare or spillover onto adjacent properties or the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment(s):

1. Given the proximity of the development to potential wetlands and Bishop Brook and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit

<http://savetherain.us>.

Additionally, the Village and applicant should consider opportunities to further concentrate the site layout, specifically with a focus on avoiding impacts to surrounding residential uses, the floodplain, and Bishop Brook, given the potential for future development of Lot D.

2. To more fully realize the intentions of mixed-use development, a revised site plan is encouraged that better integrates the proposed uses, including the future residential development, and incorporates elements such as shared parking, cross-connections with the adjacent gas station and post office uses, and an internal network of sidewalks and crosswalks.

For consistency with the Village streetscape concepts defined in the 2006 Fayetteville Commercial Design Guidelines, a revised site plan should also provide common greenspace areas, screen parking areas with landscaping, and situate parking at the rear of the buildings.

3. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.

4. Given the history of site contamination and remediation efforts, the Board advises the municipality to ensure that the proposed use and development of the site will not be inhibited by the continued site management under the State Superfund Program and will not impact or be impacted by any mitigation efforts under the Brownfield Cleanup Program.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - 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 09, 2019

OCPB Case # Z-19-296

- 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 SITE PLAN from the Town of Onondaga Town Board at the request of Chateau Gardens, LLC for the property located at 5014 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 173), a state highway, and Broad Road (Route 62), a county highway; and
- WHEREAS, the applicant is proposing construction of 4 apartment buildings totaling 21,276 sf and 15 dwelling units on a 3.4-acre parcel in the Onondaga Hill Business (OHB) zoning district; and
- WHEREAS, the Board recently reviewed a special permit referral (Z-19-198) as part of the proposed project; the Board has also reviewed past use variance referrals (Z-11-13, Z-14-229) for this site, which were approved locally, to restore the existing building for professional office space; prior to that, the Board reviewed use variance referrals (Z-10-345, Z-10-370) that were never approved to construct a 16-unit, two-story apartment building on the subject parcel; recommendations for this site generally include coordination with the New York State Department of Transportation regarding stormwater management and access requirements; and
- WHEREAS, the site is located at the intersection of West Seneca Turnpike, a state road, and Broad Road, a local road that becomes county-owned north of the intersection; surrounding land uses are a mix of residential, medical, and offices, including the Upstate University Hospital – Community Campus and Van Duyn Center for Rehabilitation and Nursing to the north; and
- WHEREAS, the submitted Site Demolition Plan dated February 15, 2019 and aerial imagery show the site contains an existing two-story house, the remnants of an old barn and its foundation, a paved parking area on the east side of the house, stone walls along the side and rear of the house, a rear paved drive, and a concrete sidewalk from the parking area to the front of the house, all to be demolished; the site slopes down to the south away from West Seneca Turnpike; there is an existing driveway onto West Seneca Turnpike, to be removed;
- ADVISORY NOTE: any work within the state right-of-way, including driveway removals, is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the Site Layout Plan dated February 15, 2019 shows a proposed 3,276 sf building, Bldg 1, containing 2 two-bedroom apartments and two proposed 6,000 sf buildings, Bldgs 2 and 3, containing 4 two-bedroom apartments each, all occurring parallel to West Seneca Turnpike and set back roughly 50' from the state right-of-way; another proposed 6,000 sf building, Bldg 4, containing

4 two-bedroom apartments and 1 one-bedroom apartment is shown at the rear of the other three buildings; the buildings are situated around a proposed rear parking lot with 34 parking spaces; access to the site is shown to come from a proposed driveway on Broad Road; and

WHEREAS, additional site improvements, shown in the Site Layout Plan, include sidewalks along the north and east sides of the parking lot and to the building entrances, a rear dumpster enclosure at the southern edge of the parking lot, a proposed sign in a landscape bed at the Broad Road/West Seneca Turnpike intersection, pole-mounted light fixtures around the perimeter of the parking lot and driveway, and a timber guardrail and gabion basket wall along the south side of the parking lot; a site lighting plan was included with the referral materials; and

WHEREAS, there is a creek, Hopper Brook, crossing the southern portion of the site, which will remain undeveloped; aerial imagery shows existing vegetation along the creek, to remain; per GIS mapping, there is a federal wetland associated with the creek and current FEMA Flood Insurance Rate Maps (FIRM) indicate this undeveloped area is located within the 100-year floodplain and floodway; portions of the proposed development may encroach in the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the Site Grading & Drainage Plan shows a proposed underground infiltration system (basin + chamber system + DW's & pipe) coinciding with the rear parking lot and a proposed infiltration basin at the rear of the parking lot; 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 public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, 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:

The applicant must submit a copy of the lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department 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 comments:

1. The Board encourages the applicant to install sidewalks along Broad Road, and from any new or existing sidewalks to the building, to improve walkability in this area, particularly given the presence of pedestrian signals and crosswalks that are available at the intersection.
2. The Town is advised to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering for review as drainage to Hopper Brook may impact downstream stormwater management facilities maintained by the City of Syracuse. Any mitigation as may be determined by the Department should be reflected on the project plans prior to municipal approval.
3. Given the proximity of the development to Hopper Brook and the large extent of adjacent floodplain, the applicant is encouraged to 1) provide additional stream buffering, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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

CIP 2020 -2025 Presentation

Presented to CIP Committee on 9/4/2019

Presented to Planning Board on.....

Planning Board adopted the resolution endorsing the CIP 2020-2025 on

As usually the focus of this CIP is on maintenance and environment (69% of funds).
There are no projects which extend sewer or road infrastructure

Comparative information

Scope of Plan

(\$ in Millions)

	CIP 2019-2024	CIP 2020-2025	Increase/ Decrease	% Increase/ Decrease
Plan (\$)	\$460.5	\$661.9	\$201.4	43.7%
County Wide	\$222.4	\$332.5	\$110.1	49.5%
Special Funds	\$238.1	\$329.4	\$91.3	38.3%
Proposed Projects	54	53	-1	
New Projects	5	15	10	

CIP 2009-14	\$757
CIP 2010-15	\$783
CIP 2011-16	\$822
CIP 2010-15 2012-17	\$629

Main contributors for the increase in County Wide Funds are:

1. Nine new projects, four of which in Parks (\$13.5M) and one in finance for \$75M (STEAM)
2. DOT has an increase of \$48M due to more funds dedicated to Cap. Highways Constr. Cold Mix and Hot Mix repairs
Fed aid increased by \$26.8M abd State aid increased by \$4.6M

Main contributors for the increase in Special Funds (Sewer) are:

1. Six new WEP projects for a total of \$169.4M

CIP request for expenses in the upcoming ye	Total	Debt	Cash
Local Funds Requested last year for 2019	58.8	49.6	9.2
Local Funds Requested this year for 2020	132.1	123.4	8.7

Percentage of debt limit exhausted is 17.4%

List of new projects for 2020 - 2025

Pg.	Department	Project	Total cost	Our cost	Year
60	Facilities	DH&C Plant Upgrades	\$700,000	\$700,000	2020
67	Finance	STEAM High school	\$75,000,000	\$75,000,000	2020
69	I.T.	Evidence Management System Upgrade	\$630,000	\$630,000	2020
79	Parks (\$13.5M)	Beaver Lake Nature Center Boardwalk Replacement	\$1,835,000	\$1,835,000	2020
80		Hopkins Road Softball Park Rehabilitation	\$2,000,000	\$2,000,000	2020-21
83		Oneida Shores Park Shoreline Rehabilitation	\$670,000	\$670,000	2020-24
84		Parks Various Infrastructure Rehab. and Improvement	\$9,023,000	\$9,023,000	2020-25
72	Library	Mobile Library Outreach	\$260,000	\$260,000	2020
93	DOT	DOT Facilities Improvements	\$1,000,000	\$1,000,000	2020-21
114	WEP (\$169.4M)	Combined Sewer Overflow 029 Walton St. Abatement	\$2,020,000	\$2,020,000	2020-21
115		Combined Sewer Overflow 067 Abatement	\$16,900,000	\$16,900,000	2020-24
116		Davis Rd Pump Station and Forcemain Improvements	\$5,995,000	\$5,995,000	2021-22
120		Metro WWTP 1978 Plant Annex Asset Renewal	\$48,500,000	\$48,500,000	2021-25
122		Sewer Consolidation	\$90,000,000	\$90,000,000	2020-25
123		Route 481/298 Industrial Corridor Sewer Improvements	\$6,000,000	\$6,000,000	2021-22
TOTAL COST OF NEW PROJECTS for 2020 - 2025			\$260,533,000	\$260,533,000	

Capital Spending by Fund
(In millions)

	General	Sewer	Water	Van Duyn	Total
2019-2024 CIP	\$222.4	\$238.1	\$0.0	\$0.0	\$460.5
2020-2025 CIP	\$332.5	\$329.4	\$0.0	\$0.0	\$661.9

In %

	General	Sewer	Water	Van Duyn	Total
2019-2024 CIP	48.3%	51.7%	0.0%	0.0%	100.0%
2020-2025 CIP	50.2%	49.8%	0.0%	0.0%	100.0%

Funding Sources (General Fund)

	Borrowing	State Aid	Fed. Aid	Cash Cap.	Other
2019-2024 CIP	51.1%	19.8%	2.2%	26.9%	0.0%
2020-2025 CIP	54.2%	14.7%	9.6%	21.5%	0.0%

Mandated vs. Non-Mandated

	Mandated	Non-Mandated
2019-2024 CIP	39%	61%
2020-2025 CIP	38%	62%



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

Onondaga County Planning Board Resolution Concerning the 2020 to 2025 Capital Improvement Plan

WHEREAS, pursuant to the Administrative Code of the County of Onondaga, Section 6.02 (d), the Onondaga County Planning Board has reviewed the 2020 – 2025 Tentative Capital Improvement Plan; and

WHEREAS, debt management remains a high priority in the 2020 – 2025 Tentative Capital Improvement Plan; and

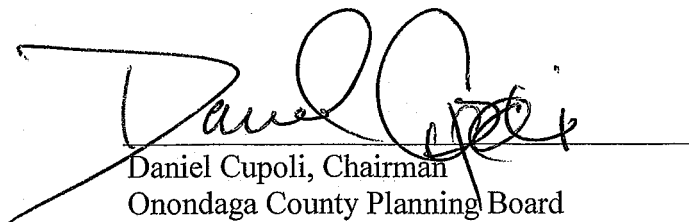
WHEREAS, the projects proposed in the 2020 – 2025 Tentative Capital Improvement Plan emphasize the maintenance of existing county facilities and transportation assets, stewardship of the natural environment, and sound fiscal management; and

WHEREAS, the goals and policies of Onondaga County's comprehensive plan, the *2010 Development Guide and Framework For Growth in Onondaga County*, support economic growth, an attractive community, well maintained and cost effective infrastructure, stewardship of natural resources, investment in existing communities, and sustainable development practices; and

WHEREAS, the 2020 – 2025 Tentative Capital Improvement Plan is consistent with the goals and policies of the *2010 Development Guide* for Onondaga County; and

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

NOW, THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board endorses the 2020 – 2025 Tentative Capital Improvement Plan.


Daniel Cupoli, Chairman
Onondaga County Planning Board
October 9, 2019