



# Onondaga County Planning Board

October 23, 2024

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

J.Ryan McMahon, II  
COUNTY EXECUTIVE

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Mike LaFlair  
Marty Masterpole  
Don Radke  
Jim Stelter

### STAFF PRESENT

Troy Waffner  
Megan Costa  
Rachel Woods  
Ellison McMahon  
Robin Coon

### GUESTS PRESENT

Christian Freeman  
Grazi Zazzara

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 23, 2024.

## III. MINUTES & OTHER BUSINESS

Minutes from October 2, 2024 were submitted for approval. Don Radke made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; Jim Stelter - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-24-45	TDewPB	<i>No Position With Comment</i>	S-24-46	CSyrPB	<i>Modification</i>
S-24-49	VManPB	<i>Modification</i>	Z-24-285	TClaTB	<i>Modification</i>
Z-24-287	TSalTB	<i>No Position With Comment</i>	Z-24-288	TDewPB	<i>Modification</i>
Z-24-289	CSyrPB	<i>Modification</i>	Z-24-291	TClaPB	<i>Modification</i>
Z-24-292	TDewZBA	<i>No Position With Comment</i>	Z-24-293	VNsyVB	<i>No Position</i>
Z-24-294	TLysPB	<i>Modification</i>	Z-24-295	TSalZBA	<i>Modification</i>
Z-24-297	TCamTB	<i>Modification</i>	Z-24-299	CSyrPB	<i>No Position</i>
Z-24-300	VManPB	<i>Modification</i>	Z-24-301	VManVB	<i>Modification</i>
Z-24-302	VManZBA	<i>No Position With Comment</i>	Z-24-303	TClaTB	<i>No Position With Comment</i>
Z-24-304	VBalVB	<i>Modification</i>	Z-24-305	TCicTB	<i>No Position</i>
Z-24-306	TLafTB	<i>No Position</i>			

## V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # S-24-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of National Grid for the property located at 6434 Collamer 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 Collamer Road (Route 298), a state highway, and Northern Boulevard (Route 82) and East Molloy Road (Route 71), both county highways; and
- WHEREAS, the applicant is proposing to combine three parcels into one new 1.594-acre lot in a Business Transitional zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan(Z-24-288) referral to construct a National Grid facility; and
- WHEREAS, the Board previously recommended Modification of site plan, special permit, and area variance referrals (Z-08-136, Z-08-146, Z-08-147) to allow construction of a bank; the Board advised the applicant to coordinate with the NYS Department of Transportation (NYSDOT) and to combine the three parcels comprising the site into a single parcel; neither the bank nor the subdivision occurred; and
- WHEREAS, the site is located in a transitional area near the intersection of Northern Boulevard, East Molloy Road, Kinne Street, and Collamer Road with residential uses to the south and east, commercial along main routes and extending to the north and west; and
- WHEREAS, the site is three vacant parcels along Collamer Road (NYS Route 298) to be combined into one lot; the eastern lot previously contained a single-family home which has been demolished, leaving only the driveway to Collamer Road; the westernmost parcel is an approximately 251'x15' (per GIS mapping) parcel partially containing a gravel road owned by and providing access to National Grid equipment; and
- WHEREAS, per the Project Narrative, the applicant (National Grid) is proposing installation of a "natural gas pipeline inspection gauge (PIG) receiver station" which "will allow for the internal cleaning and internal inspection of their existing 20-inch PL-41A gas pipeline"; the project includes the installation of a gravel pad area, two driveways to Collamer Road, a chain-link fence, and "several above and below-ground natural gas pipes"; per the Site Plans dated 9/23/24, the existing driveway will be utilized and a new driveway will be constructed to the west to allow access to the proposed facility; a new driveway curtain (within the right-of-way) for the driveway across the street from the site will be constructed to accommodate replacement of existing pipelines; an approximately 217'x150' gravel pad will be constructed along with multiple smaller concrete pads to allow installation of pipelines and equipment; a 20'-wide gravel driveway will connect the site to the existing

gravel road along the western boundary;

ADVISORY NOTE: The proposed and existing driveways onto Collamer Road require highway access and work permits from the NYS Department of Transportation; and

WHEREAS, per the Map of Consolidation dated 8/12/22; the applicant is proposing to combine the three parcels comprising the site into one new 1.594-acre lot; and

WHEREAS, the site is bound by neighboring residential parcels to the rear, with homes and common buildings within approximately 200-300' of the gas facility; screening or landscaping was not detailed in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/4/24, 1.13 acres of the site will be disturbed by the proposed project and "there may be temporary stormwater discharge from non-point sources during construction activities. An erosion and sediment control plan has been prepared as a basis to maintain control of the site";

ADVISORY NOTE: Any project that will create stormwater discharges associated with industrial activity must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows adjacent to the site are state wetlands and the site may contain the 100-foot state wetland buffer; per the Site Plan "Proposed Temp Driveway and Workspace and Wetland Delineation" dated 9/23/24 shows the wetlands encroaching on the rear of the site, but does not show the 100' buffer; per the EAF, an "Approximately 20,400-square feet of the gravel pad will be located within the 100-ft Adjacent Area associated with field delineated wetlands showing connectivity to FWW SYE 7. Approximately 2,544 square feet of these delineated wetlands will be temporarily matted during construction."; the Wetland Report Map dated 6/18/24 shows NYS wetland SYE-7 as adjacent to the site with Wetland W-1b and W-1c as being located at the rear of the site encroaching on the project area; per the Wetland Report Map, the delineated wetland data was from a wetland delineation completed by DDS Engineers LLP on 2/12/24;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands and/or the 100-foot state wetland buffer have been confirmed by the NYS Department of Environmental Conservation prior to municipal approval of the proposed project; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper) and

WHEREAS, the site may contain the Indiana bat and Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening

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

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

The Board has No Position regarding the proposed subdivision, but offers the following requirements for the proposed site plan:

1. The municipality must ensure that the delineated wetlands and associated 100' buffer have been confirmed by the NYS Department of Environmental Conservation, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.
2. The applicant is required to coordinate Collamer Road (NYS Route 298) access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which may be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # S-24-46

- 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 Diane Bollard for the property located at 500-502 Burt 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine 13 parcels into one new lot, Proposed Lot 1 (1.39 acres), in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-289) to construct a 30,000 sf office building on the vacant site; and
- WHEREAS, the site is located in a transitional area near the east side of downtown of the City of Syracuse, located adjacent to Interstate 81, between areas of low-income housing and Syracuse University; surrounding uses include the University's Steam Station, the Boys and Girls Club of Syracuse, Syracuse Housing Authority offices, and Toomey Abbott senior facility; and
- WHEREAS, the site is a vacant group of 13 contiguous parcels bound by Burt Street to the north, South McBride Street to the west, a stub of Van Buren Street along part of the site's southern boundary, and Interstate 81 and railroad tracks belonging to the New York, Susquehanna & Western Railway Co to the east; and
- WHEREAS, the applicant is proposing construction of a 30,000 sf, 2-story building and parking lot on site; per the local application, the building will contain office space for Syracuse Housing Authority (approximately 217 employees), with a large training room, board room, meeting spaces, wellness areas, and storage; per the Site Plan dated 9/3/24, the building will be constructed along the South McBride Street frontage with driveway access from Van Buren Street to a 59-space parking lot to be located behind the proposed building, adjacent to the railroad tracks; and
- WHEREAS, per the Re-Subdivision Map Syracuse Housing Authority dated 10/1/24, the applicant is proposing the combination of the 13 parcels comprising the site to create Proposed Lot 1, 1.39 acres; and
- WHEREAS, per the Re-Subdivision Map, a "Temporary Easement for Work Area" occurs along the eastern and southeastern boundaries of the site; and
- WHEREAS, per aerial imagery, the site is a mix of lawn, scattered trees, and broken asphalt; per the Landscape Plan dated 9/3/24, shrubs will be planted along the South McBride Street frontage, trees will be planted along the Burt Street entrance and around the parking lot, and lawn will be installed between the building and sidewalks and around the parking lot; and

WHEREAS, per the New York State Department of Transportation, the applicant's current and proposed parking and the proposed design footprint for grading, limits of disturbance, turf, and fencing encroaches into NYS right-of-way and easements; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/10/24, 1.70 acres of the site will be disturbed by the proposed project and the land will be graded to direct "water away from the proposed building and parking lot"; the Site Plan shows a stormwater basin will be constructed between the parking lot and the railroad tracks;

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

WHEREAS, per the referral notice, the site is served by public drinking water and new connections are proposed for the new building;  
per the referral, the site is served by public sewers and new connections are proposed for the new building; the site is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, this project is located adjacent to Interstate 81 which will be substantially altered during the NYSDOT I-81 Community Grid project; per the local application, the proposed building will replace the current Syracuse Housing Authority building which is located in an area to "be taken for the I-81 Viaduct Project"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734140, C734144A, C734161, C734162, C734163, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

1. The applicant is required to coordinate with New York State Department of Transportation (NYSDOT) regarding coordinating construction plans and upcoming changes to the area related to the Interstate 81 Viaduct/Community Grid Project.
2. The applicant must resolve any encroachments with the New York State Department of Transportation (NYSDOT) prior to, or as a condition of, municipal approval of the plans.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # S-24-49

- 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 Manlius Planning Board at the request of Paradise Companies 10, LLC for the property located at 111 East Seneca 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 Seneca Street and West Seneca Street (Route 173) and Fayette Street (Route 257), both state highways; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, New Lot 1 (0.467 acres), to facilitate a mixed-use project in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and area variance referrals (Z-24-300, Z-24-301, and Z-24-302) to allow this proposed mixed-use facility; and
- WHEREAS, the site is located on the southern end of the Village of Manlius, along East Seneca Street (NYS Route 173); the site contains an existing multi-unit residential building with a driveway from East Seneca Street leading to a rear parking area and parcel containing a lawn along the street and a portion of a rear parking lot utilized by multiple neighboring businesses; and
- WHEREAS, the applicant is proposing demolition of the existing building and construction of a 15,000 sf two-story building to contain a commercial tenant space and 13 apartments; per the Site Overall Plan dated 8/12/24, the proposed building will be along the East Seneca Street frontage and extend to rear of the site along the western site boundary; per the First Floor and Second Floor Plans dated 8/30/24, the proposed commercial space will be located on the East Seneca Street side of the building on the first floor with residential in the remainder of the building; a concrete paver area and sidewalks will be installed between the building and street frontage and will extend along the east side of the building; shrubs and plantings are proposed along the East Seneca frontage and the east side of the building; the Overall Site Plan dated 8/12/24 shows parking will be located in the northeast portion of the site with a combination of spaces located on site and also utilizing an adjacent, connected parking lot under separate ownership; per the Overall Site Plan, 9 parking spaces will be located on site and 4 spaces assigned in the neighboring lot; a chart on the Overall Site Plan notes variances will be needed for parking as the residential and commercial uses require 37 spaces with 13 assigned but also shared; the referral materials note 29 spaces will be located on municipal lots nearby and a Parking Study which was not included in the referral materials; the local application doesn't list a parking variance with the other proposed variances; and



WHEREAS, per the local application, the applicant is proposing multiple variance to allow construction of the proposed building; to allow 13 dwelling units where 5 are allowed by code; allow a 0' front yard setback where 50' is required by code; a 4' side yard setback to the east and west when 30' is required by code; the Village Code requires 30' between buildings and the proposed building will be 5' from the building to the west and 14' from the building to the east, and allow 38% useable space when a 20% maximum is allowed by code; and

WHEREAS, per the Resubdivision Plat dated 9/25/24, the applicant is proposing to combine the two parcels comprising the site into New Lot 1 (0.467 acres); and

WHEREAS, proposed access to the site appears to come through the parking lot at the rear which has connectivity through adjacent parcels to East Seneca and Fayette Streets, both state roads, and Wesley Street (a local road); the Boundary and Topographic Survey Map dated 7/16/24 shows multiple easements on the site: a 20'-wide "right-of-way for common drive" over the existing driveway that will be demolished to allow for the proposed building and a 20'-wide stormwater easement along the rear of the northwest boundary and crossing into the adjacent parking lot; the proposed building appears to encroach on the stormwater easement; documents securing legal access to the site were not included with the referral; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 0.37 acres of the site will be disturbed by the proposed project; per the Site Overall Plan, stormwater infrastructure will be installed under the southern portion of the parking lot and middle of the building, draining to stormwater infrastructure to be installed along the western site boundary (in the location of the stormwater easement), and all draining to existing stormwater infrastructure in the northeast corner of the site;

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

WHEREAS, per the referral notice, the site is served by public drinking water services and the proposed development is anticipated to require ~3,000 gallons of drinking water per day;

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

WHEREAS, per the referral notice, the site is served by public wastewater water services and the proposed development is anticipated to generate ~3,000 gallons of wastewater per day; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Seneca and Fayette Streets have public transit service and bus stops are located within 200' of the site; per aerial imagery, sidewalks are located on both sides of nearby streets; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147, C734153) 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 no trees will be removed as part of the proposed project; the site is near the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

The applicant must provide legal access to the site. Easements for access from adjacent properties are required prior to, or as a condition of, municipal approval of the project and must be filed with the deed and reflected on the subdivision plan.

The Board offers the following requirements for the project as a whole:

1. Per the New York State Department of Transportation, any work within the State right-of-way will require a Highway Work Permit. There shall be no privately owned features, such as stairs, structures, or landscaping, encroaching into the State right-of-way.

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

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

4. The applicant and Village are encouraged to work together on shared parking plans and provisions for shared use of rear parking areas among

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private landowners. The Village should ensure adequate parking is provided to serve the multiple land uses, prior to approval of project plans. Village should also require parking agreement to be filed with the project plans.

The Board offers the following comment:

The applicant and Village are encouraged to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-285

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Tully's Tenders for the property located at 3567 Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a restaurant with a drive-thru on a 1.88-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board most recently recommended Modification of a special permit referral (Z-24-39) for this proposed Tully Tenders restaurant with drive-thru, advising the applicant to coordinate with NYS Department of Transportation (NYSDOT) and provide a Traffic Impact Study (TIS) for the full build out, drainage plan, and lighting plan and to coordinate with the Onondaga County Health Department (OCHD) and Onondaga County Department of Water Environment Protection (OCDWEP) regarding a necessary sewer extension; the Board also offered comments encouraging the extension of sidewalks across the NYS Route 31 frontage and encouraging the use of green infrastructure; the Board also previously recommended Modification of a special permit referral (Z-12-189) to establish a gym/recreation facility in an existing commercial building, advising the applicant must work with NYSDOT regarding highway access and drainage; and
- WHEREAS, the site is located near busy Moyers Corners, the intersection of NYS Route 31 and Oswego Road (County Route 91); the site is among the commercial businesses along Route 31, adjacent businesses include a car wash, an auto service business, a funeral home, and Hickory Hill Golf Course; the site contains a 5,028 sf building with parking lots at the front and rear along with a driveway to Route 31 that is shared with the adjacent business to the east, Niagara Car Wash; trees line the western and northern parcel boundaries; and
- WHEREAS, the applicant is seeking to establish a restaurant with drive-thru in an existing building; per the Existing and Proposed Site Plan dated 9/6/24, the applicant will split the building to house the proposed "Tully's Tenders Restaurant" in the western side of the building and a future retail tenant on the eastern side; asphalt will be expanded to connect the existing parking lots, allowing construction of a drive-thru and additional parking on the western side of the building; the proposed work will result in a total of 55 parking spaces; per the Site Plan, the existing driveway occurs equally on the site parcel and the adjacent lot and will be extended on site to provide access to the rear parking lot and the drive-thru entrance at the rear of the parking lot; a sidewalk and crosswalk will be installed for pedestrian connection from the

rear parking lot to the building; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 must meet Department requirements; and

WHEREAS, changes from the previous special permit referral are primarily parking lot changes including a reconfiguration of the parking lot boundaries, moving the drive-thru entrance from the rear of the building to the rear of the parking lot, changing the angled slot parking along the western boundary to parallel parking spaces, and reserving the rear undeveloped area for a stormwater retention pond when it was previously marked as “Potential Future Development”; per the Environmental Assessment Forms included in this referral (dated 9/24/24) and the previous referral (dated 1/24/24), the change in impermeable surface and disturbed area are noted as being the same, but the changes in parking and drive-thru configurations suggest the quantity of asphalt to be installed has changed between iterations of this project; and

WHEREAS, a Traffic Impact Assessment performed by GTS Consulting dated 4/19/24 was included with the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/24/24, 0.27 acres of the site will be disturbed by the proposed project; the referral materials do not include any details of proposed stormwater controls on site except noting an area at the rear of the site will be reserved for a “New Retention Pond (or Alternative Stormwater Control, T.B.D.)”; and

WHEREAS, per the Location Survey from 2/22/24, a 20’-wide Sanitary Sewer Easement occurs along the site’s NYS Route 31 frontage; a 20’-wide ingress/egress easement is located along the eastern property boundary; a 20’-wide drainage easement occurs under the back of the rear parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and is located in the Town of Clay Uniform Water District; per the EAF, the proposed restaurant is anticipated to use 4,000 gallons of drinking water per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site would require a sewer extension to serve the property; the site is located in the Oak Orchard Wastewater Treatment Plant service area; per the EAF, the proposed restaurant is anticipated to produce 4,000 gallons of wastewater per day; ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control

Division to discuss any code requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 31 has public transit service and bus stops are located within 900 feet of the site; per aerial imagery, east of the site, NYS Route 31 has sidewalks on both sides of the road that terminate approximately 300' from the site; and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that some 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must continue to coordinate NYS Route 31 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The site will require a sewer extension to serve the proposed restaurant. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.
3. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for restaurant use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Given the planning goals for the NYS Route 31 corridor and the new Clay Land Use Study vision, the Board further encourages the extension of sidewalks to and across the frontage of the site and connecting to the building, and relocation of parking to the rear of the building.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as bioswales, permeable pavement, and planting islands, to further reduce stormwater runoff and improve stormwater quality.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-287

- 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 ZONE CHANGE from the Town of Salina Town Board at the request of Spencer Carlisle for the property located at 720 Old Liverpool 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 Old Liverpool Road (Route 137), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.63-acre parcel from Office and Light Industrial (O-2) to Highway Commercial (C-2) zoning district to allow for a drive thru restaurant; and
- WHEREAS, the parcel located in the Town of Salina and is surrounded by a mix of commercial, light industrial and residential uses; Onondaga Lake is located to the south of the parcel; to the west of the parcel is primarily residential land; and
- WHEREAS, the parcel is mostly covered by impervious pavement with a one-story building and a sidewalk that leads from the parking lot to the restaurant's door; and
- WHEREAS, per the referral notice, the applicant is seeking a zone change to allow for a drive thru addition to the existing restaurant; additional work includes a full depth pavement repair, existing sidewalk removal, and removal of a walk-in cooler; the strip of sidewalk located at the front of the building will be removed to create a crosswalk with an ADA ramp into the building; an ADA parking space will also be added in the parking lot; dumpsters will also be relocated and fenced in toward the back of the parcel; the site plans dated 3/11/24 did not identify the exact location of the drive thru or detailed circulation plans; and
- WHEREAS, per GIS mapping, there are currently 26 parking spaces on the parcel, one of which is marked as an ADA spot; per the referral notice the number of parking spaces will decrease to 20; access onto the parcel will not change; and
- WHEREAS, per site plans, there is a County owned sewer easement running through the southeastern portion of the parcel; and
- WHEREAS, per the EAF, the parcel is located in the Bloody Brook drainage district; and
- WHEREAS, per the EAF, the site has existing public drinking water and wastewater services and the proposed drive-thru may result in an increase in demand; the parcel is located in the Syracuse Metropolitan sewer service area;
- ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire



flow availability;

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

WHEREAS, per site plans, minor landscaping is proposed at the base of signage facing Route 137; and

WHEREAS, per the EAF the site may contain Lake Sturgeon, Straight-leaved Pondweed, Indiana bat, and Bald eagle species that are listed by the federal government or NYS as endangered or threatened, or their associated habitat;

WHEREAS, per the EAF, the site is located in or adjacent to an area designated sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory;

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 Per the EAF, the site is located in or adjacent to an area designated sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory;

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

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

The Board has No Position regarding the proposed zone change, but offers the following requirement for the project as a whole:

Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-288

- 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 DeWitt Planning Board at the request of National Grid for the property located at 6434 Collamer 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 Collamer Road (Route 298), a state highway, and Northern Boulevard (Route 82) and East Molloy Road (Route 71), both county highways; and
- WHEREAS, the applicant is proposing to install a natural gas pipeline PIG receiving station on three parcels totaling 1.594 acres in a Business Transitional zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-45) to combine the three parcels comprising the site into one new lot; and
- WHEREAS, the Board previously recommended Modification of site plan, special permit, and area variance referrals (Z-08-136, Z-08-146, Z-08-147) to allow construction of a bank; the Board advised the applicant to coordinate with the NYS Department of Transportation (NYSDOT) and to combine the three parcels comprising the site into a single parcel; neither the bank nor the subdivision occurred; and
- WHEREAS, the site is located in a transitional area near the intersection of Northern Boulevard, East Molloy Road, Kinne Street, and Collamer Road with residential uses to the south and east, commercial along main routes and extending to the north and west; and
- WHEREAS, the site is three vacant parcels along Collamer Road (NYS Route 298) to be combined into one lot; the eastern lot previously contained a single-family home which has been demolished, leaving only the driveway to Collamer Road; the westernmost parcel is an approximately 251'x15' (per GIS mapping) parcel partially containing a gravel road owned by and providing access to National Grid equipment; and
- WHEREAS, per the Project Narrative, the applicant (National Grid) is proposing installation of a "natural gas pipeline inspection gauge (PIG) receiver station" which "will allow for the internal cleaning and internal inspection of their existing 20-inch PL-41A gas pipeline"; the project includes the installation of a gravel pad area, two driveways to Collamer Road, a chain-link fence, and "several above and below-ground natural gas pipes"; per the Site Plans dated 9/23/24, the existing driveway will be utilized and a new driveway will be constructed to the west to allow access to the proposed facility; a new driveway curtain (within the right-of-way) for the driveway across the street from the site will be constructed to accommodate replacement of existing pipelines; an approximately 217'x150' gravel pad will be constructed along with multiple smaller concrete pads to allow installation of pipelines and

equipment; a 20'-wide gravel driveway will connect the site to the existing gravel road along the western boundary;

ADVISORY NOTE: The proposed and existing driveways onto Collamer Road require highway access and work permits from the NYS Department of Transportation; and

WHEREAS, per the Map of Consolidation dated 8/12/22; the applicant is proposing to combine the three parcels comprising the site into one new 1.594-acre lot; and

WHEREAS, the site is bound by neighboring residential parcels to the rear, with homes and common buildings within approximately 200-300' of the gas facility; screening or landscaping was not detailed in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/4/24, 1.13 acres of the site will be disturbed by the proposed project and "there may be temporary stormwater discharge from non-point sources during construction activities. An erosion and sediment control plan has been prepared as a basis to maintain control of the site";

ADVISORY NOTE: Any project that will create stormwater discharges associated with industrial activity must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows adjacent to the site are state wetlands and the site may contain the 100-foot state wetland buffer; per the Site Plan "Proposed Temp Driveway and Workspace and Wetland Delineation" dated 9/23/24 shows the wetlands encroaching on the rear of the site, but does not show the 100' buffer; per the EAF, an "Approximately 20,400-square feet of the gravel pad will be located within the 100-ft Adjacent Area associated with field delineated wetlands showing connectivity to FWW SYE 7. Approximately 2,544 square feet of these delineated wetlands will be temporarily matted during construction."; the Wetland Report Map dated 6/18/24 shows NYS wetland SYE-7 as adjacent to the site with Wetland W-1b and W-1c as being located at the rear of the site encroaching on the project area; per the Wetland Report Map, the delineated wetland data was from a wetland delineation completed by DDS Engineers LLP on 2/12/24;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands and/or the 100-foot state wetland buffer have been confirmed by the NYS Department of Environmental Conservation prior to municipal approval of the proposed project; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat and Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State

Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The municipality must ensure that the delineated wetlands and associated 100' buffer have been confirmed by the NYS Department of Environmental Conservation, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.
2. The applicant is required to coordinate Collamer Road (NYS Route 298) access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The applicant must contact the New York State Department of Transportation to coordinate any right-of-way plans, which may be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. Given the proximity of residential and other land uses, the Board encourages the municipality to require screening on all sides.
2. The Town is encouraged to consider spacing from residential uses and fire safety as part of the local review.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-289

- 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 City of Syracuse Planning Commission at the request of Diane Bollard for the property located at 500-502 Burt 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to construct a 30,000 sf office building on a vacant 1.39-acre area in a Neighborhood Center (MX-2) zoning district to house the new Syracuse Housing Authority offices; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-46) to combine the 13 parcels comprising the site into one new lot; and
- WHEREAS, the site is located in a transitional area near the east side of downtown of the City of Syracuse, located adjacent to Interstate 81, between areas of low-income housing and Syracuse University; surrounding uses include the University's Steam Station, the Boys and Girls Club of Syracuse, Syracuse Housing Authority offices, and Toomey Abbott senior facility; and
- WHEREAS, the site is a vacant group of 13 contiguous parcels bound by Burt Street to the north, South McBride Street to the west, a stub of Van Buren Street along part of the site's southern boundary, and Interstate 81 and railroad tracks belonging to the New York, Susquehanna & Western Railway Co to the east; and
- WHEREAS, the applicant is proposing construction of a 30,000 sf, 2-story building and parking lot on site; per the local application, the building will contain office space for Syracuse Housing Authority (approximately 217 employees), with a large training room, board room, meeting spaces, wellness areas, and storage; per the Site Plan dated 9/3/24, the building will be constructed along the South McBride Street frontage with driveway access from Van Buren Street to a 59-space parking lot to be located behind the proposed building, adjacent to the railroad tracks; and
- WHEREAS, per the Re-Subdivision Map Syracuse Housing Authority dated 10/1/24, the applicant is proposing the combination of the 13 parcels comprising the site to create Proposed Lot 1, 1.39 acres; and
- WHEREAS, per the Re-Subdivision Map, a "Temporary Easement for Work Area" occurs along the eastern and southeastern boundaries of the site; and
- WHEREAS, per aerial imagery, the site is a mix of lawn, scattered trees, and broken asphalt; per the Landscape Plan dated 9/3/24, shrubs will be planted along the South McBride Street frontage, trees will be planted along the Burt Street entrance and around the parking lot, and lawn will be installed between the building and sidewalks and around the parking lot; and

WHEREAS, per the New York State Department of Transportation, the applicant's current and proposed parking and the proposed design footprint for grading, limits of disturbance, turf, and fencing encroaches into NYS right-of-way and easements; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/10/24, 1.70 acres of the site will be disturbed by the proposed project and the land will be graded to direct "water away from the proposed building and parking lot"; the Site Plan shows a stormwater basin will be constructed between the parking lot and the railroad tracks;

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

WHEREAS, per the referral notice, the site is served by public drinking water and new connections are proposed for the new building;  
per the referral, the site is served by public sewers and new connections are proposed for the new building; the site is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, this project is located adjacent to Interstate 81 which will be substantially altered during the NYSDOT I-81 Community Grid project; per the local application, the proposed building will replace the current Syracuse Housing Authority building which is located in an area to "be taken for the I-81 Viaduct Project"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734140, C734144A, C734161, C734162, C734163, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

1. The applicant is required to coordinate with New York State Department of Transportation (NYSDOT) regarding coordinating construction plans and upcoming changes to the area related to the Interstate 81 Viaduct/Community Grid Project.
2. The applicant must resolve any encroachments with the New York State Department of Transportation (NYSDOT) prior to, or as a condition of, municipal approval of the plans.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-291

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Clay Hospitality, LLC - Neil Patel for the property located at 3955 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 31 and Interstate Route 481, both state highways, and Ver Plank Road (Route 141), a county highway; and
- WHEREAS, the applicant is proposing construction of a 4-story 103-room hotel on a 2.353-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously held No Position on a zone change referral (Z-24-143) to change the site from Recreational (REC-1) to Regional Commercial (RC-1); and
- WHEREAS, the site is a large, vacant, panhandle-shaped parcel, located behind Wegmans in a highly commercialized area of NYS Route 31 in the Town of Clay; the site abuts NYS Route 481 to the east, has frontage on Carling Road, a town road, to the west, and contains a long driveway to NYS Route 31; surrounding businesses include Target, PetSmart, Walmart, and a medical facility; a 159-space parking lot for Wegmans occurs along the southwestern boundary on the subject parcel; and
- WHEREAS, per the Site and Pavement Marking Plan dated 9/24/24, the applicant is proposing construction of a 4-story, 103-room hotel in the southeast corner of the site; the Site Plan shows the hotel will have driveway connections to the existing on-site access road and to the eastern internal road of the Wegmans parcel; the proposed driveway has two access points to the hotel parking lot which surrounds the hotel; 103 parking spaces are currently proposed with an additional 55 along the site's eastern boundary and southern boundary as "Possible Future Land Banked Parking"; and
- WHEREAS, a Site Lighting Plan dated 9/24/24, prepared by Costich was included in the referral materials; a New Development Fire-Flow Form dated 9/24/24 was included with the referral materials; and
- WHEREAS, the Landscape Enlargement Plan dated 9/24/24 shows plants, shrubs, and trees to be installed around the hotel's perimeter, and lawn around the parking lot; no landscaping is shown outside of the immediate hotel/parking lot area; and
- WHEREAS, per the Existing Features Map dated 4/12/24, multiple easements are present on the site: a 20' wide Niagara Mohawk easement occurs along the southern and western boundaries, a NYS Power Authority permanent easement for power transmission lines at the rear of the site is approximately 300'-wide, and a 175'-wide Town drainage easement occurs on a portion of the western boundary; and



WHEREAS, per the Environmental Assessment Form (EAF) dated 9/25/24, 4.08 acres of the site will be disturbed by the proposed hotel and stormwater will be managed by “on-site stormwater management facilities, located in an existing drainage easement to the Town of Clay”; per Existing Features Map, two existing stormwater management basins occur along the western parcel boundary;

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

WHEREAS, per the referral notice, a new connection to public drinking water is proposed to serve the new hotel; per the EAF, the hotel is anticipated to require 12,540 gallons of drinking water per day;

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

WHEREAS, per the referral notice, a new connection to public sewers is proposed to serve the new hotel; the site is located in the Oak Orchard Wastewater Treatment Plant service area; per the EAF, the proposed hotel is anticipated to generate 12,540 gallons of wastewater per day;

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Carling Road and NYS Route 31 have public transit service and bus stops are located adjacent to the site; per aerial imagery from May 2024, there are no sidewalks along the private driveway leading to Route 31 or along Carling Road; and

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

1. The applicant must ensure legal access to the site. Access easements along private access roads are required prior to, or as a condition of, municipal approval.
2. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval.
3. The applicant must coordinate with Onondaga County Department of Water Environment Protection on wastewater service to the full site.
4. The Town and applicant must coordinate with Onondaga County Department of Water Environment Protection regarding the full buildout of the site, including remaining lands, to ensure local and county wastewater service capacity and coordination. Capacity assurance for hotel use must be obtained prior to, or as a condition of, municipal approval.
5. The applicant is required to coordinate with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and lighting plan to the Department for review. Additional stormwater runoff into the state's right-of-way is prohibited. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

1. The Town is encouraged to coordinate with infrastructure providers regarding any plans for new infrastructure within developing areas to ensure feasibility and coordination among stakeholders.
2. The Board encourages the municipality to require additional landscaping in the subject area including planting islands and landscaping around the parking lot.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-292

- 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 AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Sunoco for the property located at 6325 Thompson 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 Thompson Road (Route 635), a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking spaces from 19 to 16 on a 0.73-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board has received multiple referrals regarding the renovation of this fueling station facility (Z-24-131, Z-24-212), encouraging the Town and applicant to ensure any easement for other driveway users is shown on the plans; and
- WHEREAS, the site is located in a commercial corridor along Thompson Road, in a transitional area between residential neighborhoods to the south and east and the commercial and industrial uses to the north and northwest; and
- WHEREAS, the site is a former gas station and mini-mart with two driveways to Thompson Road, a state route, with unrestricted access to a private driveway that occurs along the southern parcel boundary, providing access to a business located behind the site; the building is located in the center of the site with a fueling island between the building and Thompson Road; and
- WHEREAS, the applicant is proposing an area variance to allow 16 parking spaces where 19 are required by the Town Code; per the Zoning Notes, Easements, Site Plan, and Lights Plan dated 9/12/24, parking for the site occurs along the northern site boundary and along the northern and western (rear) sides of the building; and
- WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to the existing infrastructure are proposed; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>;  
ADVISORY NOTE: The applicant is advised to contact the Onondaga County

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 4/5/24, 0.73 acres of the site will be disturbed by the proposed project and no additional stormwater discharge will be created; and

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

The Board has No Position regarding the proposed area variance, but offers the following requirement and comment regarding the development as a whole:

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
2. The applicant and Town are encouraged to ensure any easement for other driveway users is shown on the site plan.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-293

- 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 ZONE CHANGE from the Village of North Syracuse Village Board at the request of Village of North Syracuse for the property located 110 Fergerson Avenue and 115 Chestnut 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 Main Street (Route 11), a state highway; and
- WHEREAS, the applicant is proposing a zone change on two parcels from Residential (R-9) to Planned Unit Development (PUD) in order to allow several municipal parcels to be combined; and
- WHEREAS, the site is surrounded by commercial use to the east along Route 11; surrounding land in all other directions is primarily residential; there are two public parks located northeast; a cemetery is located southeast of the site; there is a federal wetland located north of the site; and
- WHEREAS, the parcels are currently occupied by existing structures, vacant houses, existing fire department building, and paved parking lot; and
- WHEREAS, per the site plans dated 6/25/2024, the applicant is proposing zone changes for two parcels to allow for the construction of a 4,000 sf fire department addition; following the zone change, the two parcels will be subdivided into one, the existing vacant structures on the Chestnut Street parcel will be demolished and then the addition will be constructed on the northwestern portion of the masonry building; and
- WHEREAS, no changes are being proposed to the fire department's existing parking lot; the existing driveway on the 115 Chestnut parcel will be removed; the fire department has access off Chestnut Street and off of Fergerson Ave; and
- WHEREAS, the site is served by public drinking water and the proposed addition may create an increase in demand;  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site is in the Oak Orchard sewer service area; the referral notice did not indicate whether there would be an increase in wastewater;  
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, sidewalks exists on the fire department side of Chestnut Street along with a bike lane; there is also sidewalk on Ferguson Ave in front of the residential properties; and

WHEREAS, per the Central New York Transportation Authority (CENTRO), Chestnut Road has public transit service and bus stops located in close proximity to the site; 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 Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; Jim Stelter - yes.**



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-294

- 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 SITE PLAN from the Town of Lysander Planning Board at the request of Enterprise Fire Company #1 for the property located at 2929 Lamson 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 Lamson Road and Old Lamson Road / West Bridge Street (Route 29) and Pendergast Road (Route 189), both county highways; and
- WHEREAS, the applicant is proposing to construct a 72' X 52' addition to an existing fire station on a 1.56-acre parcel in a Neighborhood Residential Business (NRBD) zoning district; and
- WHEREAS, the site is the location of the Enterprise Fire Company #1, a triangular parcel in a rural part of Lysander, west of the Oswego River; large vacant wooded parcels are to the west and south and low to medium density housing along majors roads are to the north and east; neighboring businesses include Harper's Pizza and Ice Cream and Top Fabricator Inc; and
- WHEREAS, the site has frontage along Lamson Road and West Bridge Street, county roads, with access from Lamson Road leading to a large garage with two overhead doors; a fenced in outdoor storage area is located next to the driveway; and
- WHEREAS, per Plot Plan dated 7/22/87, the applicant is proposing a 72'x52' addition to the front of the existing building; per the referral materials, the addition will house 3 fire trucks with 6 overhead doors and no bathrooms;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Lamson Road must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/6/24, 0.25 acres of the site will be disturbed by the proposed project and the addition will not create additional stormwater discharge; and
- WHEREAS, per the referral notice, the site is served by an individual well and septic system and no changes to the current infrastructure are proposed; and
- WHEREAS, the site may contain the Indiana bat or Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
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 Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

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





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-295

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Daniel Barnaba for the property located at 7267 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is requesting area variances to allow for 39 residential lots on a 9-acre parcel to have reduced front and rear yard setbacks in a Residential (R-3) zoning district; and
- WHEREAS, this Board most recently recommended Modification of a subdivision referral (S-24-29) to remove residential lots from the floodway to avoid encroachment of yards and structures, conduct a formal wetland delineation, submit a Stormwater Pollution Prevention Plan (SWPPP) and traffic data, and coordinate Oswego Road access plans with the Onondaga County Department of Transportation; prior to that, multiple subdivisions had been reviewed by this Board; and
- WHEREAS, the site is a vacant, wooded parcel in a residential area, separated from the nearby NYS Thruway by Sawmill Creek; the site has road access to Oswego Road, but is set back from the commercial businesses along Oswego Road and to the east; a Town park is located to the west and nearby commercial businesses include Dunkin', the former Flamingo Bowl, and Sharkey's Bar and Grill; and
- WHEREAS, the applicant is proposing to reduce front yard setbacks from 25 feet to 20 feet and rear yard setbacks from 25 feet to 15 feet for a proposed 39-lot single-family residential subdivision; the proposed building lots are approximately 50'x100'; reducing the rear and front yard setbacks will give the applicant more design flexibility and allow lot depths to avoid wetlands and the floodplain; the driveway access to Oswego Road is existing, currently providing access to the adjacent Dunkin' parcel; there are no proposed road, path, or trail connections to the adjacent residential neighborhood;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Oswego Road must meet Department requirements; and
- WHEREAS, per the EAF, 7 acres of the 9-acre site will be disturbed by the proposed project, per the Glen View Subdivision Plan dated 4/16/24, two stormwater management areas on individual lots are proposed along the southern boundary with one located between the proposed road and the southeasternmost residential lot and the other along the southwestern corner between proposed Lots 27 and 28; 50'-wide and 20'-wide drainage easements

are proposed along a portion of the western and northwestern boundaries at the rear of the proposed development, but appear to end at Sawmill Creek and its floodplain and floodway; the referral materials did not include a Stormwater Pollution Prevention Plan (SWPPP) or stormwater management details;

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

WHEREAS, GIS mapping shows riverine federal wetlands associated with Sawmill Creek running through adjacent parcels to the south; the Subdivision Plan depicts these wetlands (labeled as ACOE Wetlands with no delineation information) traversing the southwestern corner, encroaching on five residential lots and the western stormwater management area;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the southern boundary of the site is located within the 100-year floodplain for Sawmill Creek, which may require avoidance or elevation of structures and other mitigation in addition to reducing the front and rear yard setbacks; a small area at the southern corner of the site is also in the floodway, which carries a higher likelihood of flooding and required mitigation, adherence to municipal flood ordinances, and higher insurance premiums, and development in the floodway is generally discouraged; per GIS mapping the floodplain encroaches on multiple residential lots along the southern boundary;

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

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

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

WHEREAS, per the referral notice, a new connection to public sewers is proposed to serve the development; the submitted project is located within the Wetzel Road Wastewater Treatment Plant and Long Branch and Sawmill Pump Station service area; the Subdivision Plan depicts a 20'-wide sewer easement entering the site from the adjacent residential development between Lots 15 and 14 along with a sanitary sewer easement along some of the southern lots'

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery, there are no sidewalks along Oswego Road in the immediate area; there are no sidewalks depicted on the sidewalk plan; and per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and two bus stops are located within 450' of the site; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed  
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

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized

body

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

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

1. The applicant must show floodplain and floodway boundaries on the filed plans to show extent of impact to buildable area and yards. The Town is advised to consider removing floodway and potentially floodplain encumbered lands from buildable lots to avoid encroachment of yards and structures in these sensitive areas.
2. The applicant must conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any wetlands must be confirmed by the US Army Corps of Engineers and shown on the plans prior to, or as a condition of, municipal approval.
3. The applicant is required to coordinate Oswego Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
4. The applicant must show on the plans which sewers are existing and which are proposed. The applicant also must clarify the proposed phases of development and identify which infrastructure will be installed per phase on the plans prior to, or as a condition of, municipal approval.
5. A drainage and grading plan must be required to be submitted to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway because of this construction will be permitted.

The Board offers the following comments:

1. The Board encourages the applicant and Town to explore options to connect this proposed development with Old Cove Road.
2. Given the location of this site adjacent to a sidewalk priority zone as identified by SMTTC, and to promote walkability and pedestrian safety, the

Board encourages the Town and applicant to consider the installation of sidewalks along the Oswego Road and the Proposed Public Road frontage.

3. Responsibility for ownership and maintenance of the stormwater management lots should be clearly established and funded.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-297

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Camillus Town Board at the request of Town of Camillus for the property located at 3875 Warners 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 Warners Road (Route 57), a county highway, and Route 5, a state highway; and
- WHEREAS, the applicant is proposing Local Law No. L-2024 to amend the First Ukrainian Pentecostal Church Planned Unit Development District to allow for the construction of a new church facility and related improvements on a 24.2-acre parcel; and
- WHEREAS, per a letter from the First Ukrainian Pentecostal Church dated 9/1/24, part of the First Ukrainian Pentecostal Church Planned Unit Development (PUD) District Plan includes a detailed description of all buildings and the buildings' uses; the applicant is seeking to amend the PUD Plan with an updated list of buildings to reflect the current site and the proposed church building; and
- WHEREAS, per the letter, Buildings A, B, and C (for educational purposes) were demolished in 2021; the applicant is adding descriptions of the existing small electrical utility building, garage (storage), four-car garage (storage), and playground and pavilion (church activities); and
- WHEREAS, the applicant is proposing adding a building "New Proposed Church Facility" to be a "new single-story church facility" with a worship center, fellowship hall, commercial kitchen, education wing, and office spaces; the existing church building will continue to be used for church-related activities; and
- WHEREAS, per the Layout Plan dated 3/5/24, the 42,778 sf new church building will be constructed on the existing driveway, west of two existing garages; a new driveway is proposed to circulate to the rear of the proposed church to access a proposed 65-space parking lot; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/9/24, 6.5 acres of the site will be disturbed by the proposed project, creating a total of 3.54 acres of impervious surface; per the Grading Plan (undated), a new stormwater basin will be constructed west of the proposed church and driveway, near the western parcel boundary;
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the EAF, the site is served by public drinking water and a new connection

is needed for the proposed church building; per the EAF, the church building is anticipated to need 5,965 gallons of drinking water per day;

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

WHEREAS, per the EAF, the site is served by public wastewater services and a new connection is proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Airport Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; per the EAF, the church building is anticipated to generate 5,965 gallons of drinking water per day;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

WHEREAS, the site is located near the multiple buildings associated with the Fairmount Childrens Center which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, 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 Warners Road access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The applicant is encouraged to coordinate the extension of wastewater infrastructure to the new church building with the Town of Camillus.

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





J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-299

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Scott Freeman for the property located at 1920 Park 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 CNY Regional Market, a facility owned by a state authority; and
- WHEREAS, the applicant is proposing to renovate and rehabilitate an existing vacant historic property into a mixed use facility on 0.71 acres in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the site is located in an industrial area on the north side of the City of Syracuse, near Interstate 81 and the CNY Regional Market; nearby businesses include Roma Tile and Marble, a sporting facility, auto service, and a recycling and redemption center; and
- WHEREAS, the site is located at the corner of Wolf and Park Streets, both local roads, and contains two large, connected buildings along Park Street and a smaller masonry building along Wolf Street; the buildings are situated along the sidewalk with road access from Park Street along the eastern site boundary, leading to a vacant area at the rear of the building; previously existing road access between buildings has building connectors and overhead structures preventing full access to the rear of the site; and
- WHEREAS, the applicant is proposing renovation of the two large connected buildings on Wolf Street, approximately 5,785 sf and 12,516 sf in size (per GIS mapping), to construct 59 dwelling units (6 will be affordable) and 2 commercial spaces along with a new building connector, underground garage spaces, and parking at the rear; per the Layout Plan dated 10/07/24, a one-story structure adjacent to the corner building will be demolished to allow for construction of 5 parking spaces, a dumpster enclosure, and stormwater infrastructure, with road access from Wolf Street; road access from Park Street will lead to 3 parallel parking spaces along the western building and 15 parking spaces along the rear boundary; per the Layout Plan, a three-story masonry building adjoining an existing building on an adjacent parcel to the north will remain; Floor Plans dated 10/7/24 show 18 below grade parking spaces beneath the eastern building, totaling 41 proposed parking spaces which conflicts with the 40 proposed on the local application; and
- WHEREAS, the applicant is also proposing a subdivision to combine the two parcels and portion of the northern parcel into one new lot; the subdivision will be referred to this Board at a later date; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/8/24, 0.36 acres of the site will be disturbed by the proposed project; per Grading, Drainage, & Utilities Plan dated 10/07/24, stormwater infrastructure will be installed

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

WHEREAS, per the EAF, the site is served by public drinking water and the buildings are anticipated to use 10,300 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed complex is expected to generate 10,300 gallons of wastewater per day;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734137, C734132, C734131, C734130, C734135, 734048, 734013, C734104, C734151, C734151A) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near the H.A. Moyer Factory Complex which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-300

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Planning Board at the request of Paradise Companies 10, LLC for the property located at 111 East Seneca 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 Seneca Street and West Seneca Street (Route 173) and Fayette Street (Route 257), both state highways; and
- WHEREAS, the applicant is proposing to demolish an existing structure and construct a two-story mixed-use facility on 0.52 acres in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-24-301, Z-24-302, and S-24-49) to allow this proposed mixed-use facility; and
- WHEREAS, the site is located on the southern end of the Village of Manlius, along East Seneca Street (NYS Route 173); the site contains an existing multi-unit residential building with a driveway from East Seneca Street leading to a rear parking area and parcel containing a lawn along the street and a portion of a rear parking lot utilized by multiple neighboring businesses; and
- WHEREAS, the applicant is proposing demolition of the existing building and construction of a 15,000 sf two-story building to contain a commercial tenant space and 13 apartments; per the Site Overall Plan dated 8/12/24, the proposed building will be along the East Seneca Street frontage and extend to rear of the site along the western site boundary; per the First Floor and Second Floor Plans dated 8/30/24, the proposed commercial space will be located on the East Seneca Street side of the building on the first floor with residential in the remainder of the building; a concrete paver area and sidewalks will be installed between the building and street frontage and will extend along the east side of the building; shrubs and plantings are proposed along the East Seneca frontage and the east side of the building; the Overall Site Plan dated 8/12/24 shows parking will be located in the northeast portion of the site with a combination of spaces located on site and also utilizing an adjacent, connected parking lot under separate ownership; per the Overall Site Plan, 9 parking spaces will be located on site and 4 spaces assigned in the neighboring lot; a chart on the Overall Site Plan notes variances will be needed for parking as the residential and commercial uses require 37 spaces with 13 assigned but also shared; the referral materials note 29 spaces will be located on municipal lots nearby and a Parking Study which was not included in the referral materials; the local application doesn't list a parking variance with the other proposed variances; and
- WHEREAS, per the local application, the applicant is proposing multiple variance to allow construction of the proposed building; to allow 13 dwelling units where 5 are

allowed by code; allow a 0' front yard setback where 50' is required by code; a 4' side yard setback to the east and west when 30' is required by code; the Village Code requires 30' between buildings and the proposed building will be 5' from the building to the west and 14' from the building to the east, and allow 38% useable space when a 20% maximum is allowed by code; and

WHEREAS, per the Resubdivision Plat dated 9/25/24, the applicant is proposing to combine the two parcels comprising the site into New Lot 1 (0.467 acres); and

WHEREAS, proposed access to the site appears to come through the parking lot at the rear which has connectivity through adjacent parcels to East Seneca and Fayette Streets, both state roads, and Wesley Street (a local road); the Boundary and Topographic Survey Map dated 7/16/24 shows multiple easements on the site: a 20'-wide "right-of-way for common drive" over the existing driveway that will be demolished to allow for the proposed building and a 20'-wide stormwater easement along the rear of the northwest boundary and crossing into the adjacent parking lot; the proposed building appears to encroach on the stormwater easement; documents securing legal access to the site were not included with the referral; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 0.37 acres of the site will be disturbed by the proposed project; per the Site Overall Plan, stormwater infrastructure will be installed under the southern portion of the parking lot and middle of the building, draining to stormwater infrastructure to be installed along the western site boundary (in the location of the stormwater easement), and all draining to existing stormwater infrastructure in the northeast corner of the site;

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

WHEREAS, per the referral notice, the site is served by public drinking water services and the proposed development is anticipated to require ~3,000 gallons of drinking water per day;

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

WHEREAS, per the referral notice, the site is served by public wastewater water services and the proposed development is anticipated to generate ~3,000 gallons of wastewater per day; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;

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

applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Seneca and Fayette Streets have public transit service and bus stops are located within 200' of the site; per aerial imagery, sidewalks are located on both sides of nearby streets; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147, C734153) 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 no trees will be removed as part of the proposed project; the site is near the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. The applicant is required to coordinate access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the New York State Department of Transportation, any work within the State right-of-way will require a Highway Work Permit. There shall be no privately owned features, such as stairs, structures, or landscaping, encroaching into the State right-of-way.
3. The applicant must demonstrate legal access to the site. Easements for access from adjacent properties are required prior to, or as a condition of, municipal approval of the project and must be filed with the deed and reflected on the subdivision plan.
4. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
5. The applicant and Village are encouraged to work together on shared parking plans and provisions for shared use of rear parking areas among private landowners. The Village should ensure adequate parking is provided to serve the multiple land uses, prior to approval of project plans. Village should also require parking agreement to be filed with the project plans.

The Board offers the following comment:

The applicant and Village are encouraged to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-301

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of Paradise Companies 10, LLC for the property located at 111 East Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Seneca Street and West Seneca Street (Route 173) and Fayette Street (Route 257), both state highways; and
- WHEREAS, the applicant is requesting a special permit to construct a two-story mixed-use facility that includes multiple dwellings on 0.52 acres in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, area variance, and subdivision referrals (Z-24-300, Z-24-302, and S-24-49) to allow this proposed mixed-use facility; and
- WHEREAS, the site is located on the southern end of the Village of Manlius, along East Seneca Street (NYS Route 173); the site contains an existing multi-unit residential building with a driveway from East Seneca Street leading to a rear parking area and parcel containing a lawn along the street and a portion of a rear parking lot utilized by multiple neighboring businesses; and
- WHEREAS, the applicant is proposing demolition of the existing building and construction of a 15,000 sf two-story building to contain a commercial tenant space and 13 apartments; per the Site Overall Plan dated 8/12/24, the proposed building will be along the East Seneca Street frontage and extend to rear of the site along the western site boundary; per the First Floor and Second Floor Plans dated 8/30/24, the proposed commercial space will be located on the East Seneca Street side of the building on the first floor with residential in the remainder of the building; a concrete paver area and sidewalks will be installed between the building and street frontage and will extend along the east side of the building; shrubs and plantings are proposed along the East Seneca frontage and the east side of the building; the Overall Site Plan dated 8/12/24 shows parking will be located in the northeast portion of the site with a combination of spaces located on site and also utilizing an adjacent, connected parking lot under separate ownership; per the Overall Site Plan, 9 parking spaces will be located on site and 4 spaces assigned in the neighboring lot; a chart on the Overall Site Plan notes variances will be needed for parking as the residential and commercial uses require 37 spaces with 13 assigned but also shared; the referral materials note 29 spaces will be located on municipal lots nearby and a Parking Study which was not included in the referral materials; the local application doesn't list a parking variance with the other proposed variances; and

WHEREAS, per the local application, the applicant is proposing multiple variance to allow construction of the proposed building; to allow 13 dwelling units where 5 are allowed by code; allow a 0' front yard setback where 50' is required by code; a 4' side yard setback to the east and west when 30' is required by code; the Village Code requires 30' between buildings and the proposed building will be 5' from the building to the west and 14' from the building to the east, and allow 38% useable space when a 20% maximum is allowed by code; and

WHEREAS, per the Resubdivision Plat dated 9/25/24, the applicant is proposing to combine the two parcels comprising the site into New Lot 1 (0.467 acres); and

WHEREAS, proposed access to the site appears to come through the parking lot at the rear which has connectivity through adjacent parcels to East Seneca and Fayette Streets, both state roads, and Wesley Street (a local road); the Boundary and Topographic Survey Map dated 7/16/24 shows multiple easements on the site: a 20'-wide "right-of-way for common drive" over the existing driveway that will be demolished to allow for the proposed building and a 20'-wide stormwater easement along the rear of the northwest boundary and crossing into the adjacent parking lot; the proposed building appears to encroach on the stormwater easement; documents securing legal access to the site were not included with the referral; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 0.37 acres of the site will be disturbed by the proposed project; per the Site Overall Plan, stormwater infrastructure will be installed under the southern portion of the parking lot and middle of the building, draining to stormwater infrastructure to be installed along the western site boundary (in the location of the stormwater easement), and all draining to existing stormwater infrastructure in the northeast corner of the site;

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

WHEREAS, per the referral notice, the site is served by public drinking water services and the proposed development is anticipated to require ~3,000 gallons of drinking water per day;

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

WHEREAS, per the referral notice, the site is served by public wastewater water services and the proposed development is anticipated to generate ~3,000 gallons of wastewater per day; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in



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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Seneca and Fayette Streets have public transit service and bus stops are located within 200' of the site; per aerial imagery, sidewalks are located on both sides of nearby streets; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147, C734153) 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 no trees will be removed as part of the proposed project; the site is near the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. The applicant is required to coordinate access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the New York State Department of Transportation, any work within the State right-of-way will require a Highway Work Permit. There shall be no privately owned features, such as stairs, structures, or landscaping, encroaching into the State right-of-way.
3. The applicant must demonstrate legal access to the site. Easements for access from adjacent properties are required prior to, or as a condition of, municipal approval of the project and must be filed with the deed and reflected on the subdivision plan.
4. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
5. The applicant and Village are encouraged to work together on shared parking plans and provisions for shared use of rear parking areas among private landowners. The Village should ensure adequate parking is provided to serve the multiple land uses, prior to approval of project plans. Village

should also require parking agreement to be filed with the project plans.

The Board offers the following comment:

The applicant and Village are encouraged to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-302

- 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 Village of Manlius Zoning Board of Appeals at the request of Paradise Companies 10, LLC for the property located at 111 East Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Seneca Street and West Seneca Street (Route 173) and Fayette Street (Route 257), both state highways; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a two-story mixed-use facility on 0.52 acres in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan, special permit, and subdivision referrals (Z-24-300, Z-24-301, and S-24-49) to allow this proposed mixed-use facility; and
- WHEREAS, the site is located on the southern end of the Village of Manlius, along East Seneca Street (NYS Route 173); the site contains an existing multi-unit residential building with a driveway from East Seneca Street leading to a rear parking area and parcel containing a lawn along the street and a portion of a rear parking lot utilized by multiple neighboring businesses; and
- WHEREAS, the applicant is proposing demolition of the existing building and construction of a 15,000 sf two-story building to contain a commercial tenant space and 13 apartments; per the Site Overall Plan dated 8/12/24, the proposed building will be along the East Seneca Street frontage and extend to rear of the site along the western site boundary; per the First Floor and Second Floor Plans dated 8/30/24, the proposed commercial space will be located on the East Seneca Street side of the building on the first floor with residential in the remainder of the building; a concrete paver area and sidewalks will be installed between the building and street frontage and will extend along the east side of the building; shrubs and plantings are proposed along the East Seneca frontage and the east side of the building; the Overall Site Plan dated 8/12/24 shows parking will be located in the northeast portion of the site with a combination of spaces located on site and also utilizing an adjacent, connected parking lot under separate ownership; per the Overall Site Plan, 9 parking spaces will be located on site and 4 spaces assigned in the neighboring lot; a chart on the Overall Site Plan notes variances will be needed for parking as the residential and commercial uses require 37 spaces with 13 assigned but also shared; the referral materials note 29 spaces will be located on municipal lots nearby and a Parking Study which was not included in the referral materials; the local application doesn't list a parking variance with the other proposed variances; and
- WHEREAS, per the local application, the applicant is proposing multiple variance to allow

construction of the proposed building; to allow 13 dwelling units where 5 are allowed by code; allow a 0' front yard setback where 50' is required by code; a 4' side yard setback to the east and west when 30' is required by code; the Village Code requires 30' between buildings and the proposed building will be 5' from the building to the west and 14' from the building to the east, and allow 38% useable space when a 20% maximum is allowed by code; and

WHEREAS, per the Resubdivision Plat dated 9/25/24, the applicant is proposing to combine the two parcels comprising the site into New Lot 1 (0.467 acres); and

WHEREAS, proposed access to the site appears to come through the parking lot at the rear which has connectivity through adjacent parcels to East Seneca and Fayette Streets, both state roads, and Wesley Street (a local road); the Boundary and Topographic Survey Map dated 7/16/24 shows multiple easements on the site: a 20'-wide "right-of-way for common drive" over the existing driveway that will be demolished to allow for the proposed building and a 20'-wide stormwater easement along the rear of the northwest boundary and crossing into the adjacent parking lot; the proposed building appears to encroach on the stormwater easement; documents securing legal access to the site were not included with the referral; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 9/3/24, 0.37 acres of the site will be disturbed by the proposed project; per the Site Overall Plan, stormwater infrastructure will be installed under the southern portion of the parking lot and middle of the building, draining to stormwater infrastructure to be installed along the western site boundary (in the location of the stormwater easement), and all draining to existing stormwater infrastructure in the northeast corner of the site;

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

WHEREAS, per the referral notice, the site is served by public drinking water services and the proposed development is anticipated to require ~3,000 gallons of drinking water per day;

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

WHEREAS, per the referral notice, the site is served by public wastewater water services and the proposed development is anticipated to generate ~3,000 gallons of wastewater per day; the site is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control

Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Seneca and Fayette Streets have public transit service and bus stops are located within 200' of the site; per aerial imagery, sidewalks are located on both sides of nearby streets; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147, C734153) 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 no trees will be removed as part of the proposed project; the site is near the Manlius Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

The Board has No Position regarding the proposed area variances, but offers the following requirements and comment for the project as a whole:

1. The applicant is required to coordinate access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Per the New York State Department of Transportation, any work within the State right-of-way will require a Highway Work Permit. There shall be no privately owned features, such as stairs, structures, or landscaping, encroaching into the State right-of-way.
3. The applicant must provide legal access to the site. Easements for access from adjacent properties are required prior to, or as a condition of, municipal approval of the project and must be filed with the deed and reflected on the subdivision plan.
4. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

5. The applicant and Village are encouraged to work together on shared

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parking plans and provisions for shared use of rear parking areas among private landowners. The Village should ensure adequate parking is provided to serve the multiple land uses, prior to approval of project plans. Village should also require parking agreement to be filed with the project plans.

6. The applicant and Village are encouraged to explore more formalized access to a public right-of-way via Keith Morgan Way to a common shared or municipal parking lot to serve the whole block.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-303

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of The Summit Federal Credit Union for the property located at 5047 West Taft 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 West Taft Road (Route 51), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change on two parcels from Residential (R-APT and R-10) to Neighborhood Commercial (NC-1) zoning district in order to facilitate the construction of a credit union; and
- WHEREAS, parcel 1 on site plans (the westernmost parcel in the proposed project area) was previously seen by the Board as case Z-21-35 for the realignment of 3 properties into 3 new parcels; the parcels were subject to the extra-territorial jurisdiction of the three-mile limit rule; the Board gave no position and the parcels were realigned; and
- WHEREAS, the site is located at the intersection of West Taft Road and Buckley Road, both county roads, in the Town of Clay; the site is across West Taft Road from the North Medical Center and abuts residential lots to the north and south; directly to the north there is wooded area that is part of New York State Agricultural District 3; and
- WHEREAS, per GIS mapping, Parcel 1 currently contains vacant wooded lands; Parcel 2 currently contains a vacant 1-story residential home with a detached shed structure with wooded land towards the rear portion of the parcel; and
- WHEREAS, the applicant is proposing zone changes for the two parcels to be NC-1 Commercial District; according to the Town of Clay Zoning Code, "It is the intent to maintain in NC-1 Districts the quality of environment that is usually found in areas of commercial use often located near residential neighborhoods. The intensity of scale of the uses, lots and structures are intended to be compatible to nearby residential areas. Compatibility of site development shall be enhanced by encouraging adequate provisions for landscaped open space, attractive architecture and other amenities"; this zone change will allow for the construction of a credit union with a drive thru and new parking lot; and
- WHEREAS, the applicant did not provide detailed site plans for the proposed project; Parcel 2 has an existing driveway with access off of West Taft Road;  
ADVISORY NOTE: Any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation; and
- WHEREAS, per site plans, there is a sanitary sewer easement located on Parcel 1 on the

western side along Cedar Post Road; and

WHEREAS, per the EAF, the total acreage of the two parcels is 2.65 and the proposed project will disturb 1.66 acres;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPEDS II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit; and

WHEREAS, the parcels are serviced by public water and a new connection is proposed for the future credit union;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; a new connection is proposed for the new credit union;

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

WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and contains a garden center; an Agricultural Data Statement was not included with the referral materials;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops located within 250 feet; and

WHEREAS, the parcels are located in an area that is deemed archaeological sensitive;  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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



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

The Board has No Position regarding the proposed zone change, but offers the following requirement for the rest of the project:

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-304

- 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 Village of Baldwinsville Village Board at the request of AC Hammer, LLC for the property located at Routes 31 and 370; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (Route 31) and Salina Street (Route 370), both state highways; and
- WHEREAS, the applicant is proposing a zone change on 12 parcels from Industrial, Commercial and Residential (R-1) to Planned Development District (PDD) to facilitate a large mixed-use development on 16.68 acres; and
- WHEREAS, the site is located across multiple parcels on the east side of the Village of Baldwinsville, primarily surrounded by residential lots, mixed with commercial uses; the western boundary of the site is adjacent to CSX railroad tracks; and
- WHEREAS, the site is comprised of 12 contiguous parcels with frontage on Curtis Avenue, a local road, and East Genesee and Salina Streets, NYS Routes 31 and 370; per aerial imagery from May 2024, the site primarily vacant, but has some buildings remaining on road frontages; and
- WHEREAS, the applicant is proposing a zone change to a Planned Development District (PDD) to allow construction of a large mixed-use complex; per Village Code, the Village Planning Board will evaluate the proposed Planned Development District on criteria including “an appropriate and suitable development of the entire area as an integrated and harmonious unit”, the development is “consistent with an appropriate development of the neighborhood and surrounding area and not unreasonably detrimental to the existing structures or uses in the neighborhood”, and the development is “an appropriate evolution of the Comprehensive Plan for the Village of Baldwinsville”; and
- WHEREAS, per the Concept Design – Site Plan dated 6/19/24, the proposed development will have driveways from NYS Routes 370 and 31 leading to a central complex of residential buildings, garages, internal roads, and parking surrounding a clubhouse and central lawn area; a stormwater management area will be positioned along the western boundary adjacent to the CSX railroad tracks; a 50’-wide landscape buffer will be positioned along the eastern site boundary, adjacent to a residential neighborhood; the site has an approximately 50’-wide area (per GIS mapping) providing access to Curtis Avenue, a local road, which per the Concept Plan, will contain a pedestrian connection; the Concept Plan shows sidewalks and trees to be installed along roadways, around parking lots, and in front of buildings; an area along NYS Route 31 is identified as a “Future Mixed-Use Development Block” with 10 dwelling units and a “Future Commercial Development Block is shown along NYS Route 370; it is not clear

when the commercial portion of the PDD will be constructed;  
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 and 370 must meet Department requirements; and

WHEREAS, per the local application, the proposed development will have seven 3-story residential buildings totaling 270 dwelling units, detached garage buildings and surface parking totaling 443 parking spaces, a 5,000 sf clubhouse, and commercial along the NYS Routes 31 and 370 frontages; the Concept Plan has a parking chart detailing 280 dwelling units and 12,500 sf of commercial, 398 parking spaces from surface lot and garage parking, 37 spaces for commercial, and 55 on-street parking spaces, totaling 490 parking spaces; and

WHEREAS, a Combined Traffic Impact Assessment by GTS Consulting dated 10/10/24 was included in the referral materials; and

WHEREAS, per the EAF, 16.68 acres of the site will be disturbed by the proposed project and the proposed development will create 8.5 acres of impervious surface and stormwater will be mitigated at “on-site stormwater facilities/structures”; a Stormwater Pollution Prevention Plan (SWPPP) prepared by Environmental Design & Research (EDR) dated October 2024 was included with the referral materials;

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

WHEREAS, GIS mapping shows the site may contain two federal wetlands in a central portion of the site that is currently wooded and vacant; the Site Layout Plan dated 10/14/24 shows two wetlands, one in the central green area and the other along the eastern parcel boundary; the source of the wetland boundaries was not provided, but per the plans, buildings and impermeable surfaces are outside of wetland boundaries;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, per the referral notice, the site is served by public drinking water with a new connection proposed for the development; per the EAF, the site is anticipated to use 33,075 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville North Pump Station service areas; per the EAF, the proposed development is anticipated to generate 33,075 gallons of liquid waste per day;

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

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;  
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00053, E734114, C734085) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site may contain the Bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);  
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;  
ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. Prior to, or as a condition of, municipal approval, the applicant must provide an adequate wastewater disposal plan and the appropriate sewer approvals must be obtained from the Onondaga County Department of Water Environment Protection or the Onondaga County Health Department, respectively.
2. The applicant is required to coordinate NYS Routes 31 and 370 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a Traffic Impact Study (TIS) for full build out to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. The applicant must coordinate with CSX to ensure no encroachment of the development on adjacent railway lands.
4. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

5. The applicant must coordinate with the Village and Onondaga County Department of Water Environment Protection (OCDWEP) to verify capacity in both the Village and County sewer systems for the proposed development.

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-305

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Cicero Town Board at the request of Town of Cicero for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend design standards in Chapter 210, Article XV of the Town of Cicero Code; and
- WHEREAS, such an amendment would allow the applicant to expand the design standard application to the entire town, to make some standards nonwaivable and nonmodifiable, and to add safety and accessibility standards; and
- WHEREAS, the existing local law regarding design standards was passed in 2023; these standards were only applicable to the corridors along Route 11, Route 31, and East Taft Road; the proposed changes make these standards applicable to the entire Town, excluding the Village of North Syracuse; new design standards also prohibit the use of stucco on building exteriors; with the ongoing work on the Comprehensive Plan, these modifications are intended to better align with the Town Board's vision for the Town of Cicero; and
- WHEREAS, the amendments put more emphasis on enforcing safety and accessibility; changes include requiring every apartment to have electric, water, and ventilation hookups and adequate floorspace for washer and dryer hookups; elevators are required in apartment buildings of two stories or higher and two elevators for buildings with ten or more apartments above the first story; and
- WHEREAS, ADISORY NOTE: Per GML 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

RESOLUTION OF THE  
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 23, 2024

OCPB Case # Z-24-306

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of LaFayette Town Board at the request of Town of LaFayette 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 to amend Chapter 290 (Zoning), Article IV (Parking;Signs: etc.), Section 290-16 (Parking) of the Code for the Town of LaFayette to change the number of required parking spaces for restaurants and taverns; and

WHEREAS, the Town is proposing to change the calculation for parking for Restaurant and Tavern use from “1 for each 100 square feet of gross floor area” to the proposed “1 for each 100 square feet of patron seating floor 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 and may consequently be acted on solely by the referring board.

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

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Village of Liverpool Planning Board  
**FROM:** Troy Waffner, Director *TW*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 10/23/2024  
**RE:** Administrative Review – T-Mobile Backup Generator  
**RECOMMENDATION:** No Position

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

**CASE NUMBER:** Z-24-284  
**REFERRING BOARD:** Village of Liverpool Planning Board  
**DATE RECEIVED:** 9/24/24  
**TYPE OF ACTION:** Site Plan  
**APPLICANT:** T-Mobile  
**LOCATION:** 401 Alder Street  
**WITHIN 500' OF:** Oswego Street (County Route 91) and the Town of Salina municipal boundary  
**TAX ID(s):** 007.-04-01.1

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

### Project Summary:

The applicant, T-Mobile is proposing installation of a natural gas powered backup generator on a 10'x4' concrete pad, new connections to existing gas service, and conduit connections to existing T-Mobile telecommunications equipment within an existing fenced area. The site is an existing Onondaga County Water Authority (OCWA) tower/facility in the Village of Liverpool, adjacent to the Liverpool Fire Department, on a 0.482-acre parcel in an Open Land zoning district (OL). The site has frontage on Alder, Seventh, and Oswego Streets and an access driveway to the corner of Alder and Seventh Streets.

Per the Site Plan (date illegible), the proposed generator, concrete pad, and connection equipment will be installed around the western and southern sides of the OCWA tower and will connect to an existing natural gas line and T-Mobile equipment. The site has an existing natural gas generator to support the water tank facility.



**Advisory Note:**

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

**Recommendation:** No Position

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Syracuse City Planning Commission  
**FROM:** Troy Waffner, Director *TW*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 10/17/2024  
**RE:** Administrative Review – Erie Boulevard East Billboard  
**RECOMMENDATION:** Modification

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

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

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

**CASE NUMBER:** Z-24-298  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 10/11/2024  
**TYPE OF ACTION:** Other Authorization  
**APPLICANT:** Tom Hornstein  
**LOCATION:** 2937 Erie Boulevard East Rear  
**WITHIN 500' OF:** Erie Boulevard East (NYS Route 5) and Interstate 690  
**TAX ID(s):** 033.-01-22.0

### Project Summary:

The applicant is proposing installation of a billboard on a vacant wooded parcel located between Erie Boulevard East (NYS Route 5) and Interstate 690 on the east side of the City of Syracuse. The parcel is located in an NYS wetland between elongated parcels belonging to Niagara Mohawk to the south and NYS Central Rail Lines to the north. Per the Topographic Survey dated 7/31/2012 with handwritten markings indicating where the proposed sign would be located, the sign would be positioned in the northeast corner of the parcel. The proposed distance from the property line is not provided, but per GIS mapping, the northeast corner of the parcel is located approximately 65' from the NYS right-of-way and 220' from the Interstate 690 roadway.

The proposed sign would be a 11'x40' double sided sign mounted on a central pole, illuminated by "electric lights". Per the local application, the V-shaped sign will be oriented to be visible from Interstate 690. A note on the sign specifications states "the Structure shown, as designed, is capable of supporting up to two possible future digital displays weighing up to approximately 5,500 # each."

**Advisory Note:**

Off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York.

**Recommendation:** Modification

Modification:

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

Comment:

The City is encouraged to require a site plan showing the proposed location of the sign with details such as proposed distance from property boundaries and lighting specifications.