



Onondaga County Planning Board

November 09, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
David Skeval
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Ilana Cantrell
Robin Coon

GUESTS PRESENT

Joe Durand
David Neuman
John Charters
Cerio Law Offices

II. CALL TO ORDER

The meeting was called to order at 11:07 AM on November 09, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from October 19, 2022 were submitted for approval. Mike LaFlair made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.

The Board voted unanimously to approve the 2023 OCPB Calendar.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-22-65	CSyrPB	No Position	S-22-66	TManPB	No Position With Comment
Z-22-296	CSyrZA	No Position	Z-22-297	CSyrZA	No Position
Z-22-298	TGedPB	Modification	Z-22-299	TGedZBA	Modification
Z-22-300	TSalZBA	Modification	Z-22-301	TSalZBA	Modification
Z-22-302	VLivVB	No Position	Z-22-303	CSyrZA	No Position
Z-22-304	TClaZBA	Disapproval	Z-22-306	CSyrZBA	No Position
Z-22-307	VCamVB	No Position	Z-22-308	TPomZBA	No Position
Z-22-309	CSyrZBA	No Position	Z-22-310	CSyrZBA	No Position
Z-22-311	TManPB	Modification	Z-22-312	TManPB	No Position
Z-22-313	TManTB	No Position With Comment	Z-22-314	TCicPB	No Position
Z-22-315	TCicPB	Modification	Z-22-316	CSyrZA	Modification

V. ADMINISTRATIVE REVIEWS



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # S-22-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation, Kaitlyn Wright for the property located at 360, 360 1/2 and 362-366 Richmond Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook Drainage Channel, a county-owned facility; and
- WHEREAS, the applicant is proposing to combine three properties into one new lot, New Lot 362-66A (0.112 acres), in a Residential, Class A (RA) zoning district, as part of a project to renovate a four-unit residential apartment building; and
- WHEREAS, the Board is concurrently reviewing use variance (Z-22-309), area variance (Z-22-310) and subdivision (S-22-65) referrals for the project; and
- WHEREAS, the site is located in the Park Avenue westside neighborhood, generally including a mix of residential uses, Frazer School and Park and commercial uses at the periphery of the neighborhood; and
- WHEREAS, the three parcels to be combined range in size from 0.04 to 0.05 acres, for a total of 0.112 acres, and are located at the corner of Richmond Avenue and Wall Street; and
- WHEREAS, per the local application materials, the developer (A Tiny Home For Good) proposes to merge a two-story, 4-unit residential apartment building with two currently vacant adjacent parcels, and renovate the existing apartment structure; and
- WHEREAS, an area variance is requested to waive all on-site parking requirements, noting their clientele do not generally own automobiles, the property is close to bus stops on South Geddes Street, and there is on-street parking on Richmond Avenue; and
- WHEREAS, the variance application further notes that the owner, Greater Syracuse Land Bank, has marketed the land for sale for over 6 years; the Tiny Home organization is willing to renovate the dilapidated structure, but funds are not available for expensive retaining walls; and
- WHEREAS, the existing site plan shows the existing two-story multi-family dwelling, with existing stoop and porch, one each frontage, and both showing as encroaching slightly into the public (City of Syracuse) right-of-way; encroachments do not seem to impact existing sidewalks along both parcel frontages; a new sidewalk is indicated leading from Richmond Avenue sidewalks toward the rear entry to the house; no exterior site changes appear to be proposed; and
- WHEREAS, the site is located in the City of Syracuse, with access to City of Syracuse

drinking water and wastewater infrastructure; and

WHEREAS, the site is in the Metropolitan Wastewater Treatment Plant service area, and within 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) 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # S-22-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Twin Shores, LLC for the property located at North Burdick 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 North Burdick Street (Route 94), a county highway, North Manlius Road (Route 257), a state highway, Old Erie Canal State Park and Green Lakes State Park, state-owned facilities, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing to subdivide six existing lots into seven new parcels, Parcel 1 (0.74 acres), Parcel 2 (1.19 acres), Parcel 3 (0.74 acres), Parcel 4 (0.09 acres), Parcel 5 (6.13 acres), Parcel 6 (54.93 acres) and Parcel 7 (62.24 acres) in Commercial A (CA), Restricted Agricultural (RA) and Residential (R5) zoning districts; and
- WHEREAS, the Board took No Position with Comment on two zone change referrals in 2022 (Z-22-6 and Z-22-217), offering multiple comments on full buildout planning for each, as part of a proposed commercial and residential development project; in 2018, the Board reviewed concurrent zone change (Z-18-8), site plan (Z-18-9), and subdivision (S-18-3) referrals, and conducted a Coordinated Review Meeting in January 2018 as part of a proposed project to allow for a subdivision and residential development to include 17 single-family lots, 3 lots for apartments and related facilities, and 1 lot with remaining lands, which was ultimately withdrawn by the former applicant; the Board has also reviewed several prior referrals regarding the site, for various development proposals in 2007-2009, and minor changes to one of the the ponds in 2016; and
- WHEREAS, aerial imagery dated May 2021 and the Preliminary Subdivision Plan dated October 27, 2022 show the site has frontage on North Burdick Street and is mostly undeveloped except for 8 vacant structures (houses, garages, storage buildings/sheds) and 2 houses; the site also contains two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to Limestone Creek; the rear of the site abuts another Limestone Creek Tributary, Pools Brook, which is an impaired waterbody; GIS mapping shows the site is largely encumbered by state and federal wetland, 100-year floodplain, and floodway areas associated with the water bodies on, and adjacent to, the site; the floodway carries a higher likelihood of flooding and required mitigation, and development in the floodway is generally discouraged; and
- WHEREAS, per referral materials, the current subdivison is part of a larger project to construct commercial and residential uses on portions of the roughly 125-acre

site in a phased approach; current plans indicate development of three commercial retail/restaurant buildings at the southern portion of the site, with full buildout to also include the potential for additional commercial, as well as residential development to the north; and

WHEREAS, the Preliminary Subdivision Plan dated October 27, 2022 shows proposed Parcels 1, 2, and 3 would contain commercial uses, proposed Parcel 4 would contain an existing cell tower, proposed Parcel 5 would contain proposed commercial development and a road right-of-way extending behind the commercial parcels to lead to a future road system for multi-unit development (by others), proposed Parcel 6 would contain the south pond and the northern driveway leading to a future road system for multi-use residential development (by others), and proposed Parcel 7 would run along the rear (east) of the site and contain Limestone Creek and northern portion of the parcel containing the north pond; and

WHEREAS, a summary letter dated October 26, 2022 with updated traffic study information states that the proposed full-build mixed-use development scenario includes the following uses: 300 market rate apartments, a 2,450 square foot coffee/donut shop with drive through, a 2,500 square foot fast food restaurant with drive through, a 3,625 square foot fast food restaurant with drive through, and a 40,000 square foot general office building; the traffic study, as well as any existing or proposed development on North Burdick Street, must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Overall Site Plan (preliminary) dated October 26, 2022 shows three proposed buildings at the far southern edge of the property with frontage on North Burdick Street, a primary access with traffic light installation, and a secondary right-in/right-out access that continues past the proposed buildings and states "future road system for multi-unit residential development by others"; the plan also shows proposed primary access and secondary right-in/right-out access on the northern side of the property between the two ponds that would lead to a presumed future road system for multi-unit residential development by others; the plan also shows a "proposed Burdick Street sidewalk program" in the commercial project limit area, and drainage infrastructure behind the south pond including a control structure, an area stabilized with erosion control, a stabilized flood control spillway (30' wide x 150' long), and an outfall with end flare at the south pond; and

WHEREAS, the site has access to public drinking water and sewers; the submitted project is located within the Meadowbrook Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; the applicant has indicated its desire to tie directly into the large WEP-owned interceptor sewer at the rear of the site; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (WEP) 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the subdivision plan, the site contains a County-owned Meadowbrook-Limestone intercepting sewer and easement to Onondaga County; this sewer line is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment

Plant service area, serving portions of the City of Syracuse and eastern towns; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the site; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area; the Overall Site Plan shows the flood control outfall with end flare crossing this easement and the easement also runs through proposed Parcels 5 and 3 where there is proposed commercial and interior road development; there is an additional 40' wide Onondaga County easement and right-of-way for a concrete sluice along the southern lot line; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the County easement; any other work within the County easement must be coordinated with WEP; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734106, 734052) 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 aerial imagery it appears that there are some significant wooded areas on-site;

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, a letter from the applicant dated October 13, 2022 responded to the Board's comments from the August 17, 2022 referral, noting: the applicant has been in contact with WEP regarding capacity and connection details for tying into the existing trunk sewer system that traverses the site; a floodplain analysis has been conducted relative to development of 9 acres of the site and provisions for floodplain mitigation (offsets) have been incorporated so there will be no net increase in flood elevations from the commercial project; the applicant proposes to interconnect the existing Limestone Creek floodplain corridor with the southern quarry pond to provide additional surface water storage capacity for storms in excess of the 10-year, 24-hour storm event; a floodplain development permit application will be provided to the Town; and

WHEREAS, the letter also notes: a wetland study was completed and has been submitted to the NYS DEC and U.S. ACE; in 2018 a Jurisdictional Determination was issued by ACE indicating that no permits were required for work within the two large quarry ponds or four smaller isolated wetlands but applications for permits for work within any other designated federal wetland will be made to ACE; a site visit was conducted with ACE in September and additional information from ACE is pending; no state-designated wetlands existing within the limits of the proposed commercial development; a draft Stormwater Pollution Prevention Plan (SWPPP) has been prepared and submitted to the Town; the applicant has been in communication with representatives of State Parks; and

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

1. The Board continues to encourage the Town to limit development in and in close proximity to critical assets including the FEMA floodway, associated floodplains, and WEP trunk sewer infrastructure. The Town is encouraged to place all floodway and trunk sewer lands, to the extent practicable, into a lot to be dedicated as open space or otherwise protected from encroachment.
2. The Subdivision Plan should show the boundaries of environmental features that may limit development, including wetlands (and state buffers), floodplains, and floodways.

The Board offers the following comments regarding ultimate buildout of the lands considered with this subdivision action, to ensure efficient planning and careful analysis of potential environmental and other impacts at all stages of development:

A. Wastewater Services - The Town should have assurances that any future development is sensitive to the location of the existing regional wastewater easements and infrastructure on site. Continued coordinated planning with the Onondaga County Department of Water Environment Protection (WEP) is required to ensure the Department continues to be involved throughout the process. The Town should ensure that the applicant obtains approval from WEP for capacity assurance and plan review prior to Town approval.

B. Potential Floodplain/Floodway Impacts - The site is significantly encumbered by floodplain and floodway areas associated with on- and off-site water courses. The Town should consider the implications of allowing for more intense development in these sensitive environmental areas, particularly within the more restrictive floodway. The Town should consult their local floodplain ordinance, which contains FEMA requirements including submission of a hydrology study and identification of any necessary mitigation to protect the floodway and floodplain, before any development in the floodway. The applicant advised to consider that new structures and parking within a floodplain/floodway may result in significant expense for property flood insurance coverage.

C. Potential Wetland Impacts - The Town should ensure that the current wetland study and delineations are confirmed by the DEC and ACE and the applicant obtain any necessary permits prior to approving any proposed development. Optimally, a DEC-approved mitigation plan will be developed for any wetland disturbance and/or crossings.

D. Potential Stormwater Impacts - The Town should ensure that phase one development approval is contingent on conceptual approval of stormwater impact mitigation and management for full build-out of the overall development. This is necessary given on- and off-site water courses, the proximity and encroachment into floodplain and floodway areas, and potential state and federal wetlands. A Stormwater Pollution Prevention Plan (SWPPP)

will be required by the Onondaga County Department of Transportation as part of the Department's review for any future development of the site.

E. Potential Traffic Impacts - The applicant should provide additional detail and coordinated planning to review potential traffic impacts of the project. The applicant is advised to coordinate with the Onondaga County Department of Transportation (OCDOT) early in the planning process. Traffic data and a lighting plan for full build-out will be required as part of the Department's review of any future development of the site.

F. Coordination with State Parks - Since the proposed project site is located within 500' of the Old Erie Canal State Park and Green Lakes State Park, the Town should continue coordinating with the Office of Parks, Recreation, and Historic Preservation to ensure any future projects in the proposed zoning areas will not negatively impact nearby parklands.

G. Mobility - Per the recommendations from the Onondaga County Empire State Trail Local Economic Opportunities Plan, the applicant should consider working with OCDOT and CENTRO to include sidewalks and bus stop facilities along the North Burdick Street frontage, including pedestrian push buttons and crosswalks at intersections and bicycle racks where appropriate.

H. Open Space - The Town and applicant should explore options to dedicate environmentally encumbered lands (ponds, floodway, wetlands) and open space to the Town or a land trust to ensure that the sensitive environmental areas are maintained as open space and protected from future development.

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; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-296

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of 835 Canal Street, LLC for the property located at 835 Canal Street (103 North Beech 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 690, a state highway; and
- WHEREAS, the applicant is proposing to construct a concrete loading dock and a dock leveler on an existing warehouse on a 0.77-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the City application states that the site is adjacent to the New York State Route 269 (I-690) right-of-way at the Beech Street overpass; the site is bordered on 3 sides by Canal Street, Beech Street, and the Route 690 right-of-way; and
- WHEREAS, the Site Improvements Plan dated September 9, 2022 shows the proposed loading dock on the northeast corner of the existing building and a proposed storm drain running from the loading dock area to a storm drain in the New York State right-of-way;
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited;
and
- WHEREAS, the application states that the proposed loading dock will be depressed below grade (approximately 48" at the lowest point) and will require a trench drain and storm drainage pipe to convey stormwater from the ramp to an existing storm catch basin structure located within the New York State Department of Transportation right-of-way to the north; the application states that the existing site is currently paved with asphalt and no additional impervious surface area is proposed;
ADVISORY NOTE: The applicant is advised to contact the NYS Department of Transportation regarding any proposed additional stormwater runoff into the state's drainage system, and any work within the State right-of-way will require a highway work permit from the NYS Department of Transportation;
and
- WHEREAS, the plan shows an existing driveway on North Beech Street, a city street, that would be extended; the application states that the existing curb cut along North Beech Street will be extended approximately 6 feet south to assist truck ingress and egress; and
- WHEREAS, the Referral Notice states that the site is served by municipal water and wastewater service and there will be no change to existing service; and

WHEREAS, the Environmental Assessment Form (EAF) states that prior documented New York State Department of Environmental Conservation (NYSDEC) petroleum spills (#8603798 and #9705084) occurred at the property in 1986 and 1997; the EAF states that the spills were cleaned up and the NYSDEC spill files were closed, and NYSDEC spill files for adjacent properties are closed; and

WHEREAS, the EAF mapper states that Johnston's Supply (the existing building on this site) is eligible for the National or State Register of Historic Places or State Eligible Sites; 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 motion was made by Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-297

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of David Aiello, Volo Construction and Vincent Durante, Pieman Oneida Street, LLC for the property located at 517 South West Street (aka 521 South West Street); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans (Project Site Review) and the site is located within 500 feet of the West Street Arterial, a state highway and the Clinton Street Regional Wastewater Treatment Facility and county-owned parking lot; and
- WHEREAS, the applicant is proposing to demolish an existing structure, remove underground tanks, remediate environmental conditions, restore green space and install fencing on a 0.15-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the site is located in the Near West Side area, at the corner of South West Street and Fabius Street; neighboring land uses include a fire station, auto repair, single-story commercial uses, and mixed-use structures along West Street; aerial photography shows new sidewalks and bicycle infrastructure along the West Street side frontage; Onondaga Creek and its associated Creekwalk runs near the rear of the site; and
- WHEREAS, per the local application the current/former uses on site are an upholstery shop and car care business, in a concrete block building with 3 garage bays; and
- WHEREAS, the local application states the project will consist of demolition of an existing structure along with removal of two underground fuel oil tanks, remediation of environmental conditions (no details provided), followed by restoration of the site to greenspace, and the addition of fencing around the perimeter of the site; the description cites the project "will ensure that the site is clean and ready for future development"; and
- WHEREAS, the Demolition Plan dated June 2022 shows the removal of the 1-story building, all pavement along the Fabius Street frontage, fencing, a gas meter, and sanitary cleanout; and
- WHEREAS, the Restoration Plan dated June 2022 indicates the entire 0.15 acre parcel will receive topsoil, seed and mulch, and the addition of 7 Red Maple trees along both road frontages, just behind the right-of-way; and
- WHEREAS, the Short EAF indicates the existing drinking water and wastewater infrastructure will be removed and capped off for future connection; and
- WHEREAS, the EAF Mapper indicates the project is within 2,000 feet of a site (734042, C734157) in the NYS Department of Environmental Conservation Environmental Site Remediation database; and

WHEREAS, 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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-298

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Planning Board at the request of McDonalds USA, LLC for the property located at 4733 Onondaga Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Boulevard (Route 240), a county highway, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing to alter the rear parking lot area, add a freezer to the rear of the building and add a second drive-thru lane on a 1.07-acre parcel in a Commercial, Class A: Shopping Area zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-22-299) for the project; and
- WHEREAS, the Board recommended modification of a similar Site Plan referral (Z-17-270) on July 12, 2017 for a tandem drive-thru at the existing restaurant, stating that the applicant must complete a traffic study for the Onondaga County Department of Transportation; and
- WHEREAS, an undated Letter of Intent states that the proposed project consists of an addition of a walk-in cooler to the rear of the existing building, and the existing drive-thru at the rear of the restaurant will be demolished and replaced by a side-by-side drive-thru with two order points; the letter states that the proposed site circulation will be generally the same as the existing layout, and landscaping and grass will be added to the new drive-thru area; and
- WHEREAS, the Site Plan dated August 31, 2022 shows the existing restaurant building, the proposed cooler addition on the rear of the building, an expanded drive-thru area with two drive-thru lanes, and proposed landscaping islands; the plan shows that the existing 56 parking spaces would be reduced to 36 spaces; and
- WHEREAS, the plan shows an existing driveway on Onondaga Boulevard, and the letter states that the existing Onondaga Boulevard access will remain without any changes proposed; the site also has existing rear access to a large parking lot for the Western Lights Shopping Center to the north; the proposed expanded drive thru would encroach into the parking lot, replacing several spaces and interrupting the flow of vehicles; and
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Onondaga Boulevard must meet Department requirements; and
- WHEREAS, the Environmental Assessment Form states that stormwater is to be directed to existing catch basins;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the Referral Notice states that the site currently has OCWA drinking water and wastewater service and no changes are proposed; the site is located in the Metropolitan Syracuse Wastewater Sewage Plant service area; and

WHEREAS, the Site Plan shows an existing drainage easement and sanitary sewer and water line easement running through the rear of the parcel where the drive-thru lanes will be expanded; a current ingress and egress easement and cross easement that appears on the attached boundary survey does not appear on the proposed site plan; 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 Department of Transportation has determined that the applicant is required to complete a traffic study, including a TripGen and a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study. The traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to, or as a condition of municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

The Board offers the following comment:

The Board encourages the town to review how this project impacts the internal circulation of the overall shopping center and ensure that the proposed project provides a reasonable means to maintain internal circulation at the rear (north) of the parcel.

The Town and applicant should also maintain any cross-access easements in place for parking and access through the McDonalds parcel for the Western Lights Shopping Center.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-299

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of McDonalds USA, LLC for the property located at 4733 Onondaga Boulevard; 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 Onondaga Boulevard (Route 240), a county highway, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit to allow a second drive-thru lane on a 1.07-acre parcel in a Commercial, Class A: Shopping Area zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-22-298) for the project; and
- WHEREAS, the Board recommended modification of a similar Site Plan referral (Z-17-270) on July 12, 2017 for a tandem drive-thru at the existing restaurant, stating that the applicant must complete a traffic study for the Onondaga County Department of Transportation; and
- WHEREAS, an undated Letter of Intent states that the proposed project consists of an addition of a walk-in cooler to the rear of the existing building, and the existing drive-thru at the rear of the restaurant will be demolished and replaced by a side-by-side drive-thru with two order points; the letter states that the proposed site circulation will be generally the same as the existing layout, and landscaping and grass will be added to the new drive-thru area; and
- WHEREAS, the Site Plan dated August 31, 2022 shows the existing restaurant building, the proposed cooler addition on the rear of the building, an expanded drive-thru area with two drive-thru lanes, and proposed landscaping islands; the plan shows that the existing 56 parking spaces would be reduced to 36 spaces; and
- WHEREAS, the plan shows an existing driveway on Onondaga Boulevard, and the letter states that the existing Onondaga Boulevard access will remain without any changes proposed; the site also has existing rear access to a large parking lot for the Western Lights Shopping Center to the north; the proposed expanded drive thru would encroach into the parking lot, replacing several spaces and interrupting the flow of vehicles; and
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Onondaga Boulevard must meet Department requirements; and
- WHEREAS, the Environmental Assessment Form states that stormwater is to be directed

to existing catch basins;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the Referral Notice states that the site currently has OCWA drinking water and wastewater service and no changes are proposed; the site is located in the Metropolitan Syracuse Wastewater Sewage Plant service area; and

WHEREAS, the Site Plan shows an existing drainage easement and sanitary sewer and water line easement running through the rear of the parcel where the drive-thru lanes will be expanded; a current ingress and egress easement and cross easement that appears on the attached boundary survey does not appear on the proposed site plan; 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 Department of Transportation has determined that the applicant is required to complete a traffic study, including a TripGen and a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study. The traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to, or as a condition of municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

The Board offers the following comment:

The Board encourages the town to review how this project impacts the internal circulation of the overall shopping center and ensure that the proposed project provides a reasonable means to maintain internal circulation at the rear (north) of the parcel.

The Town and applicant should also maintain any cross-access easements in place for parking and access through the McDonalds parcel for the Western Lights Shopping Center.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-300

- 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 Town of Salina Zoning Board of Appeals at the request of Husted Properties / Gina Husted for the property located at Luther Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing construction of a 50' x 100' building on four vacant parcels totaling 0.27 acres in an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-22-301) for the project; and
- WHEREAS, the Town Area Variance Application states that the applicant is proposing to reduce rear yard setback from the required 20 feet to 10 feet, side yard setback from the required 20 feet to 15 feet, and front yard setback from the required 50 feet to 40 feet; and
- WHEREAS, the application states that the lot currently is an unmaintained gravel lot, and the applicant owns property to the northeast and south; and
- WHEREAS, the Variance Map dated September 13, 2022 shows a proposed 3,600 square foot building on Lot A, consisting of 4 separate lots; and
- WHEREAS, the plan shows that the site has frontage on Luther Avenue, a town road; and
- WHEREAS, the site is to be served by municipal drinking water (OCWA);
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Ley Creek Pump Station and Metropolitan Syracuse Wastewater Treatment Plant 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) 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; 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 project is within 2,000 feet of multiple sites (IDs: C734118, C734152, 734123, 734004) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the Environmental Assessment Form states that 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; and

WHEREAS, the DEC Environmental Resource Mapper (ERM) shows that the site is located in an area of significant natural communities; 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 resubdivide the four lots comprising this site into a single lot.
2. The applicant must submit a lighting plan to the New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-301

- 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 AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Husted Properties / Gina Husted for the property located at Luther Avenue; 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting area variances to allow construction of a 50' X 100' building with reduced rear and side yard setbacks on four vacant parcels totaling 0.27 acres in an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-300) for the project; and
- WHEREAS, the Town Area Variance Application states that the applicant is proposing to reduce rear yard setback from the required 20 feet to 10 feet, side yard setback from the required 20 feet to 15 feet, and front yard setback from the required 50 feet to 40 feet; and
- WHEREAS, the application states that the lot currently is an unmaintained gravel lot, and the applicant owns property to the northeast and south; and
- WHEREAS, the Variance Map dated September 13, 2022 shows a proposed 3,600 square foot building on Lot A, consisting of 4 separate lots; and
- WHEREAS, the plan shows that the site has frontage on Luther Avenue, a local road; and
- WHEREAS, the site is to be served by municipal drinking water (OCWA);
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Ley Creek Pump Station and Metropolitan Syracuse Wastewater Treatment Plant 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) 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; 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 project is within 2,000 feet of multiple sites (IDs: C734118, C734152, 734123, 734004) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the Environmental Assessment Form states that 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; 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, the DEC Environmental Resource Mapper (ERM) shows that the site is located in an area of significant natural communities; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; The applicant is advised to contact the DEC to determine if the project should be reviewed 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 resubdivide the four lots comprising this site into a single lot.
2. The applicant must submit a lighting plan to the New York State Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-302

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 LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing Local Law No. C of 2022 to amend the Code of the Village of Liverpool relating to outdoor illumination; and

WHEREAS, the proposed local law states that "Section 380-109 ('Outdoor Illumination') of the Code of the Village of Liverpool is hereby amended to repeal and delete in its entirety Subdivision 6, Paragraph h ('All outdoor single- and two-family residential lighting') of Subsection D, such that said exemption is discontinued; and

WHEREAS, Subdivision 6, Paragraph h currently exempts all outdoor single- and two-family residential lighting from the provisions of the outdoor illumination regulations; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-303

- 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 USE VARIANCE from the City of Syracuse Zoning Administration at the request of Elmcrest Children's Center for the property located at 960 Salt Springs 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 Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is seeking to modify a previously granted use variance for the 38-acre Elmcrest Children's Center campus, to renovate its Family Support Center building to establish a Mental Health Respite Program in a Residential, Class A-1 (RA-1) zoning district; and
- WHEREAS, per the local application, the site was granted a use variance in 2008 for the Elmcrest campus, which is the basis of the current use variance modification request; the Board also previously recommended No Position With Comment on a use variance in 2019 (Z-19-182) for Christopher Community to construct 16 multi-family buildings on the site, with 25 two-bedroom and 25 three-bedroom units intended as permanent supportive housing for homeless/housing vulnerable younger families; the Board encouraged internal road changes, stormwater planning, and encouraged alternate zoning options; it does not appear that that project has been progressed; and
- WHEREAS, the 38-acre site is located between and with frontage on Salt Springs Road and East Genesee Street, both city streets, in the Eastside/Meadowbrook neighborhood of the City of Syracuse; surrounding land uses include residential neighborhoods, HW Smith Elementary and Nottingham High School, and commercial and institutional lots; the site is just north of a channelized portion of Meadow Brook and within an Onondaga County Drainage District, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, per the project narrative, Elmcrest Children's Center includes 17 buildings that support a variety of residential treatment and early education services, and employs 470 full and part-time staff; the proposed project would convert an existing building to operate two 6-bed Children's Mental Health Respite programs, temporarily serving children 5-18 years; and
- WHEREAS, the project would occur in the current Family Support Center building located near the Salt Springs Road frontage; the 8,500 square foot, two-story would be renamed White Pine and Heron Hall, would receive minor interior and exterior renovations, including updated finishes, enclosing a covered porch area, installation of an ADA lift between floors, laundry and bathroom updates; and
- WHEREAS, submitted site and architectural drawings indicate new windows, doors and trim as exterior modifications; no changes to parking or access are indicated;

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and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: 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; 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), Salt Springs Road has public transit service; bus stops are located at the front of the Elmcrest parcel for CENTRO's eastbound route and less than a quarter-mile west of the site for the westbound route; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-304

- 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 USE VARIANCE from the Town of Clay Zoning Board of Appeals at the request of CNY Property Holdings (Robert Fortino) for the property located at 9017 Mud Mill 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 Mud Mill Road (Route 17) and Caughdenoy Road (Route 49 / Route 50), both county highways; and
- WHEREAS, the applicant is requesting a use variance to allow for future construction of a public self-storage and office facility on a 7.141-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board previously recommended no position with comment on a proposed zone change for the property from RA-100 to Industrial zoning, to establish a contractors service yard for a similar project to build a storage building and storage yard for the applicant's business use with a small office; and
- WHEREAS, the site is located in a rural area with low-density residential and agricultural land uses and large tracts of undeveloped and wooded lands; the site is in close proximity the White Pines Commerce Park, where a planned Micron semiconductor manufacturing facility is to be built, which will change land development dynamics, infrastructure and zoning in the area in coming years; and
- WHEREAS, the submitted survey map dated October 23, 2020, shows the vacant parcel has frontage on Caughdenoy Road and Mud Mill Road, both county roads; aerial imagery shows the parcel is vegetated with some wooded areas; there appears to be a farm access road onto Mud Mill Road; the site abuts a 160' wide Niagara Mohawk Power Corporation Easement to the west, which contains overhead utility lines; and
- WHEREAS, per the local use variance application, the applicant wishes to use the site to construct a public self-storage and office facility on the 7-acre parcel; no plans regarding the proposed development were provided with the referral materials; and
- WHEREAS, the narrative provided in justifying the use variance argues the location and unique characteristics of the subject property limit prospects for a reasonable financial return under current zoning, and that residential is not the highest and best use of the site, and that the proposed use is compatible with the White Pines Commerce Park, and there may be a strong need for self-storage and contractor buildings in the immediate area; and
- WHEREAS, the Sketch Plan also indicates that corner of Mud Mill and Caughdenoy Roads is encumbered with a significant right-of-way and lands along Mud Mill Road

are shown as lands to be conveyed to Onondaga County, presumably for road right-of-way purposes; and

WHEREAS, the submitted Short EAF indicates that no governmental approvals or permits are necessary, and no land is to be physically disturbed by the project, which appears to be incorrect in reference to the proposed self-storage facility and office use; and

WHEREAS, the submitted EAF also notes the proposed action would connect to existing public/private water supply and existing wastewater facilities; as the site is vacant, no existing infrastructure occurs on site; no information regarding proposed infrastructure provisions was included; and

WHEREAS, the site appears to be in or near areas served by OCWA drinking water infrastructure and is just inside the Oak Orchard Wastewater Treatment Plant service area, however no nearby sewer lines occur at this time; and

WHEREAS, the site may contain the Sedge Wren or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

The Board does not support the proposed use variance as a means to accommodate commercial use of the parcel.

The Board offers this comment to the Town and applicant:

If the Town deems this site, and potential other nearby lands, to be unsuitable for future residential/agricultural uses, a more appropriate Town approach would be rezoning this and other applicable parcels, in concert with land use and infrastructure planning activities related to anticipated industrial and commercial growth.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-306

- 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 USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Alvin Holmes / 1939 East Genesee Street, LLC for the property located at 1939 East Genesee 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 1930 East Genesee Street, a facility owned and managed by the New York State Office for People with Developmental Disabilities; and
- WHEREAS, the applicant is requesting to modify a use variance to convert a vacant dental office to a business office on a 0.17-acre parcel in a Residential, Class B-1 (RB-1) zoning district; and
- WHEREAS, the City application states that the property was granted a variance and constructed for office use in the 1950s and has never been a residential use since then; a letter included with the referral states that the existing building is 1,879 square feet of finished office space; and
- WHEREAS, a survey dated April 5, 2012 shows the existing building with an asphalt parking lot on the north side of the building; and
- WHEREAS, the survey shows that the site is on the corner of East Genesee Street and Westcott Street, both city streets, and has access on Westcott Street for the parking lot; aerial photography shows sidewalk running along both road frontages; and
- WHEREAS, the survey shows areas of chain link fence and wood stockade fence around most of the perimeter of the property; the survey shows that the chain link fence portion appears to be located in the rights-of-way of East Genesee Street and Westcott Street; and
- WHEREAS, the Referral Notice states that the site is currently served by municipal water and sanitary sewer service and there are no changes proposed; and
- WHEREAS, the project is within 2,000 feet of a site (ID: C734155) 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); and
- WHEREAS, the site is located near several sites that 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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-307

- 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 Camillus Village Board at the request of Village of Camillus for the property located North Side of First 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 Newport Road (Route 36), a county highway, and the municipal boundary between the Village of Camillus and the Town of Camillus; and
- WHEREAS, the applicant is requesting a zone change for six adjoining parcels from Residential (R-1) to Residential (R-3) to reflect the current uses authorized by use variances in 1983; and
- WHEREAS, tax parcels 002.-02-18.1 (2.36 acres) and -18.3 (0.21 acres) and -18-4 (1.17 acres) generally contain a former school converted to market-rate and moderate-income apartments, along with associated parking and greenspace; and
- WHEREAS, tax parcels 002.-02-18.2 (3.53 acres) and -18.5 (4.71 acres) contain Munro Park, a village Park, with ball fields, playground equipment, gazebo, tennis courts and open space, and a portion of Nine Mile Creek along the western boundary; and
- WHEREAS, tax parcel 002.-02-21.0 (0.09 acres) contains a the First Street Pump Station, a wastewater facility owned an operated by the Onondaga County Department of Water Environment Protection; and
- WHEREAS, per the zone change narrative included with the referral, all six parcels are of “critical impact” under the Village Code because of their proximity to Nine Mile Creek and Newport Road, a county highway; and
- WHEREAS, per the zone change narrative included with the referral, the purpose behind the proposed rezoning is to eliminate the use variances granted in or about 1983 and have the zoning classification reflect the site’s actual and permitted uses (apartments and parkland); and
- WHEREAS, the proposed R-3 zoning district allows for multi-family dwellings upon issuance of a special permit; the narrative notes the multi-family uses are valid, conforming uses based on previously issued use variances, so no further special permit application will be required; and
- WHEREAS, portions of the Nine Mile Creek shoreline and significant portions of the existing park are located within the FEMA floodplain, and may contain small areas of federal and state regulated wetlands; and
- WHEREAS, no proposed or future development is indicated for any of the subject parcels; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-308

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Matthew Foote for the property located at 8356 Number Two Road East; 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a use variance to establish an e-commerce home occupation on a 5-acre parcel in a Farm zoning district; and
- WHEREAS, the Referral Notice states that the home occupation would be e-commerce selling on Etsy and Amazon, which would involve importing in bulk and selling individually; the applicant is proposing USPS and UPS pickups 3 days a week from vehicles already operating on Number 2 Road, bringing in inventory in a U-Haul sized truck 3-4 times a year, and packing boxes on site; and
- WHEREAS, the Town application states that the home occupation will be in a pole barn approximately 700 feet off the road and approximately 500 feet from the closest neighbor's home; the home occupation will not exceed 25% of the gross square footage of the pole barn, there is one part-time employee who parks at the pole barn, and no customers will visit the property; and
- WHEREAS, a survey dated May 12, 2022 shows an existing house, barn, and pond on site; the survey shows a driveway on Number 2 Road East, a town road; and
- WHEREAS, the site is located in an Agricultural District and the Agricultural Data Statement states that part of the property is leased for hay; and
- WHEREAS, GIS mapping shows a portion of the site may contain federal wetlands, which appears to include part of the barn and the area to the south and west of the barn; the northeast corner of the property is also in a state wetland checkzone; ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and
- WHEREAS, the Referral Notice states that the site is not served by public water and on-site wastewater treatment is provided by a septic system; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-309

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Greater Syracuse Property Development Corporation, Kaitlyn Wright for the property located at 360, 360 1/2 and 362-366 Richmond Avenue; 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 Harbor Brook Drainage Channel, a county-owned facility; and
- WHEREAS, the applicant is requesting a use variance to allow for renovation of an existing four-unit apartment building on a proposed 0.112-acre parcel in a Residential, Class A (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing use variance (Z-22-309), area variance (Z-22-310) and subdivision (S-22-65) referrals for the project; and
- WHEREAS, the site is located in the Park Avenue westside neighborhood, generally including a mix of residential uses, Frazer School and Park and commercial uses at the periphery of the neighborhood; and
- WHEREAS, the three parcels to be combined range in size from 0.04 to 0.05 acres, for a total of 0.112 acres, and are located at the corner of Richmond Avenue and Wall Street; and
- WHEREAS, per the local application materials, the developer (A Tiny Home For Good) proposes to merge a two-story, 4-unit residential apartment building with two currently vacant adjacent parcels, and renovate the existing apartment structure; and
- WHEREAS, an area variance is requested to waive all on-site parking requirements, noting their clientele do not generally own automobiles, the property is close to bus stops on South Geddes Street, and there is on-street parking on Richmond Avenue; and
- WHEREAS, the variance application further notes that the owner, Greater Syracuse Land Bank, has marketed the land for sale for over 6 years; the Tiny Home organization is willing to renovate the dilapidated structure, but funds are not available for expensive retaining walls; and
- WHEREAS, the existing site plan shows the existing two-story multi-family dwelling, with existing stoop and porch, one each frontage, and both showing as encroaching slightly into the public (City of Syracuse) right-of-way; encroachments do not seem to impact existing sidewalks along both parcel frontages; a new sidewalk is indicated leading from Richmond Avenue sidewalks toward the rear entry to the house; no exterior site changes appear to be proposed; and
- WHEREAS, the site is located in the City of Syracuse, with access to City of Syracuse drinking water and wastewater infrastructure; and

WHEREAS, the site is in the Metropolitan Wastewater Treatment Plant service area, and within 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) 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-310

- 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 City of Syracuse Board of Zoning Appeals at the request of Greater Syracuse Property Development Corporation, Kaitlyn Wright for the property located at 360, 360 1/2 and 362-366 Richmond Avenue; 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 Harbor Brook Drainage Channel, a county-owned facility; and
- WHEREAS, the applicant is requesting an area variance to waive the on-site parking requirement for a 4-unit apartment building on a proposed 0.112-acre parcel in a Residential, Class A (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing use variance (Z-22-309), area variance (Z-22-310) and subdivision (S-22-65) referrals for the project; and
- WHEREAS, the site is located in the Park Avenue westside neighborhood, generally including a mix of residential uses, Frazer School and Park and commercial uses at the periphery of the neighborhood; and
- WHEREAS, the three parcels to be combined range in size from 0.04 to 0.05 acres, for a total of 0.112 acres, and are located at the corner of Richmond Avenue and Wall Street; and
- WHEREAS, per the local application materials, the developer (A Tiny Home For Good) proposes to merge a two-story, 4-unit residential apartment building with two currently vacant adjacent parcels, and renovate the existing apartment structure; and
- WHEREAS, an area variance is requested to waive all on-site parking requirements, noting their clientele do not generally own automobiles, the property is close to bus stops on South Geddes Street, and there is on-street parking on Richmond Avenue; and
- WHEREAS, the variance application further notes that the owner, Greater Syracuse Land Bank, has marketed the land for sale for over 6 years; the Tiny Home organization is willing to renovate the dilapidated structure, but funds are not available for expensive retaining walls; and
- WHEREAS, the existing site plan shows the existing two-story multi-family dwelling, with existing stoop and porch, one each frontage, and both showing as encroaching slightly into the public (City of Syracuse) right-of-way; encroachments do not seem to impact existing sidewalks along both parcel frontages; a new sidewalk is indicated leading from Richmond Avenue sidewalks toward the rear entry to the house; no exterior site changes appear to be proposed; and
- WHEREAS, the site is located in the City of Syracuse, with access to City of Syracuse drinking water and wastewater infrastructure; and

WHEREAS, the site is in the Metropolitan Wastewater Treatment Plant service area, and within 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) 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-311

- 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 Manlius Planning Board at the request of A&E and SNY Surgery Center for the property located at Medical Center Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is seeking site plan review of a revised plan to construct an approximately 40,000 square foot medical office/personal services center (A&E SNY Center) on a 4.03-acre parcel in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, earlier in 2022, the Board recommended No Position with Comment on a zone change referral (Z-22-70) and Modification of a site plan referral (Z-22-156) for the A&E SNY Surgery Center project, citing traffic and screening recommendations; and
- WHEREAS, the subject parcel is located along Medical Center Drive in the Town of Manlius, which contains Medical Center East, the Towne Center Retirement Community, Starview Homes townhouse development, and a proposed memory care facility, and other commercial uses; the site is also adjacent to the Fayetteville Towne Center retail development; and
- WHEREAS, per aerial imagery dated May 2021, the site is vacant land that is mostly cleared; a paved walking path along Medical Center Drive appears to connect the Towne Center Retirement Community to the housing development to the north (to remain); it appears as though there is some utility equipment on the southwest corner of the lot; and
- WHEREAS, a revised Layout Plan dated August 25, 2022 shows one proposed building with a total of 39,995 sf of space at full buildout (previously 30,000 sf), to include a two-story medical office (32,685 sf), attached personal services (salon, at 3,995 sf) and a future medical office expansion (3,315 sf); the building configuration has changed, but generally remains in the same location on the parcel, with the rear of the building along Medical Center Drive and main entries at the interior of the site adjacent to the parking lot; elevation renderings indicate varied rooflines, fenestration, and materials including siding, stone and stucco; and
- WHEREAS, a parking lot with landscaped islands is proposed behind the building including 140 spaces (previously 108 proposed); driveway access is shown onto Avriel Drive, a local road with access to North Burdick Street via Medical Center Drive; sidewalks are shown only in front of the building; and
- WHEREAS, the Landscaping Plan shows an existing screening hedge row at the northern parcel boundary; and trees are shown in various locations surrounding the

remainder of the site, particularly near the eastern, sloped border with the Towe Center retirement community; three hardscape patio areas occur at the rear of the building; and

WHEREAS, it appears multiple small portions of the building, patio areas, several parking spaces and a loading zone area are all proposed within the required 50' front and rear yard setbacks; and

WHEREAS, the site is to be served by municipal drinking water (OCWA);
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant 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) 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; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the submitted EAF and preliminary SWPPP (prepared prior to site plan changes), approximately 3 acres of the site will be disturbed by the proposed project; per the revised plans dated August 25, 2022, it appears stormwater facilities have changed to include an underground storage facility in addition to a detention pond;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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 Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. Additionally, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies 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 motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-312

- 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 Manlius Planning Board at the request of Fulgent Seed Trust for the property located at 7197 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to convert part of a commercial space to an apartment in an existing mixed-use building on a 0.89-acre parcel in a Residential Multiple-Use (RM) zoning district; and
- WHEREAS, the unsigned Referral Notice states that the applicant is proposing to add a 2-bedroom apartment on the first floor or an existing building, currently or formerly occupied by a portion of a law office; and
- WHEREAS, the applicant submitted a survey dated March 26, 1993 with hand-drawn alterations and re-labeled (by hand) Site Plan;
ADVISORY NOTE: Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law;
- WHEREAS, the altered survey shows a building, a detached frame garage to the northwest, a one story brick and frame garage at the rear (north) of the parcel, a shed that has been crossed out by hand, 7 hand-drawn parking spaces across from the building, and 8 hand-drawn parking spaces to the rear of the frame garage; and
- WHEREAS, the altered survey shows a driveway on Genesee Street with a hand-written note showing a new (widened) edge of tarvia from 2004; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Genesee Street must meet Department requirements; and
- WHEREAS, the Referral Notice states that the site is currently served by municipal water and sanitary sewer service and no changes are proposed; the site is served by the Meadowbrook-Limestone Wastewater Treatment Plant; and
- WHEREAS, a memo from the Town Code Enforcement Office to the Town Planning Board states: "There have been numerous complaints, violations and a court summons issued for 7197 East Genesee St. These complaints and violations have come from neighboring property owners and observed by code enforcement officers. Such complaints and violations against the property include accumulation of rubbish, accumulation of yard waste coming from cutting trees and not removing the wood, working without a permit, issues regarding the structural safety of structures, property maintenance regarding buildings on the property, engaging in prohibited uses per zoning and site plan approval. If the Planning Board sees fit, I would recommend that each

apartment be approved for a period of seven (7) years, both set to expire October 14, 2029"; 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-313

- 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 Manlius Town Board at the request of Grazi Zazzara, Jr. / Icon Companies for the property located at 4600 Enders 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 Cazenovia Road (Route 92), a state highway; and
- WHEREAS, the applicant is requesting a zone change on a 2.83-acre parcel from Restricted Agricultural (RA) to Residential Multi-Use (RM) convert a vacant church facility for use as apartments and office spaces; and
- WHEREAS, the site is located near the corner of Enders Road and NYS Route 92 in a suburban area of the Town of Manlius; surrounding land uses are commercial office, retail and childcare and residential (Mallard's Landing); and
- WHEREAS, the existing site plan dated July 18, 2022 shows the former single-story Eastern Hills Bible Church building (5,144 sf) and 178 parking spaces, with two driveways onto Enders Road, a local road; and
- WHEREAS, per a letter from the applicant dated October 27, 2022, the applicant proposes to change the zoning on the parcel from Restricted Agriculture (RA) to Residential Multi-Use (RM) to "use the property as a mixed-use property consisting of very light office use, and, the balance to be market rate apartments"; the OCPB referral form and Environmental Assessment Form both indicate the proposed use to be an "events venue"; municipal staff has since clarified the most current proposed uses is apartments and office as indicated in the applicant letter; and
- WHEREAS, per the letter, use of the building for apartments and limited office space "would be a much lighter parking use and traffic generator than it had previously as a church, and, lighter than would be under some uses permitted under current RA zoning."; and
- WHEREAS, the purpose and intent of the RM zoning district is to retain the residential character of established neighborhoods while permitting unobtrusive uses of a commercial, non-retail, nature, which are to be regulated to preserve residential transitional character; apartments and office space are among allowable uses; it is unclear whether an "events venue" would be an allowable use per the proposed zoning; and
- WHEREAS, no site plans or floor plans were submitted with the zone change materials, and the EAF did not indicate any land disturbance or potential impacts to the site; and
- WHEREAS, the site is to be served by municipal drinking water (OCWA);

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

WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant 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) 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

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

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

1. The submitted referral references differing plans for the site, with differing zoning implications and impacts. The Town is encouraged to clarify proposed uses, documentation (including SEQR) and potential impacts prior to rezoning.
2. The Board encourages the applicant and Town to consider a reduction in paved surfaces as part of the conversion project, to improve screening and aesthetics, and improve stormwater management.

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; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-314

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of CenterPoint Integrated Solutions c/o CarMax for the property located at 7687-7785 Frontage Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 298), a county highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing construction of an automotive sales store (CarMax) with associated amenities on a 3.47-acre portion of a 12.14-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Referral Notice states that the project involves demolition of a former bank building for construction of an auto sales facility; the Environmental Assessment Form (EAF) states that the project includes subdivision of this lot from the adjacent shopping center;
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 Site Plan dated September 2022 shows a proposed building with sales and service areas, approximately 206 parking spaces, and proposed parking for existing plaza along the rear of the site; and
- WHEREAS, the plan shows an existing drive on Frontage Road, a local road, and a second proposed drive on Frontage Road to the south; the plan shows a cross connection leading from the proposed drive to the adjacent shopping center; and
- WHEREAS, the site is to be served by municipal drinking water (OCWA); ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road 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) is required in advance of issuance of a plumbing permit from the

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

E-mail Address: countyplanning@ongov.net

County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the EAF states that a portion of the site of the proposed action, or lands adjoining the proposed actions, contain wetlands or other waterbodies regulated by federal, state or local agency but the proposed action would not physically alter, or encroach into, any existing wetland or waterbody; and

WHEREAS, GIS mapping shows a portion of the southeast side site along Frontage Road may contain federal wetlands; ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers; and

WHEREAS, the EAF states that stormwater will be treated on site and directed to existing stormwater facilities on the parent parcel; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain Least Bittern, which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); however, the project is occurring on previously developed land; and

WHEREAS, 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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-315

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Daniel J. Manning, AIA for the property located at 6260 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is proposing a 7,800 sf building addition for an existing telecommunications business on a 1.76-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located in a suburban commercial cul-de-sac in the Town of Cicero, with other nearby uses being largely residential as well as open land and wetland systems associated with the Cicero Swamp and Mud Creek; and
- WHEREAS, per the site layout plan dated October 3, 2022, the site contains an existing 1-story concrete block building (approximately 16,000 sf) would be expanded by 7,800 square feet of warehouse space at the rear of the building; and
- WHEREAS, the expansion would occur within an existing parking area; parking spaces on site would be reduced from 54 to 27 spaces; no changes to access onto Daedalus Road, a local road, are proposed and no new access is proposed; a new concrete dumpster pad and enclosure would be added at the rear corner of the site;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, no driveway access to South Bay Road will be permitted; and
- WHEREAS, the Grading & Drainage Plan indicates impervious coverage would be reduced overall by 9%, 0.23 acres would be disturbed, and that a drainage swale will be added along the north property line to aide in directing runoff away from the property and to the ditch located on South Bay Road, a county highway; and
- WHEREAS, the EAF notes that the addition is to be built on an existing paved surface resulting in no increase in stormwater discharge, and existing stormwater patterns will be maintained; ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the site is to be served by municipal drinking water (OCWA);
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is to be served by municipal wastewater service; the site is located in the Oak Orchard Wastewater Treatment Plant 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) 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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

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

The applicant must submit a copy of the any drainage reports or studies to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-316

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of One Websters Landing, LLC for the property located at 1 Websters Landing (471-481 and 493 Oswego Boulevard); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is proposing to convert an existing historic office building (One Webster's Landing) into 34 residential apartments in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the Board took No Position with Comment on a project site review (Z-08-390) on September 23, 2008, commenting about encouraging the City and applicant to consider establishing a controlled pedestrian crossing between the site and the neighboring parking area; and
- WHEREAS, the One Webster's Landing building is an existing five-story brick building (circa 1893) on a one-acre parcel, currently used for offices (VIP Structures); the site is located at the north end of Downtown Syracuse and is largely surrounded by highway infrastructure for Interstates 81 and 690; and
- WHEREAS, the site is in a location that will be directly impacted by the current NYSDOT I-81 reconstruction project, which will significantly alter nearby highway infrastructure, including the Salina Street off-ramp; and
- WHEREAS, the City application states that the site is to remain largely the same with some minor updates to add 3 new outdoor apartment patio spaces, an entry ramp, fire access controls, and minor utility improvements to bring the building up to date; the application states that the building is currently going through the SHPO review process; and
- WHEREAS, the Preliminary Concept Plan shows the subject parcel also contains two small parking areas, as well as a courtyard area that is NYS Department of Transportation property, labeled "Discuss VIP usage and design."; the building owner also owns two adjacent parking lots (approximately 100 spaces in total among all lots), which will presumably provide parking for residents; the further parking lot would entail unprotected crossing of an I-81 off-ramp at Clinton Street, however; and
- WHEREAS, the Onondaga County Department of Water Environmental Protection (WEP) owns and maintains two landlocked parcels in this area, containing wastewater infrastructure facilities; each facility has access via the parking lots currently owned by One Webster Landing, LLC, and existing access agreements allowing for facility access, including after hours; the WEP structure nearest to the One Webster's Landing building is slated for removal

as part of the I-81 reconstruction project in coming years; and

WHEREAS, the boundary survey dated August 22, 2022 shows the location of sewer infrastructure and easements on site, which includes the location and easement for an abandoned 72" Onondaga County trunk sewer; newer portions of the 72" Burnet Trunk Sewer have been realigned in this location to flow through the WEP facility just north of the former easement; significant City Water Line easements also appear on the submitted survey; and

WHEREAS, the Overall Plan (preliminary) shows a full-service driveway at the intersection of Webster's Landing, a city street, and the North Clinton Street off-ramp from I-81, and a right-out-only driveway (restricted access with bollards) onto the Salina Street off-ramp from I-81 and both of which must meet requirements of the New York State Department of Transportation; the Concept Plan states that controlled fire access would continue to occur at the I-81 off ramp to Salina Street, with a removable bollard or gate; and

WHEREAS, the site is served by City of Syracuse drinking water and sewer sanitary sewer service and no changes are proposed; the site is served by the Metropolitan Syracuse Wastewater Treatment Plant; in regards to sewer service and the decommissioning of nearby wastewater infrastructure, the Overall Plan notes "the applicant will address timing sanitary and sewer piping with the City Engineer";

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; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the site may contain the Peregrine Falcon, which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and

WHEREAS, the site is located near several buildings that are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, E734109, V00588, C734089, C734156) 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 must contact the New York State Department of Transportation regarding construction impacts and potential changes to traffic flow and infrastructure in and around the site as a result of the I-81 reconstruction project. The City is advised to require any required changes to be reflected on the approved site plan.
2. The applicant must contact the Onondaga County Department of Water Environmental Protection for plan review to confirm the location of trunk sewer infrastructure and easements crossing the site, and any potential impacts to sewer infrastructure, and the City must ensure that all easements are indicated on the approved site plan.

3. The applicant must also coordinate with WEP regarding continued access to its parcels, including maintenance of any existing easements or access agreements.

The Board also offers the following comment:

The applicant and City are encouraged to consider safe accommodations for pedestrian and other urban mobility options for residents of this building, to access parking but also adjacent city streets and neighborhoods.

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



J. Ryan McMahon, II
County Executive

Onondaga County Planning Board

ONONDAGA COUNTY PLANNING BOARD 2023 CALENDAR

<u>FILE BY:</u>	<u>FOR MEETING ON:</u>	<u>FILE BY:</u>	<u>FOR MEETING ON:</u>
Friday, December 30, 2022	Wednesday, January 11, 2023	Friday, July 7, 2023	Wednesday, July 19, 2023
Friday, January 20, 2023	Wednesday, February 1, 2023	Friday, July 28, 2023	Wednesday, August 9, 2023
Friday, February 10, 2023	Wednesday, February 22, 2023	Friday, August 18, 2023	Wednesday, August 30, 2023
Friday, March 3, 2023	Wednesday, March 15, 2023	Friday, September 8, 2023	Wednesday, September 20, 2023
Friday, March 24, 2023	Wednesday, April 5, 2023	Friday, September 29, 2023	Wednesday, October 11, 2023
Friday, April 14, 2023	Wednesday, April 26, 2023	Friday, October 20, 2023	Wednesday, November 1, 2023
Friday, May 5, 2023	Wednesday, May 17, 2023	Friday, November 10, 2023	Tuesday, November 21, 2023
Friday, May 26, 2023	Wednesday, June 7, 2023	Friday, December 1, 2023	Wednesday, December 13, 2023
Friday, June 16, 2023	Wednesday, June 28, 2023	Friday, December 22, 2023	Wednesday, January 3, 2024

*Meeting times and locations may change and are subject to notice requirements. Consult the OCPB website for updates at <http://www.ongov.net/planning/ocpbmeetings.html>

UNLESS OTHERWISE INDICATED, MEETINGS ARE HELD AT 11:00 A.M. AT THE
SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY CONFERENCE ROOM
11TH FLOOR, JOHN H. MULROY CIVIC CENTER.

Consult the OCPB website for updates at <http://www.ongov.net/planning/ocpbmeetings.html>

The following items are required for a referral to be considered complete:

1. A fully completed Referral Notice prepared by an appropriate municipal official.
2. A copy of a local application as required by the referring municipal board.
3. A survey, site plan and/or subdivision plan.
4. A completed SEQR Environmental Assessment Form (EAF) and related materials.
5. Any additional information that would facilitate review of the proposed action, such as meeting minutes, other submission materials, etc.

Please submit all referral items in one package. The 30-day review period will not begin until the Onondaga County Planning Board has received a complete referral, as listed above. The Onondaga County Planning Board will act within 30 days of receipt unless a time extension beyond 30 days is agreed upon by the Onondaga County Planning Board and the referring municipal board.

Onondaga County Planning Board Members (as of 10/12/22)

Marty Voss, Chair
Marty Masterpole
Jim Stelter

Michael LaFlair, Vice Chair
David Skeval

10/12/22

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