



Onondaga County Planning Board

November 13, 2024

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

J.Ryan McMahon, II
COUNTY EXECUTIVE

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Troy Waffner
Megan Costa
Rachel Woods
Ellison McMahon
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 13, 2024.

III. MINUTES & OTHER BUSINESS

Minutes from October 23, 2024 were submitted for approval. David Skeval made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes; Jim Stelter - yes.

The Board voted unanimously to approve the 2025 OCPB Calendar.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-24-50	TDewPB	<i>Modification</i>	S-24-51	TCicPB	<i>Modification</i>
S-24-52	CSyrPB	<i>No Position</i>	Z-24-307	TSalTB	<i>Modification</i>
Z-24-308	TClazBA	<i>No Position With Comment</i>	Z-24-310	TVanPB	<i>No Position With Comment</i>
Z-24-311	TVanPB	<i>No Position With Comment</i>	Z-24-313	TVanPB	<i>Modification</i>
Z-24-315	TDewTB	<i>No Position With Comment</i>	Z-24-316	TLysTB	<i>No Position</i>
Z-24-317	TClapB	<i>Modification</i>	Z-24-318	TClapB	<i>Modification</i>
Z-24-319	TCicZBA	<i>No Position With Comment</i>	Z-24-320	CSyrZA	<i>No Position</i>
Z-24-324	TDewPB	<i>Modification</i>	Z-24-325	TDewZBA	<i>No Position With Comment</i>
Z-24-327	TCicZBA	<i>Modification</i>	Z-24-328	TManPB	<i>No Position</i>
Z-24-330	TDewZBA	<i>No Position With Comment</i>	Z-24-332	TDewZBA	<i>No Position With Comment</i>
Z-24-333	CSyrPB	<i>Informal Review</i>			

V. ADMINISTRATIVE REVIEWS



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # S-24-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Thomas Greenwood for the property located at 6475 Collamer Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Collamer Road (Route 298), a state highway, and Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is subdividing two parcels into three new lots, Lot 1A (1.43 acres), Lot 2A (4.90 acres) and Lot 3A (2.24 acres), in Industrial (IND) and Business Transitional (BT) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-24-315) to change the zoning designation of portions of the southern lot to allow this proposed subdivision; the Board previously offered No Position on a site plan referral (Z-24-26) to convert an existing wine producing building into a three-bedroom apartment and construct a new three-car garage; and
- WHEREAS, the site is comprised of two parcels located on Collamer Road, a state route, adjacent to its intersection with Molloy Road and Northern Boulevard; the site is at the transition of residential neighborhoods to the south and commercial and industrial uses to the west and north; neighboring businesses include GT Automotive, Chimera Integrations, and Bull and Bear Roadhouse; and
- WHEREAS, the site is the location of a former winery and restaurant, recently converted to residential, and the Northwood Business Center on the adjacent parcel to the north; the southern L-shaped parcel contains a multi-building complex of two combined buildings at the southeast corner with another building and pavilion to the rear; a vineyard is to the rear of the buildings and a large, U-shaped parking lot with two driveways to Collamer Road are to the west; the site has two internal connections to the parcel to the north containing a series of connected commercial buildings, surrounded by parking and a circular driveway to Northern Boulevard;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Collamer Road must meet Department requirements;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Northern Boulevard must meet Department requirements; and
- WHEREAS, per the Northwood Amended Final Plan dated 11/10/23, the applicant is proposing a subdivision of the two parcels into three new lots; the rear vineyard area from the southern parcel and the western driveway to Collamer Road will be combined with the northern commercial parcel to create proposed Lot 2A (4.90 acres), and the complex of buildings on the east side of the southern lot and the eastern driveway to Collamer Road will be split into

proposed lot 1A (1.43 acres), and the western side of the southern parcel containing lawn and a 35-space parking lot will be proposed Lot 3A (2.24 acres); and

WHEREAS, the applicant is proposing a zone change to allow the proposed subdivision; per the Town Zoning Map, the southern parcel is currently split zoned with the eastern side in a Business Transitional (BT) zoning district and the western side in an Industrial (IND) zoning district; the northern parcel containing the Northwood Business Park is in an IND zoning district; per the Proposed Zone Change map dated 9/5/24, the applicant is proposing a zone change on the eastern portion (1.01 acres) to be combined to create proposed Lot 2A from BT to IND and proposing a 2.34-acre portion of the southern lot containing proposed Lot 3A and the eastern driveway to Collamer Road from IND to BT, resulting in proposed lots 1A and 3A being in a BT zoning district and proposed Lot 2A in an IND zoning district; and

WHEREAS, per the Town Code, the BT district allows uses including Bed-and-Breakfast, two-family and multi-family dwellings, farms, educational facilities, business offices, and nursing homes; the IND district allows uses including animal day care, kennel or shelter, packaging of pharmaceutical and/or food products, café, vehicles sales, vehicle service station, construction services, manufacturing, warehousing, drive-through facilities, and stables; and

WHEREAS, per the Lot No. 1 Northwood Survey dated 7/1/13, a 20'-wide Sanitary Sewer Easement is on the eastern and southern parcel boundaries of the existing northern parcel, a 20'-wide Ingress & Egress Right-Of-Way containing the western driveway to Collamer Road, and a 24'-wide Ingress & Egress Right-Of-Way is on the eastern driveway to Collamer Road; and

WHEREAS, per the undated Environmental Assessment Form (EAF), 0 acres of the site will be disturbed by the proposed project; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; per the Northwood Survey, a stormwater detention pond occurs along the Collamer Road frontage between driveways and stormwater infrastructure occurs under and to the south of the parking lot on proposed lot 3A; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed at this time; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the current infrastructure are proposed; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) could be required due for any anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Collamer Road has public transit service and bus stops are located adjacent to the site; per aerial imagery from May 2021, there are no sidewalks on

Collamer Road in the immediate area; and

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

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

The applicant must show viable provisions for parking, either on site or in a permanent easement, to support future use of existing buildings on proposed Lot 1A.

The Board offers the following requirement for any development on the site:

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # S-24-51

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Bob Kotlarz for the property located at 5701 & 5703 State Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to subdivide two parcels into two new lots, Lot No. 1 (0.505 acres) and Lot No. 2 (0.237 acres), in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-319) to allow this proposed subdivision and allow placement of the proposed sign closer to the right-of-way than allowed by Code; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-24-190) to establish this proposed church, advising the applicant to ensure all appropriate access agreements are in place and coordinate access with the New York State Department of Transportation (NYSDOT) and remove the existing sign in the state right-of-way; the Board also encouraged the applicant to add plantings and landscaping to the site and encouraged the applicant and Town to ensure enough parking was available for the proposed use and explore parking options at the rear of the site; the Board has previously reviewed a site plan referral (Z-22-212) to establish a doggy daycare on site, advising the applicant that per NYSDOT, signage must be located outside of the NYS right-of-way; and
- WHEREAS, the site is located west of the State Route 11 and State Route 31 intersection within the Town, with surrounding land uses including commercial and residential to the east, west, and south, and forested land to the north; the proposed Micron campus will be located just west of the site; and
- WHEREAS, the site is comprised of two parcels; the western parcel contains a two-story house and garage and the eastern parcel contains a 2,185 sf concrete building; an asphalt parking lot is located between the buildings and is accessed via two driveways from NYS Route 31; aerial imagery shows rows of conifers along the western and eastern site boundaries; and
- WHEREAS, the applicant is proposing a lot line adjustment between the two parcels comprising the site; per the Lot Line Adjustment Cornerstone Community Church map dated 9/10/24, the applicant is proposing to move the existing boundary between parcels to the west by 46.96' feet, creating proposed Lot 2 (0.237 acres) to the west and proposed Lot 1 (0.505 acres) to the east; both parcels are under the same ownership; the proposed lot line adjustment will result in the existing asphalt parking area being located on proposed Lot 1; and

WHEREAS, the applicant is requesting two area variances to allow the proposed subdivision: allowing proposed Lot 2 to be 69.2' wide where 100' is required by Code and allow the existing detached garage on proposed Lot 2 to have a 2' side yard setback where 15' is required; per the Lot Line Adjustment map, the existing eastern lot is 60'-wide and the existing building on the eastern lot is 3.9' from the eastern parcel boundary; the applicant is proposing a third area variance to allow the proposed 4'x8' externally lit sign to be set back 16' from the right-of-way where 20' is required by Town Code; per Variance Map Notes dated 9/10/24, neither existing nor proposed lots meet lot depth requirements; neither residential nor religious institutions noted as allowable uses in a GC district; and

WHEREAS, two Environmental Assessment Forms (EAFs) dated 9/12/24 were submitted with the referrals, both stating zero acres of the site will be disturbed by the proposed subdivision and variance requests; per the EAF submitted with the site plan referral dated 6/7/24, 0.28 acres of the site will be disturbed by the proposed project; per the EAF, the proposal will not result in additional stormwater discharge from the site; and

WHEREAS, per the referral notice, both existing buildings are served by public drinking water and the proposed church will result in an increase in demand;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, both existing buildings are served by public sewers and the proposed church will result in an increase in wastewater flow; 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: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614;

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road (NYS Route 11) has public transit service and bus stops are located within 0.25 miles of the site; per aerial imagery, there are no sidewalks along NYS Route 31 in the immediate vicinity; 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 and municipality must ensure all appropriate access agreements are in place prior to, or as a condition of, municipal approval of the subdivision.

The Board offers the following comment regarding the proposed area variances:

While recognizing the transitional nature of these parcels, the Board does not generally endorse the creation of non-conforming lots. Both lots include multiple current and proposed nonconformities, and any potential future development on either parcel will have a difficult time meeting General Commercial zoning requirements. Potential changes to the Route 31 corridor itself may also be anticipated, which may further exacerbate difficulties in meeting zoning requirements. The municipality is urged to consider the long-term viability of the lots as proposed as part of these variance and subdivision reviews.

The following is a requirement for the project as a whole:

The applicant is required to coordinate NYS Route 31 access plans with the New York State Department of Transportation. Additionally, the applicant must remove the existing sign from the NYS right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments regarding the project:

1. The applicant is encouraged to add plantings and landscaping to screen front yard parking from view.
2. The Town is advised to ensure the proposed parking is adequate to accommodate the proposed seating/capacity of the church.
3. The applicant is encouraged to explore parking options at the rear of the site to allow a reduction of front yard parking along the NYS Route 31 frontage.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # S-24-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Scott Freeman for the property located at 1920 Park Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the CNY Regional Market, a facility owned by a state authority; and
- WHEREAS, the applicant is proposing to combine two parcels and a portion of a third parcel to create Lot 100 (0.78 acres) in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board previously held No Position on a site plan referral (Z-24-299) to renovate and rehabilitate an existing vacant historic property into a mixed-use complex; and
- WHEREAS, the site is located in an industrial area on the north side of the City of Syracuse, near Interstate 81 and the CNY Regional Market; nearby businesses include NBT Bank Stadium, the Regional Transportation Center, auto service, and a recycling and redemption center; and
- WHEREAS, the site is located at the corner of Wolf and Park Streets, both local roads, and contains two large, connected buildings along Park Street and a 3-story masonry building connected to the building containing part of the Roma Tile & Marble business along Wolf Street; and
- WHEREAS, the Board recently reviewed a site plan referral where the applicant is proposing renovation of the two large connected buildings on Wolf Street, approximately 5,785 sf and 12,516 sf in size (per GIS mapping), to construct 59 dwelling units (6 will be affordable) and 2 commercial spaces along with a new building connector, underground garage spaces, and parking at the rear; per the Layout Plan dated 10/07/24, a one-story structure adjacent to the corner building will be demolished to allow for construction of 5 parking spaces, a dumpster enclosure, and stormwater infrastructure, with road access from Wolf Street; road access from Park Street will lead to 3 parallel parking spaces along the western building and 15 parking spaces along the rear boundary; per the Layout Plan, a three-story masonry building adjoining an existing building on an adjacent parcel to the north will remain; Floor Plans dated 10/7/24 show 18 below grade parking spaces beneath the eastern building, totaling 41 proposed parking spaces which conflicts with the 40 proposed on the local application; and
- WHEREAS, the applicant is currently proposing a subdivision to combine the two parcels along Park Street with the portion of the Wolf Street parcel containing the 3-story masonry building into proposed Lot 100 (0.78 acres) to allow the previously proposed site renovation; the northernmost building (Building 2 for Roma Tile & Marble) will remain on its own parcel, proposed Lot 101 (0.15

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

E-mail Address: countyplanning@ongov.net

acres); and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/8/24, 0.36 acres of the site will be disturbed by the proposed project;

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

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

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

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

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

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

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

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

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

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

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

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-307

- 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 Town of Salina Town Board at the request of Sky Solar Holding, Inc. for the property located at 7203 Oswego 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 Oswego Road (Route 91 / Old Route 57) and Liverpool Bypass (Route 88), both county highways, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing a zone change on three parcels totaling 19.59 acres from Residential (R-1) to Planned Unit Development (PUD) to facilitate the construction of a solar facility with energy storage; and
- WHEREAS, the Board has previously reviewed site plan and special permit referrals (Z-24-255, Z-24-256) for this proposed solar array, advising the municipality to ensure the delineated federal wetlands have been confirmed by the US Army Corps of Engineers and all necessary permits have been obtained, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding access and requiring access via an adjacent parcel to the south, requiring coordination with the New York State Thruway Authority (NYSTA) including submission of a drainage and grading plan; the currently proposed zone change was referred previously and withdrawn; and
- WHEREAS, the site is comprised of three vacant, primarily wooded parcels, abutting the NYS Thruway and on/off ramps to the south and with two access points to Oswego Road to the east; the site is adjacent to commercial businesses along Oswego Road with residential neighborhoods to the north, west, and south; a Town Park (Duerr Park) is nearby to the west; and
- WHEREAS, the applicant is proposing a zone change to Planned Unit Development (PUD) along with approval of the PUD District Plan for the proposed solar array; per the proposed PUD District Plan Description, the proposed PUD is “intended to allow a proposed ground mounted solar energy system and proposed battery storage system”; the bulk lot requirements will be a minimum lot area of 1.0 acre, front yard setback of 30’, 15’ side and rear setbacks, and a maximum building height of 18’; no other uses are detailed in the proposed local law; and
- WHEREAS, the applicant is proposing to install a 2.0 MW solar field and a standalone 5 MW energy storage system; per the Site Plan dated 8/16/24, the solar array will be installed across the middle of the site with the energy storage system (EES) installed near the front of the site, both accessed via a 20’-wide “previous access road” to Oswego Road, a county route; per the Construction Details dated 8/16/24, the solar panels will be mounted on a pole-mounted, fixed tilt racking system; utility poles will line both sides of the access road with the

poles on the northern side dedicated to the EES and utility poles along the southern side dedicated to the solar array; overhead lines will connect the array and EES with the new utility poles which will connect to separate, existing utility poles located across Oswego Road;

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

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/5/23 included in this referral, 0.0 acres of the site will be disturbed by the proposed zone change; per the EAF dated 8/14/24 submitted with the site plan and special permit referral for this project, 9.53 acres of the site will be disturbed by the proposed project; per the EAF, “no impervious surface is proposed with the EES pads/panels, equipment pads, access road, etc”;

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

WHEREAS, GIS mapping shows two areas of the site may contain federal wetlands, one coinciding with Sawmill Creek as it traverses the northern portion of the site and an additional wetland along the southern site boundary where the site abuts the NYS Thruway; per a letter included in a previous referral from C.T. Male Associates to Frank Ruffolo, EVP Operations dated 9/15/23, C.T. Male conducted a wetland delineation in August 2023 and concluded “the site contains two perennial streams in the northern and southern extents” with adjacent wetlands and both meet qualifications to be protected and regulated by NYS Protection of Waters regulations and Water of the United States and “Any work in the site wetlands or streams should be coordinated with the Corps and the NYS DEC prior to commencement”; it appears from the Site Plan and the Oswego Road Wetland Delineation Map dated 8/29/23 included in a previous referral, that the layout of the solar array and EES was designed to avoid the wetland areas, but the delineated wetland boundary and 100’ buffer are not shown on the site plan;

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, current FEMA Flood Insurance Rate Maps (FIRM) indicate the northern wetland coincides with the 100-year floodplain and floodway for Sawmill Creek, which may require avoidance or elevation of structures and other mitigation; the Site Plan does show the boundaries of the floodplain occurring outside of the limit of disturbance;

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

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

WHEREAS, the site contains minor tributaries to Onondaga Lake which is listed as a water-quality impaired waterbody (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the EAF, 8.79 acres of woodland will be cleared of trees;

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

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

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

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

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

This zone change referral includes approval of use of the PUD zoning district and the PUD District Plan itself. The Board offers the following Modifications as it relates to the PUD District Plan:

1. The municipality must ensure the delineated wetlands (and the 100' NYS wetland buffer) have been confirmed by the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation, all wetland boundaries and buffers are shown on plans, and the applicant has obtained any necessary permits prior to municipal approval of the proposed project.
2. The applicant is required to coordinate Oswego Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Per the Onondaga County Department of Transportation, an ingress/egress easement is in place to allow this site access via the adjacent parcel to the south (book 4770/page 857). Per OCDOT, the site plan must be revised to show driveway access from the adjacent parcel as no new access to Oswego Road shall be permitted.
4. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval. No increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
5. The following information must be provided to the New York State Thruway (NYSTA) to allow the NYSTA to assess this project for potential impacts to the

safety of the traveling public and operation and maintenance of the New York State Thruway. The municipality must ensure any mitigation as may be determined by the NYSTA is reflected on the project plans prior to, or as a condition of, municipal approval.

- a. Visualization Simulations of the project to assess impacts to the Thruway.
- b. Glint and glare hazard models for the solar panels, array support frame, and for fresh snow and/or ice accumulation on the panels. Also, consider the influence of glint and glare on passing drivers of cars and trucks at different times of the day and at night, throughout the calendar year.
- c. Viewshed analyses of the Project from the Thruway to determine driver distraction and the proximity to hazards within the Thruway clear zone such as, bridge abutments, lane reductions, curves in the road, hills, merging vehicles, etc.
- d. Snow drift and deposition analyses.
- e. Erosion and sediment control plans proposed for construction and post construction activities.
- f. Plans for the removal of existing vegetation and establishment of new vegetation.
- g. Plans for noxious weed control during construction.
- h. Please be advised if glare is reported by the traveling public on the Thruway system, the project sponsor will be asked to lock tracking panels in the 'at rest' position, parallel to the ground, until the issue causing the glare is resolved.

The Board offers the following comment:

The Board encourages the municipality to proactively enact zoning regulations for large-scale solar projects with specific requirements for submittal and review of energy projects as opposed to utilizing the Planned Unit Development (PUD) zoning district classification.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-308

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Clay Hospitality, LLC - Neil Patel for the property located at 3955 Route 31; 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 State Route 31 and Interstate Route 481, both state highways, and Ver Plank Road (Route 141), a county highway; and
- WHEREAS, the applicant is requesting area variances to exceed maximum allowed building height and reduce the required parking space size related to construction of a 4-story 103-room hotel on a 57.831-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board has previously reviewed two referrals regarding this site, recommending Modification of a site plan referral for this proposed hotel (Z-24-291), advising the applicant to ensure legal access to the site, to coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any extension of wastewater infrastructure to the subject area and the site as a whole regarding the full buildout of the site, and to coordinate with the New York State Department of Transportation (NYSDOT) and provide a Stormwater Pollution Prevention Plan (SWPPP) and lighting plan; the Board also provided comments encouraging coordination with infrastructure providers for the full site and encouraging additional landscaping and plantings at the proposed hotel site; the Board also held No Position on a zone change referral (Z-24-143) to change the site from Recreational (REC-1) to Regional Commercial (RC-1); and
- WHEREAS, the site is a large, vacant, panhandle-shaped parcel, located behind Wegmans in a highly commercialized area of NYS Route 31 in the Town of Clay; the site abuts NYS Route 481 to the east, has frontage on Carling Road, a town road, to the west, and contains a long driveway to NYS Route 31; surrounding businesses include Target, PetSmart, Walmart, and a medical facility; a 159-space parking lot for Wegmans occurs along the southwestern boundary on the subject parcel; and
- WHEREAS, per the local application, the applicant is requesting two area variances: to allow a 54'2" high building where 50' is the maximum height allowed and to allow the proposed parking spaces to be 9'x18' where 9.5'x20' parking spaces are required by Town Code; and
- WHEREAS, per the Site and Pavement Marking Plan dated 9/24/24, the applicant is proposing construction of a 4-story, 103-room hotel in the southeast corner of the site; the Site Plan shows the hotel will have driveway connections to the existing on-site access road and to the eastern internal road of the Wegmans

parcel; the proposed driveway has two access points to the hotel parking lot which surrounds the hotel; 103 parking spaces are currently proposed with an additional 55 along the site's eastern boundary and southern boundary as "Possible Future Land Banked Parking"; and

WHEREAS, the Landscape Enlargement Plan dated 9/24/24 shows plants, shrubs, and trees to be installed around the hotel's perimeter, and lawn around the parking lot; no landscaping is shown outside of the immediate hotel/parking lot area; and

WHEREAS, per the Existing Features Map dated 4/12/24, multiple easements are present on the site: a 20' wide Niagara Mohawk easement occurs along the southern and western boundaries, a NYS Power Authority permanent easement for power transmission lines at the rear of the site is approximately 300'-wide, and a 175'-wide Town drainage easement occurs on a portion of the western boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/1/24, zero acres will be disturbed by the proposed area variances; per the EAF, dated 9/25/24, 4.08 acres of the site will be disturbed by the proposed hotel and stormwater will be managed by "on-site stormwater management facilities, located in an existing drainage easement to the Town of Clay"; per Existing Features Map, two existing stormwater management basins occur along the western parcel boundary;

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

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

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

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

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

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

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

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

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

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

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

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

The Board has No Position regarding the proposed area variances, but offers the following requirements and comments regarding the development of the site:

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

The Board offers the following comment:

1. The Town is encouraged to coordinate with infrastructure providers regarding any plans for new infrastructure within developing areas to ensure feasibility and coordination among stakeholders.
2. The Board encourages the municipality to require additional landscaping in the subject area including planting islands and landscaping around the parking lot.
3. The Board encourages the applicant and municipality to develop a plan for sidewalks to serve this and adjacent developments as buildout occurs.

The motion was made by Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; 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 13, 2024

OCPB Case # Z-24-310

- 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 SITE PLAN from the Town of Van Buren Planning Board at the request of TJ's Cannabis for the property located at 2239 Downer Street 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 Downer Street Road (Route 92), a county highway; and
- WHEREAS, the applicant is proposing to renovate an existing vacant restaurant building and construct a 1,904 sf addition to establish a cannabis dispensary on a 0.40-acre parcel in a General Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-311) for this proposed cannabis dispensary; and
- WHEREAS, the site is located in a commercial area east of NYS 690 and southwest of the Village of Baldwinsville, in the southwestern portion of the River Mall Plaza; the site is a former Pizza Hut, located along the Downer Street Road frontage, surrounded by an expansive parking lot; the plaza also contains a Credit Union, a Tops grocery store, and Home Outlet store; neighboring uses include a gas station, fast food, the Baldwinsville Fire Department, and a Town park; and
- WHEREAS, the applicant is proposing renovation of an existing 2,050 sf building and construction of a 1,940 sf addition to convert the space into a cannabis retail dispensary; per the Site Plan dated 9/26/24, the applicant will remove asphalt from the western and northern sides of the building to allow construction of the addition, a concrete sidewalk will be constructed, and some asphalt will be replaced to allow parking along the rear of the building; the dumpster enclosure will be removed from the rear of the building and constructed near the southern boundary of the site, along the road frontage; access to the site comes from the existing access to the plaza and no additional driveways are proposed; and
- WHEREAS, per the Land Title Survey dated 2/17/2022, the subject parcel contains 29 parking spaces along the western and rear sides of the building and western site boundary; per the proposal, 16 parking spaces along the western and rear sides of the building will be removed to allow construction of the addition with 5 parking spaces to be installed at the rear of the building, totaling 18 parking spaces on site; per the Land Title Survey 18 parking spaces on adjacent parcels are available to patrons of the site and the Survey Notes lists an Easement Agreement dated 7/12/1982 (Book 2994, Page 302) "blank easement for parking, ingress and egress upon and across parcel to north and east"; the Site Plan dated 9/26/24 shows an additional 5 spaces to be painted on the adjacent parcel to the east; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/26/24, 0.15 acres of

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the site will be disturbed by the proposed project and the proposed action is not expected to increase impervious surface;

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

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and the River Mall 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 County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Downer Street Road has public transit service and bus stops are located within 0.3 miles of the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from 2024, sidewalks exist along Downer Street Road, but there are no direct sidewalk connections to the building; and

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

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

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

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

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability. The applicant is encouraged to make use of existing parking on site and on adjacent parcels, construct the dumpster enclosure at the rear of the proposed addition, away from road frontage, add a sidewalk connecting the building to sidewalks along the road frontage, and add landscaping and planting islands.

The motion was made by Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; 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 13, 2024

OCPB Case # Z-24-311

- 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 SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of TJ's Cannabis for the property located at 2239 Downer Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Downer Street Road (Route 92), a county highway; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing vacant restaurant building and construct a 1,904 sf addition to establish a cannabis dispensary on a 0.40-acre parcel in a General Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-310) for this proposed cannabis dispensary; and
- WHEREAS, the site is located in a commercial area east of NYS 690 and southwest of the Village of Baldwinsville, in the southwestern portion of the River Mall Plaza; the site is a former Pizza Hut, located along the Downer Street Road frontage, surrounded by an expansive parking lot; the plaza also contains a Credit Union, a Tops grocery store, and Home Outlet store; neighboring uses include a gas station, fast food, the Baldwinsville Fire Department, and a Town park; and
- WHEREAS, the applicant is proposing renovation of an existing 2,050 sf building and construction of a 1,940 sf addition to convert the space into a cannabis retail dispensary; per the Site Plan dated 9/26/24, the applicant will remove asphalt from the western and northern sides of the building to allow construction of the addition, a concrete sidewalk will be constructed, and some asphalt will be replaced to allow parking along the rear of the building; the dumpster enclosure will be removed from the rear of the building and constructed near the southern boundary of the site, along the road frontage; access to the site comes from the existing access to the plaza and no additional driveways are proposed; and
- WHEREAS, per the Land Title Survey dated 2/17/2022, the subject parcel contains 29 parking spaces along the western and rear sides of the building and western site boundary; per the proposal, 16 parking spaces along the western and rear sides of the building will be removed to allow construction of the addition with 5 parking spaces to be installed at the rear of the building, totaling 18 parking spaces on site; per the Land Title Survey 18 parking spaces on adjacent parcels are available to patrons of the site and the Survey Notes lists an Easement Agreement dated 7/12/1982 (Book 2994, Page 302) "blank easement for parking, ingress and egress upon and across parcel to north and east"; the Site Plan dated 9/26/24 shows an additional 5 spaces to be painted on the adjacent parcel to the east; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/26/24, 0.15 acres of

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the site will be disturbed by the proposed project and the proposed action is not expected to increase impervious surface;

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

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to existing infrastructure are proposed;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and the River Mall 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 County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Downer Street Road has public transit service and bus stops are located within 0.3 miles of the site; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from 2024, sidewalks exist along Downer Street Road, but there are no direct sidewalk connections to the building; and

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

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

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

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

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability. The applicant is encouraged to make use of existing parking on site and on adjacent parcels, construct the dumpster enclosure at the rear of the proposed addition, away from road frontage, add a sidewalk connecting the building to sidewalks along the road frontage, and add landscaping and planting islands.

The motion was made by Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; 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 13, 2024

OCPB Case # Z-24-313

- 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 SITE PLAN from the Town of Van Buren Planning Board at the request of Haza Foods for the property located at 2220 Downer Street 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 Downer Street Road (Route 92), a county highway that transitions to state jurisdiction (Route 31) west of the site, and Route 690, a state highway; and
- WHEREAS, the applicant is proposing construction of a Wendy's restaurant on a 4.55-acre parcel in a General Business zoning district; and
- WHEREAS, the Board previously recommended Modification of site plan and special permit referrals (Z-20-320 and Z-21-77) to construct a Taco Bell restaurant with drive-thru, advising the applicant to continue to coordinate with the Onondaga County Department of Transportation (OCDOT) and to submit a Stormwater Pollution Prevention Plan (SWPPP) or drainage report to the New York State Department of Transportation (NYSDOT); and
- WHEREAS, the site is located along Downer Street Road, a county road, just east of I-690; the site abuts lots to the west that contain overhead utility lines and a parcel to the east containing a Fastrac gas station and convenience store; there are residential parcels south of the site; and
- WHEREAS, the site is a vacant, recently subdivided lot, adjacent to the previously referred Taco Bell; the subdivision was exempt from referral to this Board; the site has 166' of frontage on Downer Street Road, a county route; and
- WHEREAS, per the Project Narrative dated 9/20/24, the applicant is proposing construction of a 2,024 sf 1-story Wendy's restaurant with drive-thru; per the Site Plan dated 9/19/24, the proposed restaurant will be located in the northeast corner of the site with a 25-space parking lot along the western side; the drive-thru lane will run along the eastern boundary of the site; the Site Plan shows the site will have road access to Downer Street Road and Sun Meadows Way, a local road, via two connections to the adjacent Taco Bell site; and
- WHEREAS, GIS mapping shows a riverine wetland crossing the site from Downer Street Road with a section crossing south and section crossing east; per the Existing Conditions/Demolition Plan dated 9/19/24, the portion of wetland traversing under Downer Street Road appears to coincide with an extension of the Limit of Disturbance boundary with the note "GC to coordinate all work within right of way with OCDOT and NYSDOT prior to construction"; the wetland and its boundaries are not depicted in the plans;
- ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps

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of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 09/16/24, 1.05 acres of the site will be disturbed by the proposed project and “stormwater will be managed on site before conveyance to the existing swale system within the right of way”; per the Grading and Drainage Plan dated 9/19/24, stormwater infrastructure will be installed under the parking lot and drive-thru with connections to a swale along Downer Street Road; two stormwater basins are proposed for the rear of the restaurant and the northwest corner of the site; a Stormwater Pollution Prevention Plan (SWPPP) prepared by Bohler Engineering & Landscape Architecture NY, PLLC dated 9/19/24 was included with the referral materials;

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

WHEREAS, per the EAF, a new connection to public drinking water is proposed to serve the restaurant;

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

WHEREAS, per the EAF, a new connection to the public sewers is proposed to serve the restaurant; the submitted project is located within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville South and Canton Street Pump Stations 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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery from May 2024, there are sidewalks across the street from the site and on adjacent parcels to the east; the plans do not show any sidewalks proposed for the site's road frontage; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Downer Street Road has public transit service and bus stops are located within 0.2 miles of the site; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal

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aquifers (per EAF Mapper); and

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

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

1. The applicant must ensure legal access to Downer Street Road and/or Sun Meadows Way. An access easement through the adjacent property must be reflected on the plans prior to, or as a condition of, municipal approval.
2. The applicant must conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site prior to, or as a condition of, municipal approval.
3. The applicant is required to coordinate Downer Street Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
4. The applicant must submit a copy of the traffic study and Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies 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.

The Board offers the following comments:

1. Given the location of this site adjacent to a sidewalk priority zone as identified by SMTC and proximity to a CENTRO bus stop, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Downer Street Road frontage.
2. The applicant is encouraged to add more landscaping and plantings along road frontages and around parking areas to screen drive thru visible from road frontages.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-315

- 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 ZONE CHANGE from the Town of DeWitt Town Board at the request of Thomas Greenwood for the property located at 6475 Collamer 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 Collamer Road (Route 298), a state highway, and Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing to rezone portions of one parcel totaling 3.35 acres in Industrial (IND) and Business Transitional (BT) zoning districts to allow a concurrently referred subdivision (S-24-50), to divide two parcels into 3 new lots; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-50) to divide the two lots comprising the site into three new lots; the Board previously offered No Position on a site plan referral (Z-24-26) to convert an existing wine producing building into a three-bedroom apartment and construct a new three-car garage; and
- WHEREAS, the site is comprised of two parcels located on Collamer Road, a state route, adjacent to its intersection with Molloy Road and Northern Boulevard; the site is at the transition of residential neighborhoods to the south and commercial and industrial uses to the west and north; neighboring businesses include GT Automotive, Chimera Integrations, and Bull and Bear Roadhouse; and
- WHEREAS, the site is the location of a former winery and restaurant, recently converted to residential, and the Northwood Business Center on the adjacent parcel to the north; the southern L-shaped parcel contains a multi-building complex of two combined buildings at the southeast corner with another building and pavilion to the rear; a vineyard is to the rear of the buildings and a large, U-shaped parking lot with two driveways to Collamer Road are to the west; the site has two internal connections to the parcel to the north containing a series of connected commercial buildings, surrounded by parking and a circular driveway to Northern Boulevard;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Collamer Road must meet Department requirements;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Northern Boulevard must meet Department requirements; and
- WHEREAS, per the Northwood Amended Final Plan dated 11/10/23, the applicant is proposing a subdivision of the two parcels into three new lots; the rear vineyard area from the southern parcel and the western driveway to Collamer Road will be combined with the northern commercial parcel to create proposed Lot 2A (4.90 acres), and the complex of buildings on the east side of

the southern lot and the eastern driveway to Collamer Road will be split into proposed lot 1A (1.43 acres), and the western side of the southern parcel containing lawn and a 35-space parking lot will be proposed Lot 3A (2.24 acres); and

WHEREAS, the applicant is proposing a zone change to allow the proposed subdivision; per the Town Zoning Map, the southern parcel is currently split zoned with the eastern side in a Business Transitional (BT) zoning district and the western side in an Industrial (IND) zoning district; the northern parcel containing the Northwood Business Park is in an IND zoning district; per the Proposed Zone Change map dated 9/5/24, the applicant is proposing a zone change on the eastern portion (1.01 acres) to be combined to create proposed Lot 2A from BT to IND and proposing a 2.34-acre portion of the southern lot containing proposed Lot 3A and the eastern driveway to Collamer Road from IND to BT, resulting in proposed Lots 1A and 3A being in a BT zoning district and proposed Lot 2A in an IND zoning district; and

WHEREAS, per the Town Code, the BT district allows uses including Bed-and-Breakfast, two-family and multi-family dwellings, farms, educational facilities, business offices, and nursing homes; the IND district allows uses including animal day care, kennel or shelter, packaging of pharmaceutical and/or food products, café, vehicles sales, vehicle service station, construction services, manufacturing, warehousing, drive-through facilities, and stables; and

WHEREAS, per the Lot No. 1 Northwood Survey dated 7/1/13, a 20'-wide Sanitary Sewer Easement is on the eastern and southern parcel boundaries of the existing northern parcel, a 20'-wide Ingress & Egress Right-Of-Way containing the western driveway to Collamer Road, and a 24'-wide Ingress & Egress Right-Of-Way is on the eastern driveway to Collamer Road; and

WHEREAS, per the undated Environmental Assessment Form (EAF), 0 acres of the site will be disturbed by the proposed project; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; per the Northwood Survey, a stormwater detention pond occurs along the Collamer Road frontage between driveways and stormwater infrastructure occurs under and to the south of the parking lot on proposed lot 3A; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed at this time; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the current infrastructure are proposed;
ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) could be required due for any anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Collamer Road has public transit service and bus stops are located adjacent to the site; per aerial imagery from May 2021, there are no sidewalks on Collamer Road in the immediate area; and

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

The Board has No Position regarding the proposed zone change, but offers the following requirement for any development on the site:

1. The applicant must show viable provisions for parking, either on site or in permanent easement, to support future use of existing buildings on proposed Lot 1A.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The motion was made by Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; 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 13, 2024

OCPB Case # Z-24-316

- 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 LOCAL LAW from the Town of Lysander Town Board at the request of Town of Lysander for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Section 320-51.1 Farm Animals to provide regulations regarding the keeping of chickens and roosters in certain zoning districts in the Town of Lysander; and
- WHEREAS, the applicant is proposing to amend Local Law No. 4 2018 Section 320-51.1 “Farm Animals”; the text amendment places regulations on where chickens/roosters can be kept in the Town; and
- WHEREAS, the amendment would allow an exception to the “Farm Animals” Law and allow for chicken embryos to be kept and hatched on land zoned R-10, R-12.5 and/or R-20 for educational purposes only, provided that after hatching, said chickens are not kept or harbored for a period of more than 30 days; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-317

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of JW Didado for the property located at 7822 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Morgan Road (Route 46) and Wetzel Road (Route 252), both county highways; and
- WHEREAS, the applicant is proposing construction of a 130,000 sf fenced gravel area and stormwater management facilities on an 11.88-acre parcel in an Industrial zoning district; and
- WHEREAS, this Board previously reviewed a site plan approval (Z-22-23) for a 21,000 sf commercial building with associated amenities; this Board offered Modification to coordinate with Onondaga County Department of Transportation for Morgan and Wetzel Road access plans, submit a Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports, complete a Traffic Impact Study (TIS), submit a lighting plan, and coordinate with Onondaga County Health Department's Bureau of Public Health Engineering for any proposed septic systems; the Board also had several comments; and the Board offered No Position with Comment for an area variance referral (Z-21-353) to enable development of a future project to be sited outside of the delineated wetland area, which was granted; and
- WHEREAS, per GIS mapping, to the north and south of the parcel there are vacant wooded areas; also to the north of the parcel, across Wetzel Road is Morgan Cemetery; the parcel is located in the Woodard Industrial Park at the intersection of Morgan Road and Wetzel Road; the current zoning district is Industrial 1 (I-1) with industrial uses and a railroad to the east; to the west of the parcel is Liverpool High school; other surrounding land uses include suburban residential and there is a single-family home directly next to the parcel; and
- WHEREAS, the parcel is 11.88 acres and currently contains a 21,000 sf building and a large asphalt parking area; aerial imagery from May 2024 shows access points from Wetzel and Morgan Roads, both county-owned roads; the existing asphalt parking lot has 33 parking spaces; and
ADVISORY NOTE: The proposed driveway onto Wetzel Road require(s) highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, per the referral notice, the applicant is proposing to construct a 130,000 sf fenced gravel area for lineman training and truck staging; a NYDEC compliant stormwater management facility will be constructed to treat stormwater; the truck staging area and training area will be located at the eastern portion of the parcel; it appears that the construction of the second access point on

Wetzel Road will be part of this project phase; and

WHEREAS, per the EAF dated 10/25/2024, of the 11.88 acres, 5.6 acres will be disturbed; per the site plans the applicant will construct a wet pond, wet swale, and bio-retention ponds to the north and south of the gravel area to address concerns of stormwater management; and
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPEDS 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;

WHEREAS, GIS mapping shows a riverine federal wetland may cross the northwest corner of the site, outside of building and parking areas; referral materials submitted with previous referral Z-21-353 depicts a 3.13-acre wetland across the rear of the site which is not depicted in the current plans or GIS mapping; per a letter from VIP Structures to the Town dated 11/19/21 included with referral Z-21-353, GZA "conducted a wetland delineation on the parcel and confirmed the presence of a 3-acre wetland" noting the wetland delineation was submitted to the US Army Corps of Engineers (USACE) and the USACE concluded the wetland was "jurisdictional and will be regulated";
ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the applicant included a lighting plan as part of the submission; a Traffic Impact Study (TIS) was not included; and

WHEREAS, there are crosswalks located at the intersection of Morgan and Wetzel Road; there is no sidewalk infrastructure located along these roadways; and

WHEREAS, per the EAF dated 10/25/2024, the site may contain the Indiana bat, a threatened or endangered species, or its associated habitat; the site is also on the National or State Register of Historic Places or State Eligible Sites; and
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;

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

1. The applicant must continue to coordinate Morgan Road and Wetzel Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must conduct a formal wetland delineation to determine the

presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site. The municipality must ensure any mitigation as may be determined by the USACE is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-318

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Syracuse Pistol Club for the property located at 8042 Henry Clay 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 Henry Clay Boulevard (Route 121), a county highway; and
- WHEREAS, the applicant is proposing to construct a new concrete wall and chain link fence and expand the existing parking lot on a 3.413-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the area surrounding the site is suburban with single-family residential homes along Henry Clay Boulevard; Clay Central Park is located to the south; the rear facing portion of the parcel abuts a large area of open space; and
- WHEREAS, the site is located in a Residential Agricultural (RA-100) zoning district; the parcel is 3.4 acres and is currently being used as a pistol range; there are two ranges located right next to each other toward the rear portion of the parcel; and
- WHEREAS, the applicant is proposing to construct a new concrete wall, new chain link fence, and expand the existing parking lot; the parking lot extension would be gravel and add 24 additional parking spaces; a gravel walkway is proposed to connect new parking lot and existing lot; a gravel access drive is proposed along the rear northern portion of the parcel along the shooting range; a new chain link fence is proposed between the gravel access drive and the northern parcel boundary; a concrete wall is proposed along the northern and rear sides of the northern most shooting range to separate the gravel access drive from the range; and
- WHEREAS, the site is accessible from Henry Clay Boulevard and the driveway leads to the existing parking lot which has 32 parking spaces; there is an existing 3,951 sf building on the parcel and two small sheds located in the parking lot; and
- WHEREAS, per site plans dated 07/19/2024, there are two proposed corrugated plastic pipes to help with stormwater management; and
- WHEREAS, GIS mapping shows the rear of the site may contain state and federal wetlands, which appears to include the rear wooded area; per EAF Mapper, the NYS wetland (ID# BRE-17) is 2,184 acres in size; per the Site Plan dated 7/19/24, the wetland boundary is depicted on the site, derived from "Online Mapping", but the 100' buffer is not depicted;
- ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the

plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant service area and no changes to the current infrastructure are proposed;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the EAF dated 10/28/2024 the site is located within 2,000' of DEC Remediation Site (DEC ID: 734058); and

WHEREAS, currently, there is no sidewalk infrastructure located on either side of Henry Clay Boulevard; and

WHEREAS, per the EAF dated 10/28/2024, the site may contain Northern Harrier, Pied-billed Grebe, and Least Bittern, and their associated habitat;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

The applicant must contact the U.S. Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (NYSDEC) to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the site plans and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers. The municipality must ensure any mitigation as may be determined by the USACE and/or NYSDEC is reflected on project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-319

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Bob Kotlarz for the property located at 5701 & 5703 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is requesting area variances for lot width reduction and side yard setback reduction related to a proposed subdivision between two parcels, in addition to a sign variance, in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-24-51) for a lot line adjustment between the two parcels comprising the site; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-24-190) to establish this proposed church, advising the applicant to ensure all appropriate access agreements are in place and coordinate access with the New York State Department of Transportation (NYSDOT) and remove the existing sign in the state right-of-way; the Board also encouraged the applicant to add plantings and landscaping to the site and encouraged the applicant and Town to ensure enough parking was available for the proposed use and explore parking options at the rear of the site; the Board has previously reviewed a site plan referral (Z-22-212) to establish a doggy daycare on site, advising the applicant that per NYSDOT, signage must be located outside of the NYS right-of-way; and
- WHEREAS, the site is located west of the State Route 11 and State Route 31 intersection within the Town, with surrounding land uses including commercial and residential to the east, west, and south, and forested land to the north; the proposed Micron campus will be located just west of the site; and
- WHEREAS, the site is comprised of two parcels; the western parcel contains a two-story house and garage and the eastern parcel contains a 2,185 sf concrete building; an asphalt parking lot is located between the buildings and is accessed via two driveways from NYS Route 31; aerial imagery shows rows of conifers along the western and eastern site boundaries; and
- WHEREAS, the applicant is proposing a lot line adjustment between the two parcels comprising the site; per the Lot Line Adjustment Cornerstone Community Church map dated 9/10/24, the applicant is proposing to move the existing boundary between parcels to the west by 46.96' feet, creating proposed Lot 2 (0.237 acres) to the west and proposed Lot 1 (0.505 acres) to the east; both parcels are under the same ownership; the proposed lot line adjustment will result in the existing asphalt parking area being located on proposed Lot 1; and

WHEREAS, the applicant is requesting two area variances to allow the proposed subdivision: allowing proposed Lot 2 to be 69.2' wide where 100' is required by Code and allow the existing detached garage on proposed Lot 2 to have a 2' side yard setback where 15' is required; per the Lot Line Adjustment map, the existing eastern lot is 60'-wide and the existing building on the eastern lot is 3.9' from the eastern parcel boundary; the applicant is proposing a third area variance to allow the proposed 4'x8' externally lit sign to be set back 16' from the right-of-way where 20' is required by Town Code; per Variance Map Notes dated 9/10/24, neither existing or proposed lots meet lot depth requirements; neither residential nor religious institutions noted as allowable uses in a GC district; and

WHEREAS, two Environmental Assessment Forms (EAFs) dated 9/12/24 were submitted with the referrals, both stating zero acres of the site will be disturbed by the proposed subdivision and variance requests; per the EAF submitted with the site plan referral dated 6/7/24, 0.28 acres of the site will be disturbed by the proposed project; per the EAF, the proposal will not result in additional stormwater discharge from the site; and

WHEREAS, per the referral notice, both existing buildings are served by public drinking water and the proposed church will result in an increase in demand;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, both existing buildings are served by public sewers and the proposed church will result in an increase in wastewater flow; 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: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road (NYS Route 11) has public transit service and bus stops are located within 0.25 miles of the site; per aerial imagery, there are no sidewalks along NYS Route 31 in the immediate vicinity; and

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

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

The Board offers the following comment regarding the proposed area variances:

While recognizing the transitional nature of these parcels, the Board does not generally endorse the creation of non-conforming lots. Both lots include multiple current and proposed nonconformities, and any potential future development on either parcel will have a difficult time meeting General Commercial zoning requirements. Potential changes to the Route 31 corridor itself may also be anticipated, which may further exacerbate difficulties in meeting zoning requirements. The municipality is urged to consider the long-term viability of the lots as proposed as part of these variance and subdivision reviews.

The following are requirements for the project as a whole:

1. The applicant and municipality must ensure all appropriate access agreements are in place prior to, or as a condition of, municipal approval of the subdivision.
2. The applicant is required to coordinate NYS Route 31 access plans with the New York State Department of Transportation. Additionally, the applicant must remove the existing sign from the NYS right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments regarding the project:

1. The applicant is encouraged to add plantings and landscaping to screen front yard parking from view.
2. The Town is advised to ensure the proposed parking is adequate to accommodate the proposed seating/capacity of the church.
3. The applicant is encouraged to explore parking options at the rear of the site to allow a reduction of front yard parking along the NYS Route 31 frontage.

The motion was made by Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; 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 13, 2024

OCPB Case # Z-24-320

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 Chuck Wallace for the property located at 101 North Salina 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 Route 690 and Route 81, both state highways; and

WHEREAS, the applicant is requesting amendment of a site plan with changes to plantings along Salina Street, improvements to the entry plaza on Salina Street, and residential façade improvements to the ground floor units along Salina Street on a 4.13-acre parcel in a Central Business (MX-5) zoning district; and

WHEREAS, the Board and Onondaga County Department of Planning (OCDOP) have previously reviewed multiple referrals regarding this project; most recently, the Board offered No Position regarding a use variance referral (Z-24-261) to allow residential units on the first floor of a mixed-use building; OCDOP administratively reviewed and had No Position on a project site review referral (Z-22-277) for exterior renovations to an existing building; the Board also offered No Position on project site review referrals (Z-21-208 and Z-14-138) to complete façade and site alterations and exterior improvements respectively; and

WHEREAS, the site contains the 287,400 sf former Post Standard building which has been converted to house multiple commercial uses; the building is located on Clinton Square in downtown Syracuse and the building and its 131-space parking lot encompass one City block; and

WHEREAS, per the local application, the applicant is proposing internal changes to the building to create 71 or 72 dwelling units (dwelling unit discrepancy within the local application), eight of which will be affordable, in addition to retaining commercial tenant spaces; four partial floors will be added to an existing high-ceiling bay space to accommodate the dwelling units which will line the eastern and northern sides of the building; per the referral materials, the applicant is currently seeking approval for changes to the previously approved site plan which includes a reduction from 78 dwelling units to 71 or 72, improvements to the building façade, repairing existing stairs and pavement areas in the Entry Plaza, and the addition of plant beds, street trees, and shrubs to the North Salina Street frontage; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; the proposed addition of 70+ dwelling units is likely to result in an increase in demand/use; **ADVISORY NOTE:** Capacity assurance approval from the Onondaga County

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

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

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

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-324

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Solvay Bank (William Murphy, Sr.) for the property located at 4256 James 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 James Street (Route 53), a state highway west of West Manlius Street and a county highway east of West Manlius Street, Thompson Road (Route 635) and West Manlius Street (Route 290), both state highways, and the municipal boundaries between the Town of DeWitt, the City of Syracuse and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to amend a previously referred site plan to construct a new Solvay Bank branch on a vacant portion of a 9.8-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-325) for signage and ATM traffic stacking for this proposed Solvay Bank; the Board previously recommended Modification of a site plan referral (Z-24-176) for this proposed Solvay Bank, advising the Town to ensure no construction of permanent structures occurs in the county sanitary sewer easement, to submit a Stormwater Pollution Prevention Plan (SWPPP) or drainage plan to the New York State Department of Transportation (NYSDOT), and if the project requires a SWPPP, to submit it to the Onondaga County Department of Water Environment Protection (OCDWEP); the Board also encouraged the extension of the concrete sidewalk along James and West Manlius Streets around the full perimeter of the site and advised access easements will be required for any future subdivision; the Board previously offered No Position with Comment on a site plan referral (Z-12-293) to install a traffic signal and make site improvements at a Wegmans grocery store location, encouraging the applicant to reduce stormwater runoff and improve stormwater quality; and
- WHEREAS, the site is in a commercial section of James Street before transitioning to a mix of residential and commercial uses in the Village of East Syracuse; the site is a large, triangular parcel, containing a Wegmans grocery store at the rear, fronted by a large parking lot with a signalized entrance/exit from James Street; the subject area is the vacant northeast corner of the parcel currently containing lawn and trees; and
- WHEREAS, per the Enlarged Site Plan & Typ. Wall Section dated 8/29/24, the proposed bank will be positioned along, and accessed via, the existing Wegmans parking lot; the drive-thru will be constructed in a U-shape adjacent to the eastern side of the bank with 6 parking spaces constructed near the drive-thru exit; landscaping will be installed around the bank building, planting islands will be installed in the row of parking spaces next to the bank, and a

row of conifers will be planted along the rear of the drive-thru, screening the drive-thru from James Street and West Manlius Street; and

WHEREAS, changes to the site plan from the previously referred site plan include routing the drive-thru away from the building instead of wrapping the building along the road frontage, proposing additional conifers screening the drive-thru, and adding a stormwater basin inside the “U” of the drive-thru; per the referral, the proposed development no longer includes subdividing the subject area from the Wegmans parcel; and

WHEREAS, the proposal includes area variances for signage and the ATM drive-thru; the applicant is proposing four attached signs where one is allowed by Town Code; per the Signage Plan dated 9/10/24, the applicant is proposing an attached sign for each of the four faces of the building; drive-thru signage and changes to the entrance monument sign are also proposed, but do not require a variance; the applicant also requires a variance for the proposed ATM drive-thru to allow four stacking spaces where five would be required by Code; and

WHEREAS, a Site Photometrics Plan dated 09/10/24 was included in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) (undated), 0.39 acres of the site will be disturbed by the proposed project and “stormwater will run into existing storm drains on or adjacent to the site”; per the Enlarged Site Plan, two stormwater basins will be constructed inside the “U” of the drive-thru with connections to existing stormwater infrastructure in the Wegmans parking lot; the site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the Site Plan dated 8/27/24 depicts a 12'-wide Onondaga County Sanitary Sewer Easement traversing the proposed lot from James Street, a 20'x50' Town of DeWitt easement occurs west of the subject area, near the site's access to James Street, a 40'-wide Ingress Egress Easement containing the road access to James Street, and a 60'-wide Niagara Mohawk easement traverses the northwest corner of the site; portions of the proposed drive-thru occur in the County sewer easement; and

WHEREAS, per the referral notice, new connections to public drinking water and sanitary sewers are proposed to serve the bank; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

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

WHEREAS, GIS mapping shows an unnamed federally protected stream (895-15 per EAF Mapper) traverses the southeastern corner of the Wegmans lot, outside of any proposed work; the federally protected stream coincides with current FEMA Flood Insurance Rate Maps (FIRM) mapping of the floodway and the 100-year floodplain; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734064, C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site;

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

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

1. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. Additional stormwater runoff into the state's right-of-way is prohibited, and no direct connection into the state stormwater system is permitted. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The applicant is encouraged to extend the concrete sidewalk along James and West Manlius Streets around the full perimeter of the site with connections to the proposed building or minimally, the full extent of the lease area.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-325

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Solvay Bank (William Murphy, Sr.) for the property located at 4256 James 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 James Street (Route 53), a state highway west of West Manlius Street and a county highway east of West Manlius Street, Thompson Road (Route 635) and West Manlius Street (Route 290), both state highways, and the municipal boundaries between the Town of DeWitt, the City of Syracuse and the Village of East Syracuse; and

WHEREAS, the applicant is requesting area variances for signage and ATM traffic stacking related to the construction of a new Solvay Bank branch on a vacant portion of a 9.8-acre parcel in a Business zoning district; and

WHEREAS, the Board is concurrently reviewing an area variance referral (Z-24-325) for signage and ATM traffic stacking for this proposed Solvay Bank; the Board previously recommended Modification of a site plan referral (Z-24-176) for this proposed Solvay Bank, advising the Town to ensure no construction of permanent structures occurs in the county sanitary sewer easement, to submit a Stormwater Pollution Prevention Plan (SWPPP) or drainage plan to the New York State Department of Transportation (NYSDOT), and if the project requires a SWPPP, to submit it to the Onondaga County Department of Water Environment Protection (OCDWEP); the Board also encouraged the extension of the concrete sidewalk along James and West Manlius Streets around the full perimeter of the site and advised access easements will be required for any future subdivision; the Board previously offered No Position with Comment on a site plan referral (Z-12-293) to install a traffic signal and make site improvements at a Wegmans grocery store location, encouraging the applicant to reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is in a commercial section of James Street before transitioning to a mix of residential and commercial uses in the Village of East Syracuse; the site is a large, triangular parcel, containing a Wegmans grocery store at the rear, fronted by a large parking lot with a signalized entrance/exit from James Street; the subject area is the vacant northeast corner of the parcel and currently contains lawn and trees; and

WHEREAS, per the Enlarged Site Plan & Typ. Wall Section dated 8/29/24, the proposed bank will be positioned along, and accessed via, the existing Wegmans parking lot; the drive-thru will be constructed in a U-shape adjacent to the eastern side of the bank with 6 parking spaces constructed near the drive-thru exit; landscaping will be installed around the bank building, planting

islands will be installed in the row of parking spaces next to the bank, and a row of conifers will be planted along the rear of the drive-thru, screening the drive-thru from James Street and West Manlius Street; and

WHEREAS, changes to the site plan from the previously referred site plan include routing the drive-thru away from the building instead of wrapping the building along the road frontage, proposing additional conifers screening the drive-thru, and adding a stormwater basin inside the “U” of the drive-thru; per the referral, the proposed development no longer includes subdividing the subject area from the Wegmans parcel; and

WHEREAS, the proposal includes area variances for signage and the ATM drive-thru; the applicant is proposing four attached signs where one is allowed by Town Code; per the Signage Plan dated 9/10/24, the applicant is proposing an attached sign for each of the four faces of the building; drive-thru signage and changes to the entrance monument sign are also proposed, but do not require a variance; the applicant also requires a variance for the proposed ATM drive-thru to allow four stacking spaces where five would be required by Code; and

WHEREAS, a Site Photometrics Plan dated 09/10/24 was included in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) (undated), 0.39 acres of the site will be disturbed by the proposed project and “stormwater will run into existing storm drains on or adjacent to the site”; per the Enlarged Site Plan, two stormwater basins will be constructed inside the “U” of the drive-thru with connections to existing stormwater infrastructure in the Wegmans parking lot; the site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the Site Plan dated 8/27/24 depicts a 12’-wide Onondaga County Sanitary Sewer Easement traversing the proposed lot from James Street, a 20’x50’ Town of DeWitt easement occurs west of the subject area, near the site’s access to James Street, a 40’-wide Ingress Egress Easement containing the road access to James Street, and a 60’-wide Niagara Mohawk easement traverses the northwest corner of the site; portions of the proposed drive-thru occur in the County sewer easement; and

WHEREAS, per the referral notice, new connections to public drinking water and sanitary sewers are proposed to serve the bank; the submitted project is located within the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow;

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

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

WHEREAS, GIS mapping shows an unnamed federally protected stream (895-15 per EAF Mapper) traverses the southeastern corner of the Wegmans lot, outside of any proposed work; the federally protected stream coincides with current FEMA Flood Insurance Rate Maps (FIRM) mapping of the floodway and the 100-year

floodplain; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734064, C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site;

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

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

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

1. The municipality must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer easement or affect the county infrastructure. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement prior to, or as a condition of, municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
3. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. Additional stormwater runoff into the state's right-of-way is prohibited, and no direct connection into the state stormwater system is permitted. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
4. The applicant is encouraged to extend the concrete sidewalk along James and West Manlius Streets around the full perimeter of the site with connections to the proposed building or minimally, the full extent of the lease area.

The motion was made by Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; 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 13, 2024

OCPB Case # Z-24-327

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Ryan Lanzafame for the property located at 5691 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 16) and Ladd Road (Route 166), both county highways; and
- WHEREAS, the applicant is requesting an area variance for a reduced minimum lot area on two parcels created in a proposed subdivision in an Agricultural (AG) zoning district; and
- WHEREAS, the site is located in a transitional area of the Town, characterized by large, vacant and wooded parcels; the site is an irregularly-shaped parcel with two distinct sections, one section containing a house and the other a storage building; and
- WHEREAS, per the Proposed Lot Line Adjustment on Part of Farm Lot 20 – Cicero Map dated 10/4/22, the applicant is proposing a subdivision to split the parcel into two: the western portion, proposed Parcel A (3.54 acres) would contain the storage building; the eastern portion, proposed Parcel B (1 acre), would contain the house and driveway; proposed Parcel A will have 472.48' of frontage on Mud Mill Road and proposed Parcel B will have 142.39'; per an email from the Town, the applicant would like to have the proposed area variance approved prior to submitting the subdivision to the Town; the Town will refer the subdivision to this Board when the subdivision application is received by the Town; and
- WHEREAS, per the referral notice, the applicant is seeking a variance to allow a minimum lot area less than what is required by Town Code; a large NYS wetland is partially located on the site and proposed Parcel A would have "0.0 acres of lot area exclusive of the regulated wetland where a minimum of 2 acres is required for Nonresidential Use and proposed Parcel B has 0.21 ± +/- acres of lot area exclusive of the regulated wetlands where a minimum of 1 acre is required for a Residential use"; and
- WHEREAS, GIS mapping shows the rear of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include part of the storage building; the Proposed Lot Line Adjustment Map shows a wetland boundary demarked by Delta Engineers on 9/7/22, but not the 100' buffer; the mapped wetland boundary does not contain any buildings, but appears to cover more of the site than indicated by GIS mapping; per EAF Mapper, the NYS wetland is identified as DEC wetland CIC-3 and is 1,236.1 acres in size; per the Proposed Lot Line Adjustment Map, proposed Parcel A has 0.0 acres and proposed Parcel B has 0.21 acres outside of the 100' buffer area;

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

WHEREAS, per the referral notice, the site is served by public drinking water and an individual septic system and no changes to the current infrastructure are proposed; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the proposal does not indicate any tree clearing; and

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

1. The municipality must ensure the delineated wetlands and/or the 100-foot state wetland buffer have been confirmed by the NYS Department of Environmental Conservation. The confirmed wetland and 100' buffer must be shown on the plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the variance request.

The Board offers the following comments:

1. The municipality should consider the extent of developable land remaining upon confirmation of the wetland boundaries and buffer area, ability to provide adequate wastewater treatment, and meet other setback requirements resulting from the proposed subdivision as part of review of the proposed variances.
2. The subdivision map should include locations of any existing or proposed septic system to service these lots prior to, or as a condition of, municipal approval of the subdivision.

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-328

- 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 Hogan Drs., LLC (Seven Pines Redevelopment) for the property located at 8104-8112 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is proposing to add seven apartments and an office in an existing 5,212 sf commercial building on a 0.9-acre parcel in a Residential Multiple-Use (RM) zoning district; and
- WHEREAS, the Board has reviewed multiple referrals for this site, most recently offering No Position on a zone change referral to change the site from Restricted Agricultural (RA) to Residential Multiple-Use (RM) to allow for the addition of seven new residential apartments in an existing mixed-use building; previously, the Board offered No Position on site plan and special permit referrals (Z-23-122 and Z-23-123) to allow apartments to be constructed on the second floor of two existing buildings in this office park and on a zone change referral (Z-22-195) to change 4 parcels from Commercial A (CA) and Restricted Agriculture (RA) to Residential Multiple-Use (RM) to allow second-floor residential apartments in four office buildings; and
- WHEREAS, the site is located on Cazenovia Road in a primarily residential area east of Mill Run Park; the Suburban Park apartment complex borders the site to the southeast and other apartment complexes and dwellings exist to the north and west; Dragon Orthodontics borders the site to the north and the property abuts forested land containing Limestone Creek to the southwest; and
- WHEREAS, the site is one parcel of four within the Seven Pines Office Park, containing an approximately 5,212 sf building (per GIS mapping), a parking area, and a driveway to Cazenovia Road, a state highway; the office park is comprised of four parcels, each containing a building and parking, arranged in a U, with two driveway connections to Cazenovia Road; a survey was not included in the referral; and
- WHEREAS, per the referral the applicant is seeking to add seven new residential units to be constructed on the first and second floors of the building while keeping the building mixed-use with a commercial space already located on the first floor; no changes are proposed to the exterior of the building or parking area; per the Seven Pines Building 1, 2 & 3/4 Residential Conversions Site Plan dated 10/9/24, the first floor apartments will be two 2-bedroom dwelling units and a 1-bedroom unit and the second floor will contain three 2-bedroom units and a 1-bedroom unit; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; an increase in demand may occur from the proposed dwelling units; per the Site Plan, a 10' water easement crosses near the west boundary of the site and a 20' water line easement crosses the western parcels of the site;
ADVISORY NOTE: Given the proposed change in use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant and Manlius Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; an increase in wastewater flow may occur from the proposed project; per the Site Plan, several easements cross the site including a 20' sanitary sewer easement crossing the rear of the site, a storm sewer easement crosses near the west boundary of the site, and a 20' drainage easement also crossing the rear of the complex;
ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>;and

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

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

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 13, 2024

OCPB Case # Z-24-330

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Shake Shack for the property located at 3275 Erie Boulevard 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 Erie Boulevard East (Route 5) and Bridge Street (Route 290), both state highways; and

WHEREAS, the applicant is requesting a variance related to signage for a new restaurant on a 0.8-acre parcel in a Business zoning district; and

WHEREAS, the Board previously offered No Position with Comment on a site plan referral (Z-24-102) for this proposed Shake Shack, encouraging the applicant to install bicycle racks, add additional landscaping and screening to lessen the visual impact of the site's parking lot, and encouraging the extension of sidewalks along Bridge Street; and

WHEREAS, the site is located at the intersection of Bridge Street and Erie Boulevard, both state highways; the site is surrounded by primarily commercial land uses with residential land uses further west; and

WHEREAS, the site contains a 3,547 sf restaurant (formerly Friendly's) in the northern half of the site with a 52-space parking lot extending to the south; the site has access to Erie Boulevard East (NYS Route 5) and to the neighboring shopping plaza along the western parcel boundary; neighboring parcels contain retail uses; and

WHEREAS, the applicant is proposing an area variance to allow three attached signs for the proposed Shake Shack where two are allowed by Town Code; per the Elevations dated 4/30/24, the attached signs will be located on the western, southern, and eastern sides of the building; per the Site Plan dated 5/22/24, a 6'x3'4" ground sign is also proposed, but does not require a variance; and

WHEREAS, the applicant is proposing to convert the existing 3,547 sf building into a Shake Shack restaurant along with parking lot improvements; per the Demolition and Erosion Control Plan dated 5/22/24 and the Site Plan dated 5/22/24, the building will have a 163 sf vestibule area of the building removed, pavement removed from the rear of the restaurant to move the dumpster area closer to the parking lot, and the facade will be renovated; the parking lot will keep most of the same configuration, but portions of pavement will be removed to allow installation of planting islands in the parking lot and along access to the neighboring parcel; changes to the Site Plan and the Landscape Plan dated 5/22/24 show sidewalks are proposed for the Bridge Street frontage, a bicycle rack is proposed, and additional landscaping is proposed between the parking lot and road frontages;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or

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

E-mail Address: countyplanning@ongov.net

proposed driveways on Erie Boulevard East must meet Department requirements; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/28/24, 0.08 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be conveyed to “storm drain infrastructure in adjacent state highway right-of-way”; and

WHEREAS, per the Land Survey dated 12/27/21, an Ingress & Egress right-of-way easement occurs on the adjacent parcel providing cross-access via adjacent plaza; a 30’-wide sanitary sewer easement belong to Onondaga County Department of Water Environment Protection exists under the parking lot; per the Demolition & Erosion Control Plan & Details dated 5/22/24, a 15’-wide “Existing Water Easement (Reputed)” occurs under the parking lot, this easement does not belong to OCWA or the Village of East Syracuse and per OCWA, occurs over an abandoned water line; per the Site Plan, the proposed work, except construction of planting islands, occurs outside of both easements;

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, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; a county trunk sewer and easement runs through the parking lot of the site; and

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

WHEREAS, the site is located adjacent to the Empire State Trail, a 750-mile trail traversing New York State; and

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

The applicant and municipality are encouraged to confirm legal cross-access to the adjacent parcel to the north. The access agreement should be reflected on the plans.

The motion was made by Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; 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 13, 2024

OCPB Case # Z-24-332

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Restoration Pro (Avdo Krdzic) for the property located at 6647 Kirkville 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 Kirkville Road (Route 53), a county highway; and

WHEREAS, the applicant is requesting an area variance for a reduced rear yard setback to allow for the construction of a new garage addition on an existing building on a 0.27-acre parcel in a Hi-Tech zoning district; and

WHEREAS, the Board previously recommended Modification of a site plan referral (Z-24-173) for this proposed new garage addition, advising the applicant that per the Onondaga County Department of Transportation (OCDOT) to remove the existing sign located in the County right-of-way; the Board also advised applicant to submit a Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection (OCDWEP) should one be required and encouraged the Town to require certain critical data on plans including wetland boundaries; and

WHEREAS, the site is located in a commercial area of Kirkville Road between Interstate 481 and Franklin Park Drive; neighboring businesses include gas stations and retail; adjacent properties are Bishop Grimes private school to the east and TTM Technologies to the west; and

WHEREAS, the site contains a 2,500 sf (per GIS mapping) former medical office building, presumed to be unoccupied by the applicant, Restoration Pro, in a standalone building with parking lots located on the eastern and northern sides of the building; a shed garage is located at the rear of the building; the site has a driveway to Kirkville Road, a county route;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Kirkville Road must meet Department requirements; and

WHEREAS, the proposal is to remove the existing shed and construct a 22'x30.5' addition to the rear of the existing building; per the referral notice, Town Code requires a 40' rear setback, but the proposed addition will be 29.4' from the rear property line; the applicant is proposing a 10.6' rear yard setback variance to allow the proposed addition; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/9/24, 0.013 acres of the site will be disturbed by the proposed project, but the proposal will not create additional stormwater runoff; and

WHEREAS, per the referral notice, the site is served by public drinking water and public

sewers and no changes are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station Service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

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

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

WHEREAS, GIS mapping shows parcels west of the site may contain state wetlands and/or the 100-foot state wetland buffer; the 100' buffer is not indicated on the referral materials, but may occur on the site; per the EAF, the proposed action does not encroach into any existing wetland; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Kirkville Road has public transit service and bus stops are located within 600' of the site; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper), impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

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

The motion was made by Don Radke and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Don Radke - yes; 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 13, 2024

OCPB Case # Z-24-333

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Russell Albanese for the property located at 800 & 802 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer sketch plans to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting sketch plan approval to redevelop the former Syracuse Developmental Center properties on 47.8 acres in an Urban Core (MX-4) zoning district; and
- WHEREAS, the City has requested an Informal Review by this Board of the Sketch Plan (referred to as Master Site Plan) detailing all four phases of this proposed project; the City will refer separate phases to this Board as they undergo the site plan review process; and
- WHEREAS, the site is the location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; and
- WHEREAS, per the referral notice, the applicant is proposing a four-phase project to redevelop the site to include 510 dwelling units in a complex including four apartment buildings, 57 townhomes, and a 149,400 sf "tech/light industrial facility"; per the local application, the complex will occupy 23.9 acres and will also contain a green space, park and playground areas, and an outdoor amphitheater; and
- WHEREAS, per the Phasing and General Site Use diagram, Phase 1 will consist of construction of Buildings A and B, 5-story buildings to include 125 and 128 units of workforce and affordable housing respectively and 27 townhouses; Phase 2 will be construction of Building D, market rate housing containing 100 units; Phase 3 will be construction of Building C containing approximately 100 units of Senior Affordable Housing; Phase 2-3 will include construction of 30 townhouses; Phase 4 will be construction of the "Tech/Light Industrial" facility; and
- WHEREAS, per the Master Plan dated 10/14/24, the site will have access from one new and two existing driveways to South Wilbur Avenue, a local road, two at the northern end of the site providing access to the residential area and the other across from Seymour Street providing immediate access to the Tech/Light Industrial building; per the Master Plan, Phase 1 townhouses will be

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constructed in the northeast section of the site with some constructed along the South Wilbur Avenue frontage with internal roads leading to Buildings A and B, separated by a playground and park with parking lots to the rear; the proposed Tech/Light Industrial building will be positioned along the southern portion of the South Wilbur Avenue frontage with Building A and B to the rear, separated by an internal access road; Phase 2 townhouses and parking lots will be constructed to the rear of Buildings A and B; Buildings C and D and Phase 3 townhouses will be constructed at the rear of the site; and

WHEREAS, the Master Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note “Stone/Block Shoring Remains”; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map;

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

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the referral materials; and

WHEREAS, per the EAF, 23.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, “stormwater will be handled on-site in an on-site stormwater management facility”; per the Master Plan, the site slopes steeply down to Grand Avenue and South Wilbur Avenue; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project

in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near Delaware School, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states “Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.
2. The applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations.
3. Any existing public drinking water and wastewater infrastructure and associated easements must be shown on the plans prior to, or as a condition of, municipal approval of site plans.
4. Boundaries for the floodplain, floodway, and any wetlands must be shown on the plans prior to, or as a condition of, municipal approval of site plans.

The Board offers the following comment:

The applicant is encouraged to add more pedestrian pathways to adjacent streets and the park and zoo.



Onondaga County Planning Board

J. Ryan McMahon, II
County Executive

ONONDAGA COUNTY PLANNING BOARD 2025 CALENDAR

FILE BY:	FOR MEETING ON:	FILE BY:	FOR MEETING ON:
Friday, January 3, 2025	Wednesday, January 15, 2025	Friday, July 11, 2025	Wednesday, July 23, 2025
Friday, January 24, 2025	Wednesday, February 5, 2025	Friday, August 1, 2025	Wednesday, August 13, 2025
Friday, February 14, 2025	Wednesday, February 26, 2025	Friday, August 22, 2024	Wednesday, September 3, 2025
Friday, March 7, 2025	Wednesday, March 19, 2025	Friday, September 12, 2025	Wednesday, September 24, 2025
Friday, March 28, 2025	Wednesday, April 9, 2025	Friday, October 3, 2025	Wednesday, October 15, 2025
Friday, April 18, 2025	Wednesday, April 30, 2025	Friday, October 24, 2025	Wednesday, November 5, 2025
Friday, May 9, 2025	Wednesday, May 21, 2025	Friday, November 14, 2025	Tuesday, November 25, 2025
Friday, May 30, 2025	Wednesday, June 11, 2025	Friday, December 5, 2025	Wednesday, December 17, 2025
Friday, June 20, 2025	Wednesday, July 2, 2025	Friday, December 26, 2025	Wednesday, January 7, 2026

*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
ONONDAGA COUNTY DEPARTMENT OF PLANNING CONFERENCE ROOM
335 MONTGOMERY STREET, 1ST FLOOR

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 10/28/24)

Marty Voss, Chair
Marty Masterpole
Jim Stelter

Michael LaFlair, Vice Chair
David Skeval
Don Radke

10/28/24