



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

November 21, 2023

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY  
335 MONTGOMERY STREET, 1st Floor  
SYRACUSE, NEW YORK

## I. ATTENDANCE

### MEMBERS PRESENT

Marty Voss  
Marty Masterpole  
Don Radke  
David Skeval

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Rachel Woods  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 21, 2023.

## III. MINUTES & OTHER BUSINESS

Minutes from November 1, 2023 were submitted for approval. David Skeval made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.

The Board voted unanimously to approve the 2024 OCPB Calendar.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-23-32	CSyrPB	<i>No Position</i>	S-23-33	CSyrPB	<i>No Position</i>
Z-23-287	CSyrPB	<i>No Position</i>	Z-23-288	VSkaPB	<i>No Position</i>
Z-23-289	VSkaPB	<i>No Position</i>	Z-23-290	CSyrPB	<i>No Position</i>
Z-23-291	TGedPB	<i>No Position With Comment</i>	Z-23-292	VSkaPB	<i>No Position With Comment</i>
Z-23-293	TCicTB	<i>Approval</i>	Z-23-294	TCicPB	<i>Modification</i>
Z-23-295	TManPB	<i>Modification</i>	Z-23-296	TManPB	<i>Modification</i>
Z-23-297	TGedPB	<i>No Position</i>	Z-23-298	TSalZBA	<i>Modification</i>
Z-23-299	TPomTB	<i>No Position With Comment</i>	Z-23-300	TPomPB	<i>Modification</i>
Z-23-301	VManPB	<i>Modification</i>	Z-23-302	VManVB	<i>Modification</i>

## V. ADMINISTRATIVE REVIEWS



# Onondaga County Planning Board

J. Ryan McMahon, II  
County Executive

## ONONDAGA COUNTY PLANNING BOARD 2024 CALENDAR

<u>FILE BY:</u>	<u>FOR MEETING ON:</u>	<u>FILE BY:</u>	<u>FOR MEETING ON:</u>
Friday, December 22, 2023	Wednesday, January 3, 2024	Friday, June 28, 2024	Wednesday, July 10, 2024
Friday, January 12, 2024	Wednesday, January 24, 2024	Friday, July 19, 2024	Wednesday, July 31, 2024
Friday, February 2, 2024	Wednesday, February 14, 2024	Friday, August 9, 2024	Wednesday, August 21, 2024
Friday, February 23, 2024	Wednesday, March 6, 2024	Friday, August 30, 2024	Wednesday, September 11, 2024
Friday, March 15, 2024	Wednesday, March 27, 2024	Friday, September 20, 2024	Wednesday, October 2, 2024
Friday, April 5, 2024	Wednesday, April 17, 2024	Friday, October 11, 2024	Wednesday, October 23, 2024
Friday, April 26, 2024	Wednesday, May 8, 2024	Friday, November 1, 2024	Wednesday, November 13, 2024
Friday, May 17, 2024	Wednesday, May 29, 2024	Friday, November 22, 2024	Wednesday, December 4, 2024
Friday, June 7, 2024	<b>Tuesday, June 18, 2024</b>	Friday, December 13, 2024	<b>Monday December 23, 2024</b>

\*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, 1<sup>ST</sup> 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 11/27/23)

Marty Voss, Chair  
Marty Masterpole  
Jim Stelter

Michael LaFlair, Vice Chair  
David Skeval  
Don Radke

11/27/23



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # S-23-32

- 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 SUBDIVISION from the City of Syracuse Planning Commission at the request of Syracuse Housing Authority / William Simmons for the property located at 301-311 East Taylor Street and South State 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 Oncenter and Oncenter parking facility, all county-owned properties; and
- WHEREAS, the applicant is proposing to subdivide an 11.068-acre parcel into three new lots, Lot 1 (3.041 acres), Lot 2 (0.624 acres) and Lot 3 (7.402 acres) in a Neighborhood Center (MX-2) zoning district, as part of the 15th Ward Revitalization project; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-187) to demolish the existing apartments, parking and cul-de-sac street to construct 133 apartments in 6 buildings; and
- WHEREAS, the site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse; adjacent parcels contain additional apartment complexes, a fire station, the OnCenter and its parking garage, and an Upstate Medical University Residence Hall; and
- WHEREAS, the parcel contains Angelou Terrace, Chavez Terrace, and Latimer Terrace, cul de sacs surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on East Adams Street, South State Street, South Townsend Street, and East Taylor Street; and
- WHEREAS, the applicant is proposing to subdivide Angelou Terrace from the remaining lands, demolish the cul de sac and apartments, extend Monroe Street west to South State Street, and construct 133 mixed-income units across 6 multi-unit buildings along with a playground and central parking lot; and
- WHEREAS, per the referral materials, the proposed project is Phase 1 of a revitalization of the Old 15th Ward and will seek Enterprise Green Communities (EGC) certification and will certify under Energy Star for Multifamily High Rise (MFHR) Building's rating system; per the Environmental Assessment Form (EAF) dated 10/18/23, the project has funding from the NYS Agency of Homes and Community Renewal (HCR), the US Department of Housing and Urban Development (HUD), and HUD's Rental Assistance Demonstration; and
- WHEREAS, per the survey dated 10/16/23, the parcel will be split into 3 lots; Lot 1 will be 3.041 acres and is the subject of the concurrent site plan referral (Z-23-287); Lot 2 will be 0.624 acres and will be converted to an extension of Monroe Street, connecting the street to South State Street; Lot 3 will be 7.402 acres and contains the existing apartment complexes on Chavez Terrace and

Latimer Terrace culs de sac; and

WHEREAS, the proposal is to construct six new buildings: building 1 will be an L-shaped 4-story, multi-use building to be placed in the northeast corner of the site, building 2 will be a 3-story, multi-use building in the northwest corner of the lot, and buildings 3, 4, 5, and 6 will be grouped two-story townhouse-style apartments consisting of 3 and 4-bedroom units placed along the southern lot boundary; a driveway from South Townsend Street will enter the site between buildings 1 and 6, leading to a central 93-space parking lot; 2 playgrounds will be constructed near the northwest corner of the parking lot; and

WHEREAS, the proposal will create 113 dwelling units; referral materials do not include a breakdown of how many apartments will be in each building; Floor Plans show the ground floor of building 1 to house offices, a community space, fitness room, computer lab, a business incubator, and bike storage; no mixed use details for building 2; per the Planting Plan dated 9/11/23, trees, shrubs, perennials, and grasses will be planted along the perimeter of buildings, walkways, and the parking lots;  
ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, Site Plan notes roadway work on Lot 2 to occur under separate public infrastructure contract; no details provided with current referrals, other than coordination is to occur; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/18/23, 3.50 acres of the site will be disturbed by the proposed project; per the Drainage Plan dated 9/11/23, stormwater infrastructure will be placed under the parking lot, draining to stormwater storage tanks under the western side of the parking lot; per the EAF, stormwater will be managed with an “internal stormwater management system with underground chambered storage that will discharge to established public stormwater system”;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, a new connection to public drinking water and public sewers is proposed to serve new lot 1; the site is located within the Metropolitan Wastewater Treatment Plan service area;  
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: 734140, C734144, C734140, C734144A, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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 David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # S-23-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Brian Bouchard for the property located at 420 & 430 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Carnegie Building, the County Courthouse, the County Office Building, the Civic Center, the Sheriff's Headquarters, the Criminal Courthouse, the Public Safety Building and the Justice Center, all county-owned facilities; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.82-acre lot to facilitate the renovation of two existing buildings into residential apartments in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-290) to renovate two existing buildings into apartments; and
- WHEREAS, the site consists of two parcels on the eastern side of Downtown Syracuse; the Onondaga County Sheriff's Office and the Corbett Corner building are on either side of the site, Firefighter's Memorial Park is across East Genesee Street, a City street, and the Onondaga County Criminal Courthouse, Public Safety Building, and the Justice Center and located immediately south of the site; and
- WHEREAS, the site contains two buildings along the East Genesee Street sidewalk and frontage; a driveway from East Genesee Street enters the site at the west, leading to a rear parking lot; the rear parking lot abuts McCarthy Avenue, a local road, and appears to have connection to McCarthy Avenue, but current egress from the parking lot is prevented by parking along McCarthy Avenue; and
- WHEREAS, the proposed resubdivision would combine two parcels into a 0.82-acre lot; per GIS mapping, the western parcel is 0.58 acres and contains 420 East Genesee Street and the eastern parcel is 0.22 acres and contains 430 East Genesee Street; per the Consolidation Survey Lands of Jemal's Fayette Park L.L.C. dated 7/28/22, there is an approximately 13'-wide (GIS mapping) Maintenance Agreement area along the shared parcel boundary containing the alley between buildings and the eastern edge of the rear parking lot; and
- WHEREAS, per the referral materials, the proposal is to renovate two existing, adjacent buildings into apartments; the western building (420 East Genesee Street) will be renovated to have 21 apartments and the eastern building (430 East Genesee Street) will be renovated to contain 36 apartments; the existing alley between buildings will be converted to a brick pedestrian walkway; per the Landscaping Plan dated 4/14/23, landscape strips will be added next to the driveway entrance from East Genesee Street, along the new pedestrian

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

walkway, and between the parking lot and McCarthy Avenue; and

WHEREAS, the driveway and parking lot will be restriped to have 30 parking spaces, the curb cut on East Genesee Street will be converted to entrance-only, and a curb cut at the western side of the parking lot will add full access to McCarthy Avenue; and

WHEREAS, per the referral notice, two buildings have access to existing public drinking water infrastructure; the buildings are currently vacant; and

WHEREAS, per the referral notice, the two buildings have access to existing public sewers and the site is located in the Metropolitan Wastewater Treatment Plant service area; the buildings are currently vacant;

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, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the project will need to be reviewed by the Syracuse Landmark Preservation Board; one of the buildings is eligible to be listed on the State or National Register of Historic Places and the site is located near the Park Central Presbyterian Church, the New York Telephone Building, 420 East Genesee Street, the Montgomery Street-Columbus Circle Historic District, and the White Hamilton House which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-287

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of East Adams Phase I / Michael Saunders for the property located at 301-311 East Taylor Street and South State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and Oncenter parking facility, all county-owned properties; and
- WHEREAS, the applicant is proposing to demolish existing residential units and construct 133 mixed-income units across 6 multi-unit buildings on a proposed 3.041-acre parcel in a Neighborhood Center (MX-2) zoning district, as part of the redevelopment of the 15th Ward; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-32) to subdivide the project area from two existing apartment complexes contained in the same parcel; and
- WHEREAS, the site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse; adjacent parcels contain additional apartment complexes, a fire station, the OnCenter and its parking garage, and an Upstate Medical University Residence Hall; and
- WHEREAS, the parcel contains Angelou Terrace, Chavez Terrace, and Latimer Terrace, cul de sacs surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on East Adams Street, South State Street, South Townsend Street, and East Taylor Street; and
- WHEREAS, the applicant is proposing to subdivide Angelou Terrace from the remaining lands, demolish the cul de sac and apartments, extend Monroe Street west to South State Street, and construct 133 mixed-income units in 6 multi-unit buildings along with a playground and central parking lot; and
- WHEREAS, per the referral materials, the proposed project is Phase 1 of a revitalization of the Old 15th Ward and will seek Enterprise Green Communities (EGC) certification and will certify under Energy Star for Multifamily High Rise (MFHR) Building's rating system; per the Environmental Assessment Form (EAF) dated 10/18/23, the project has funding from the NYS Agency of Homes and Community Renewal (HCR), the US Department of Housing and Urban Development (HUD), and HUD's Rental Assistance Demonstration; and
- WHEREAS, the proposal is to construct six new buildings: building 1 will be an L-shaped 4-story, multi-use building to be placed in the northeast corner of the site, building 2 will be a 3-story, multi-use building in the northwest corner of the lot, and buildings 3, 4, 5, and 6 will be grouped two-story townhouse-style apartments consisting of 3 and 4-bedroom units placed along the southern lot



boundary; a driveway from South Townsend Street will enter the site between buildings 1 and 6, leading to a central 93-space parking lot; 2 playgrounds will be constructed near the northwest corner of the parking lot; and

WHEREAS, the proposal will create 113 dwelling units; referral materials do not include a breakdown of how many apartments will be in each building; Floor Plans show the ground floor of building 1 to house offices, a community space, fitness room, computer lab, a business incubator, and bike storage; no mixed use details for building 2; per the Planting Plan dated 9/11/23, trees, shrubs, perennials, and grasses will be planted along the perimeter of buildings, walkways, and the parking lots;

ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, Site Plan notes roadway work on Lot 2 to occur under separate public infrastructure contract; no details were provided with current referrals, other than coordination is to occur; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/18/23, 3.50 acres of the site will be disturbed by the proposed project; per the Drainage Plan dated 9/11/23, stormwater infrastructure will be placed under the parking lot, draining to stormwater storage tanks under the western side of the parking lot; per the EAF, stormwater will be managed with an “internal stormwater management system with underground chambered storage that will discharge to established public stormwater system”;

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

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

WHEREAS, per the referral notice, a new connection to the public sewers is proposed to serve the new apartment complex; the site is located within the Metropolitan Wastewater Treatment Plan service area;

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: 734140, C734144, C734140, C734144A, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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 David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-288

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of David & Karrie Hoeft for the property located at 163 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 20) and East Lake Road (Route 41), both state highways; and
- WHEREAS, the applicant is proposing renovations and additions to an existing residence on a one-acre parcel in a Residential A-2 zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-23-289) to reduce the front yard setback to legalize the existing nonconformity; and
- WHEREAS, the site is a house in a residential neighborhood on the east side of the Village of Skaneateles, near the Village boundary with the Town of Skaneateles; the site contains a house located in the southwest corner of the lot with a driveway from East Genesee Street, a state road, along the western side of the house to a detached garage at the rear; and
- WHEREAS, per the Site Plan dated 9/6/23, the applicant is proposing renovations and a 1,221.9 sf addition to their 2,350 sf house; the proposed work consists of adding a second floor turret to the southeastern corner of the house, expanding the porch to wrap around to the eastern side of the house, and constructing a rear addition to add a mudroom and expanding and renovating the family room, kitchen, and primary bedroom suite; the applicant is also constructing a patio in the back yard; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and public sewers and no change is indicated in the referral materials; and
- WHEREAS, the site is located near the Hazelhurst Mansion which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, the parcel is located within the Skaneateles Lake watershed, an unfiltered public drinking water source for the City of Syracuse; 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 David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-289

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of David & Karrie Hoeft for the property located at 163 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20) and East Lake Road (Route 41), both state highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback to 26.5 ft. where 30 ft. is required for renovations and additions to an existing residence on a 1-acre parcel in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-288) for renovations and additions to the existing house; and
- WHEREAS, the site is in a residential neighborhood on the east side of the Village of Skaneateles, near the Village boundary with the Town of Skaneateles; the site contains a 2.5-story house located in the southwest corner of the lot with a driveway from East Genesee Street, a state road, along the western side of the house to a detached garage at the rear; and
- WHEREAS, per the local application, the applicant is proposing additions to the existing house and must seek an area variance for a front yard setback of 26.5' where 30' is required, prior to site plan approval; per the Onondaga County Department of Finance Office of Real Property Services, this house was constructed in 1900; and
- WHEREAS, per the Site Plan dated 9/6/23, the applicant is proposing renovations and a 1,221.9 sf addition to their 2,350 sf house; the proposed work consists of adding a second floor turret to the southeastern corner of the house, expanding the porch to wrap around to the eastern side of the house, and constructing a rear addition to add a mudroom and expanding and renovating the family room, kitchen, and primary bedroom suite; the applicant is also constructing a patio in the back yard; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and public sewers and no change is indicated in the referral materials; and
- WHEREAS, the site is located near the Hazelhurst Mansion which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, the parcel is located within the Skaneateles Lake watershed, an unfiltered public drinking water source for the City of Syracuse; 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 David Skeval and seconded by Don Radke. The votes were recorded as follows: Marty Voss - yes; Marty Masterpole - yes; Don Radke - yes; David Skeval - yes.**



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-290

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Brian Bouchard for the property located at 420 & 430 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Carnegie Building, the County Courthouse, the County Office Building, the Civic Center, the Sheriff's Headquarters, the Criminal Courthouse, the Public Safety Building and the Justice Center, all county-owned facilities; and
- WHEREAS, the applicant is proposing to renovate two existing buildings into residential apartments on a proposed 0.82-acre parcel in a Central Business (MX-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-23-33) to combine two lots into one parcel; and
- WHEREAS, the site consists of two parcels on the eastern side of Downtown Syracuse; the Onondaga County Sheriff's Office and the Corbett Corner building are on either side of the site, Firefighter's Memorial Park is across East Genesee Street, a City street, and the Onondaga County Criminal Courthouse, Public Safety Building, and the Justice Center and located immediately south of the site; and
- WHEREAS, the site contains two buildings along the East Genesee Street sidewalk and frontage; a driveway from East Genesee Street enters the site at the west, leading to a rear parking lot; the rear parking lot abuts McCarthy Avenue, a local road, and appears to have connection to McCarthy Avenue, but current egress from the parking lot is prevented by parking along McCarthy Avenue; and
- WHEREAS, per the referral materials, the proposal is to renovate two existing, adjacent buildings into apartments; the western building (420 East Genesee Street) will be renovated to have 21 apartments and the eastern building (430 East Genesee Street) will be renovated to contain 36 apartments; the existing alley between buildings will be converted to a brick pedestrian walkway; per the Landscaping Plan dated 4/14/23, landscape strips will be added next to the driveway entrance from East Genesee Street, along the new pedestrian walkway, and between the parking lot and McCarthy Avenue; and
- WHEREAS, the driveway and parking lot will be restriped to have 30 parking spaces, the curb cut on East Genesee Street will be converted to entrance-only, and a curb cut at the western side of the parking lot will add full access to McCarthy Avenue; and
- WHEREAS, per the referral notice, two buildings have access to existing public drinking water infrastructure; the buildings are currently vacant; and



WHEREAS, per the referral notice, the two buildings have access to existing public sewers and the site is located in the Metropolitan Wastewater Treatment Plant service area; the buildings are currently vacant;

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, the project is within 2,000 feet of multiple sites (IDs: V00502, C734148, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Park Central Presbyterian Church, the New York Telephone Building, 420 East Genesee Street, the Montgomery Street-Columbus Circle Historic District, and the White Hamilton House which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the project will need to be reviewed by the Syracuse Landmark Preservation Board; one of the buildings is eligible to be listed on the State or National Register of Historic Places and the site is located near the Park Central Presbyterian Church, the New York Telephone Building, 420 East Genesee Street, the Montgomery Street-Columbus Circle Historic District, and the White Hamilton House which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-291

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Planning Board at the request of 1819 LeMoyné Ave., LLC (Justin Nosewicz) for the property located at 930 State Fair 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 State Fair Boulevard (Route 80), a county highway, and Interstate Route 690, a state highway; and

WHEREAS, the applicant is proposing construction of a 4,768 sf sealing and plowing business on a newly created 1.502-acre parcel in a Commercial B: Highway Commercial zoning district; and

WHEREAS, the Board previously recommended Modification of a subdivision referral (S-23-23) to subdivide 5 parcels into 3 new lots, requiring the applicant to contact Onondaga County's Departments of Health and Water Environment Protection regarding any potential extension of public wastewater infrastructure; the current proposal is to be located on subdivided lot 1; and

WHEREAS, the site is a vacant, recently subdivided parcel at the intersection of State Fair Boulevard, a county route, and Alhan Parkway, a local road, in the Lakeland area of the Town of Geddes; commercial business along State Fair Boulevard include an adjacent Dollar General, a gas station, a bottle return business, and offices; the site is surrounded by residential neighborhoods; a town park is located just northeast of the site; and

WHEREAS, the applicant is proposing to construct a 4,768 sf building along the State Fair Boulevard frontage with road access from both State Fair Boulevard and Alhan Parkway; per the Site Plan dated 9/19/23, the building will be constructed in the southwest corner of the lot with four overhead doors along the southeastern side and one overhead door near the northeast corner of the building; a 12'-high pole-mounted, internally lit, freestanding 3.5'x7' sign is proposed along the State Fair Boulevard frontage just behind the right-of-way; internally lit building signage (3.25' x 7') is also proposed on the front of the building; and

WHEREAS, a 24'-wide driveway is proposed to enter the site from State Fair Boulevard, leading to parking along the driveway and the rear parking lot (28 spaces); a second 24'-wide driveway leading to the parking lot is proposed from Alhan Parkway; an 8' tall stockade fence is proposed around the perimeter of the site, behind required setbacks, with manual gates to be placed across both driveways; existing broken asphalt occurring across the site will be removed and seeded;

**ADVISORY NOTE:** The proposed driveway onto State Fair Boulevard requires highway access and work permits from the Onondaga County Department of

- Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 9/27/23, 0.8 acres of the site will be disturbed by the proposed project; a masonry retaining wall is proposed along the eastern property boundary; and
- WHEREAS, per the EAF, a new connection to public drinking water is proposed to serve the new building;  
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 public sewers is proposed; the proposed building is located within the Metropolitan Wastewater Treatment Plant and Lakeside Pump Station service areas;  
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:734025, 734030) 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 may contain the Indiana bat, and/or the Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), State Fair Boulevard has public transit service and bus stops are located in front of 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:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve compatibility with nearby residential land uses by minimizing tall stockade fencing within prominent view of roadways, and adding vegetative screening and landscaping on the site. The Town is also encouraged to consider the compatibility of a pole-mounted sign at the front of the parcel, as these types

of signs are typical to highly-commercial and higher speed corridors.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-292

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of Skaneateles Planning Board at the request of Sherwood Inn / Bill Eberhardt for the property located at 26 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting a variance to allow the installation of a diesel generator for emergency use on a 1.49-acre parcel in the Downtown D zoning district; and
- WHEREAS, the site is the location of the Sherwood Inn, in the middle of the Village of Skaneateles on West Genesee Street, a state highway; the site is across West Genesee Street from Shotwell Park and Skaneateles Lake; the site is located between Hannum House to the west, also belonging to the Sherwood Inn, and the Syracuse Water Treatment Plant to the east; and
- WHEREAS, the site contains the Inn, located along the parcel's road frontage, with a driveway entering the site along the eastern boundary, leading to a rear parking lot; the parking lot is connected to Hannum Street, a local road, via the Hannum House driveway and has connection at the rear of the site to the adjacent lot belong to the City of Syracuse; and
- WHEREAS, per the referral materials, the applicant is proposing to install a 14'x6' concrete pad to hold a new C175D6D diesel generator at the rear of the building, adjacent to the parking lot, to provide power to the Sherwood Inn in the event of a power outage; the proposed variance is to allow the diesel generator when only liquid propane or natural gas is allowed by Village Code; per the Narrative completed by Ramsgard Architectural Design dated 10/13/23, the variance and diesel generator are necessary as there is no propane gas generator large enough to handle the energy load from the inn and a natural gas-powered generator would require a "dedicated line installed directly to the generator coming from the main line in front of the Sherwood Inn" and that would disrupt a recently installed \$200k electric line; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and public sewers and no change to the existing infrastructure is indicated; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/12/23, 0.001 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site contains the Sherwood Inn and is located near the Syracuse Water

Department Gate House and the Orlando & Norman Joseph Shepard Houses which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, 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:

Given proximity to the Skaneateles Lake shoreline, the board encourages the Village to refer this project to the City of Syracuse Water Department for review.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-293

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Cicero Town Board at the request of Town of Cicero for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to adopt the Town of Cicero Local Waterfront Revitalization Program and associated Consistency Review Law; and
- WHEREAS, the Town has prepared the Local Waterfront Revitalization Program (LWRP) plan to further implementation of the Hamlet of Brewerton Strategic Revitalization Plan from 2008; both plans identify the Hamlet of Brewerton with its waterfront areas along both the Oneida River and Oneida Lake as the primary area of focus for the Town's efforts to improve the experience of both tourists and residents; and
- WHEREAS, six goals were identified for the LWRP: (1) improve public access to the waterfront by enhancing existing areas and creating new access points, (2) capitalize on opportunities to enhance potential development while maintaining natural and archaeological resources, (3) prioritizing "infill opportunities within the downtown core", (4) strengthen connections between the waterfront and downtown through trail connections, signage, etc, (5) protecting existing natural and historic resources, and (6) a public awareness campaign promoting Brewerton and Cicero's "waterfront's cultural, historic, and natural resources"; and
- WHEREAS, the Waterfront Revitalization Area (WRA) is described as generally the hamlet of Brewerton, with two major gateways: "from Interstate 81 along Bartel Road in the east and from the north along the US Route 11 bridge"; and
- WHEREAS, two main issues confronting the hamlet are "the lack of public access to the water and limited connectivity within the hamlet", noting the Brewerton waterfront has been privately developed to contain single-family residential housing and three privately owned marinas with few publicly accessible areas, with the exception of Riverfront Park and the western Interstate 81 bridge embankment; multiple improvements have already been made to Riverfront Park with additional improvements planned for the future; improvements to nearby streets have been made including pedestrian and bicycle infrastructure, street trees, and decorative lighting; NYS Department of Transportation is also replacing the US Route 11 bridge, and while the design has not been finalized, NYSDOT "has agreed to leave the foundation for a pedestrian underpass beneath Route 11 at the Town's request"; and
- WHEREAS, improvement objectives detailed in the program include specific improvements such as creating fishing access points and a non-motorized boat launch, and changes in philosophy around development: concentrating development in the



hamlet and downtown areas, “strengthen hamlet identity and knowledge”, and improving walkability between the waterfront and downtown areas and hamlet businesses along with connectivity between neighborhoods, schools, and downtown; and

WHEREAS, to provide a legal framework for agencies within the Town to “incorporate the policies and purposes contained in the LWRP” and to “assure that such actions and direct actions undertaken by Town agencies are consistent with the LWRP”, the Town will enact the Local Waterfront Consistency Review Law; the proposed law will make the Town Planning Department responsible for “overall management and coordination of the LWRP”; and

WHEREAS, for any proposed action in the waterfront area, each Town agency shall make a determination that the proposed action is consistent with the LWRP; “Action” is defined as “project or physical activities that may affect natural, manmade, or other resources in the waterfront area, or the environment, by changing the use, appearance, or condition of any resource or structure”, agency planning or policymaking activities, “adoption of agency rules, regulations and procedures, including local laws, codes, ordinances, executive orders and resolutions that may affect waterfront resources or the environment”; and

WHEREAS, per the Local Waterfront Consistency Review Law, actions are to be consistent with LWRP policies to: revitalize deteriorated and underutilized waterfront areas, “retain and promote recreational water-dependent uses”, “maintain and improve public access to the shoreline and to water-related recreational facilities while protecting the environment”, “protect and upgrade scenic resources”, “conserve and protect agricultural lands”, “protect surface and groundwater from direct and indirect discharge of pollutants and from overuse”, “retain and promote recreational water-dependent uses”, “maintain, promote and expand commercial fishing opportunities”, “ensure that development occurs where adequate public infrastructure is available to reduce health and pollution hazards”, and “streamline development permit procedures”; and

WHEREAS, actions inconsistent with “one or more LWRP policy standards or objectives” “will not be undertaken unless modified to be consistent with the LWRP policies”; the Code Enforcement Officer (or any other authorized Town official) shall issue a stop work order for activities in violation of the Local Waterfront Consistency Review Law; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Town of Cicero for its commitment to its Local Waterfront Revitalization Program and producing this multi-dimensional approach to improving quality of life for their residents and businesses.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-294

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Paul Massey for the property located at 6341 Island Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Island Road (Route 214), a county highway; and
- WHEREAS, the applicant is proposing construction of a 6,500 sf metal frame building on a 3.727-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-23-223) to change the site from Agricultural (AG) to an Industrial (I) zoning designation, encouraging the Town to consider the proximity of residential and environmentally sensitive lands to the site alongside the range of uses allowed in an Industrial district; and
- WHEREAS, the site is located on Island Road, a county road, in a transitional area between residential to the south and west, and commercial, agricultural, and wooded land to the east, and the Cicero Swamp to the north; the parcel is directly across Island Road from a senior apartment complex, and adjacent parcels to the east and across Island Road appear to contain storage of large vehicles and material; and
- WHEREAS, the 3.7-acre parcel is vacant with brush and limited wooded lands; a gravel driveway enters the site from Island Road, a county road; and
- WHEREAS, per the Site Plan dated 5/15/23, the applicant is proposing a 6,500 sf building with a 26'-wide gravel driveway leading to a gravel parking area along the eastern side of the building; the driveway will have an asphalt access at Island Road, placed over an existing culvert that will be extended 6' in both directions; the Site Plan shows plantings will be installed along the driveway and at the front of the building;  
ADVISORY NOTE: Any existing or proposed driveway[s] onto Island Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the Site Plan shows the 6,500 sf building to be split into two sections: a 2,500 sf of office space at the front of the building and a 4,000 sf cold storage space at the rear; per the referral materials, the 4,000 sf cold storage area will be used immediately to store equipment; the remaining 2,500 sf office space will remain empty, noting the future tenant would be required to submit a site plan application; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 6/21/23, 0.9 acres of the site will be disturbed by the proposed project; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/21/23, a new connection to public drinking water is proposed to serve the new building; 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, there is no existing wastewater service to the site; the EAF dated 7/26/23 from the previous referral (Z-23-223) noted a new septic system would be planned for the building; town sewers and an existing sewer district serve lands immediately south of the site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-295

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Clear Path for Veterans for the property located at 1223 Salt Springs 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 Salt Springs Road (Route 132), a county highway, the municipal boundary between the Town of Manlius and Madison County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to establish and operate a dog kennel on a 57.29-acre parcel in a Restricted Agriculture zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-23-296) to establish and operate a dog kennel; and
- WHEREAS, the site is comprised of two parcels separated by the Onondaga and Madison County boundary; the area is rural, characterized by agriculture and wooded parcels, interspersed with housing developments; and
- WHEREAS, the site is the location of Clear Path for Veterans, a veteran resource agency; the site consists of a 57-acre parcel in Onondaga County and a 21-acre parcel in Madison County; the site contains a residential house, the Clear Path for Veterans campus (multiple buildings and tennis courts) and large undeveloped areas; the driveway enters the site at the county boundary with access points on both sides, with the existing residential house approximately 250' from Salt Springs Road and the Clear Path campus further up the driveway; the subject area is the residential house and associated lands which appear to be entirely within Onondaga County; and
- WHEREAS, the applicant is proposing to operate a kennel known as the Puppy Development Center (PDC) in the existing residential house on the property; per the Site Plan dated 10/10/23, the PDC will utilize a 85.1'x61.3' fenced area on the west side of the house; per the referral materials, other fenced areas on the property may also be utilized; staff will park in the existing driveway to the house; local application materials cite up to 10 dogs will be accommodate at one time; and
- WHEREAS, per the referral, the existing building utilizes a private well and septic system with no proposed changes to existing infrastructure; and
- WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and some appear to contain active farmland; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit and site plan.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-296

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Clear Path For Veterans for the property located at 1223 Salt Springs 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 Salt Springs Road (Route 132), a county highway, the municipal boundary between the Town of Manlius and Madison County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to establish and operate a dog kennel on a 57.29-acre parcel in a Restricted Agriculture zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-295) to establish and operate a dog kennel; and
- WHEREAS, the site is comprised of two parcels separated by the Onondaga and Madison County boundary; the area is rural, characterized by agriculture and wooded parcels, interspersed with housing developments; and
- WHEREAS, the site is the location of Clear Path for Veterans, a veteran resource agency; the site consists of a 57-acre parcel in Onondaga County and a 21-acre parcel in Madison County; the site contains a residential house, the Clear Path for Veterans campus (multiple buildings and tennis courts) and large undeveloped areas; the driveway enters the site at the county boundary with access points on both sides, with the existing residential house approximately 250' from Salt Springs Road with the Clear Path campus farther up the driveway; the subject area is the residential house and associated lands which appear to be entirely contained within Onondaga County; and
- WHEREAS, the applicant is proposing to operate a kennel known as the Puppy Development Center (PDC) in the existing residential house on the property; per the Site Plan dated 10/10/23, the PDC will be located in the house, utilizing a 85.1'x61.3' fenced area on the west side of the house; per the referral materials, other fenced areas on the property may be utilized by the PDC in addition to Clear Path for Veterans; staff will park in the existing driveway to the house; and
- WHEREAS, per the referral, the existing building utilizes a private well and septic system with no proposed changes to existing infrastructure; and
- WHEREAS, surrounding lands are enrolled in NYS Agricultural District 3 and some appear to contain active farmland; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit and site plan.

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





J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-297

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Planning Board at the request of John Patchett / Lakeside Mechanical for the property located at 929 State Fair 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 State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is proposing construction of a 50' X 80' pole barn on an existing concrete slab on a 0.44-acre parcel in a Commercial B; Highway Commercial zoning district; and
- WHEREAS, the site is located near the intersection of State Fair Boulevard, a county highway, and Alhan Parkway in the Lakeland area of the Town of Geddes; commercial business along State Fair Boulevard include a Dollar General, a gas station, a bottle return business, and offices; the site is surrounded by residential neighborhoods; and
- WHEREAS, the site is the location of a bathroom remodeling company with a single-story building located at the northeast corner of the parcel along State Fair Boulevard; the building is surrounded by an asphalt parking lot that extends to the road boundary; per the referral, a concrete slab is located at the rear of the property where a pole barn previously stood; and
- WHEREAS, the applicant is proposing to erect a 4,000 sf pole barn on the existing concrete slab, replacing a building that burned down in 2012; no other work is proposed; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Lakeside Pump Station service areas and no change to the existing infrastructure is proposed; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), State Fair Boulevard has public transit service and bus stops are located in front of the site; and
- WHEREAS, the project is within 2,000 feet of a site (ID:734025) 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 may contain the Indiana bat or the Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government

as a threatened or endangered animal species (per EAF Mapper); Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-298

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Whitestone Development Partners, LLC / Justin Mirando for the property located at 7192 Oswego 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 Oswego Road (Route 91 / Old Route 57) and Liverpool Bypass (Route 88), both county highways, the NYS Thruway (Route 90), a state highway, and the municipal boundary between the Town of Salina and the Village of Liverpool; and
- WHEREAS, the applicant is proposing construction of 300 apartment units on a portion of a site made up of four parcels totaling 36.60 acres, as part of a large mixed use development in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-23-149) to change the site to a Planned Unit Development (PUD), recommending the applicant and Town improve the site design by adding a sidewalk network within the site, install sidewalks along Oswego Road, and landscape along road frontage and around parking lots; and
- WHEREAS, the site is located between the NYS Thruway, Oswego Road (County Route 57), and the Liverpool Bypass (County Route 88); an apartment complex, a single-family neighborhood, and an Amazon distribution facility surround the site; the easternmost corner of the site is located in the Town of Clay - this review shall satisfy County Planning Board review referral for both municipalities; and
- WHEREAS, the site consists of four parcels with the southern half being wooded and containing a federal wetland (per GIS mapping); the northern half contains athletic fields utilized as a kickball park; the submitted survey shows several areas of the parcel labeled "Former Appropriation by the People of the State of New York"; a drainage easement crosses the eastern edge of the site; and
- WHEREAS, the Overall Site Layout plan dated 8/16/23 shows six 4-story apartment buildings with 50 units per building totaling 300 apartments (400 proposed prior), located on the eastern half of the site, with several garage buildings surrounding the apartments and associated parking lots, and a clubhouse and playground; the plan also shows three commercial sites along Oswego Road (2-acre pad for a 110-room hotel, 1.25 acres for drive-thru and retail, and a 2-acre pad for drive- thru restaurant); per the application, the PUD would have 4 commercial spaces which would come at a later phase in development; and
- WHEREAS, the plan shows two proposed private entry roads, from Oswego Road and the Liverpool Bypass; no other direct access is shown onto either road; the internal road network provides access to all proposed buildings and parking lots; landscaping is not depicted in the referral materials; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road and Morgan Road have public transit service and bus stops are located adjacent to the site; the Site Layout plan depicts a network of sidewalks along the buildings, parking lots, and internal roads, but the sidewalks do not extend along the driveways to the public roads and no sidewalks are depicted along public roadways; and

WHEREAS, per the referral notice, new OCWA drinking water service is proposed to serve the site;  
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, there is no existing public wastewater service to the site and a new connection to public sewers is proposed; the site is located in the Wetzel Road Wastewater Treatment Plant and Woodard Pump Station service areas; per the Onondaga County Department of Water Environment Protection (WEP), the Woodard Pump Station is currently at capacity and is not able to accept any additional flow at this time; WEP is currently pursuing a multi-year project to increase station capacity;  
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 Environmental Assessment Form (EAF) dated 11/8/23, 26.7 acres of the site will be disturbed by the proposed project; the Site Layout plan shows two stormwater management basins to be located between the apartment buildings and the commercial areas to the west with stormwater infrastructure to be placed under parking lots and roadways; the EAF notes "stormwater management pond discharge...will be limited to existing flow rates";  
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, FEMA Flood Insurance Rate Maps (FIRM) and submitted plans show an area of floodplain along the Liverpool Bypass; the Site Layout Plan shows a proposed entry road and a portion of the hotel development pad to encroach into the floodplain, which may require avoidance or elevation of structures and other mitigation; and  
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

GIS mapping shows approximately 4.7 acres of the site may contain federal wetlands;

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 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 Liverpool Bypass Concept Plan, dated 5/3/23, 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 ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the submitted site plan and traffic study. Any mitigation as may be determined by the department must be reflected on the project plans prior to municipal approval.
2. A drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be provided to the Onondaga County Department of Transportation and New York State Thruway Authority (NYSTA) for review. The municipality and applicant are advised that no increase to the amount of site drainage entering onto the County highways or the Thruway as a result of this construction will be permitted. Any mitigation as may be determined by either agency must be reflected on the project plans prior to municipal approval.

3. The applicant must submit lighting plans to both the Onondaga County Department of Transportation and the New York State Thruway Authority. Any mitigation as may be determined by either agency must be reflected on the project plans prior to municipal approval.

The Board also offers the following comments:

1. As this project is intended to include higher-density housing, a mix of hotel and retail/restaurant uses, and is in proximity to transit service, nearby Village neighborhoods and job centers, the applicant and Town are advised to require sidewalks extending to and along road frontages to the extent practicable. Installation of enhanced bus stop infrastructure serving the Oswego Road corridor is also encouraged, in coordination with CENTRO.

2. The applicant and municipality are advised to continue to coordinate with the Onondaga County Department of Water Environment Protection regarding extension of public sewer infrastructure to serve the site. Current limitations on acceptance of new flow and a related multi-year upgrade to the Woodard Pump Station may delay the Department's capacity assurance approval for the project.

3. The New York State Thruway Authority advises that all noise mitigation shall be the sole responsibility of the owner, any proposed project must maintain delineation between NYSTA right-of-way and project site, and all exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-299

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Pompey Town Board at the request of Pivot Energy, Inc. for the property located at Sweet 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 Sweet Road (Route 109), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to apply the Town's Solar Energy System Overlay District (SESOD) on a 95.5-acre parcel in a Farm (F) zoning district to facilitate a 4.25 megawatt Tier 3 solar energy system; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-23-300) regarding this proposed solar array; the Board previously offered No Position with Comment on local law and zone change referrals (Z-22-135, Z-23-137) to apply the Town's Solar Energy System Overlay District to this site, expressing concerns regarding the conversion of prime agricultural land to a solar array and advising a zone change of over 25 acres is a Type I action under SEQOR; per a letter from Pivot Energy dated 5/17/23, these applications were rejected by the Town due to concerns regarding the potential impact on prime farmland; the applicant advises the current proposal has been shifted to the west into a wooded area to reduce impact on prime farmland, has secured land of equivalent size and quality in an agricultural easement to offset the project area, and consulted with NYS Department of Agriculture and Markets regarding the project area; additional referrals made to this Board were in 2021, when the Board took no position on a text amendment referral (Z-21-148) for Local Law 2021-2 to amend the Town of Pompey Code to create a new section entitled "Solar Energy Systems Overlay District", the Board also offered no position with comment for a text amendment referral (Z-21-15) for Local Law 2021-1 to authorize and control the siting of Solar Energy Systems in the Town of Pompey; and

WHEREAS, the site is located northwest of Pratts Falls Park in an area of high agricultural density; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per aerial imagery dated May 2021, over half of the site also appears to contain undeveloped wooded land; the site has frontage on Sweet Road, a county road; and

WHEREAS, the site is currently zoned Farm (F) which has the intent "to promote agricultural uses and accommodate the residential and other uses which occur in a rural setting- this district is most applicable to areas in which the predominant land use is agricultural and which lack water and sewer services"; surrounding parcels are also zoned Farm, and the parcel adjacent to the north has a Communication Tower Overlay; and

WHEREAS, the site is proposed to add the Solar Energy System Overlay District which permits Tier 3 Solar Energy Systems and support facilities within the zone, upon the issuance of a site plan approval; according to the code, all other uses and structures shall be subject to the applicable controls and restrictions of the underlying zoning, which in this case is Farm (F); the code notes that zoning regulations applicable to Solar Energy Systems, as defined in Section 165-16.2 of the Code, shall supersede the requirements of the underlying zoning if they are in conflict; location guidelines for Solar Energy Systems Overlay Zone include that the Town seek to prevent saturation of Solar Energy Systems in one area of the Town by not permitting a Tier 3 Solar Energy System Overlay Zone within one mile of an already approved Tier 3 Solar Energy System unless the Town Board makes specific findings that it will not have a significant effect on the community character of an area; guidelines also include avoiding sites that substantially contribute to and are important to the scenic quality of the landscape and assessing the availability and feasible use of alternative sites; and

WHEREAS, per the letter from Pivot Energy, the applicant is proposing a 4.25 MW AC solar array to cover 21.1 acres of a 95.5-acre parcel utilizing solar panels to be “mounted on a single-axis tracker with an estimated maximum height above grade of 10 feet”; per the Overall Site Plan dated 5/12/23, the proposed array would be located on the eastern half of the parcel near Sweet Road, a county highway, starting near the northeast parcel boundary and extending south across active farmland and wooded areas, arching around a single-family residence located on Sweet Road; the Site Plan shows the array would be serviced by two access roads from Sweet Road, a county route, leading to equipment pads connected by underground electric lines; the array would connect to public utilities via an underground electric line adjacent to the southern access road, connecting to an existing utility pole at Sweet Road; ADVISORY NOTE: The proposed driveways onto Sweet Road require highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF), the solar array will result in the loss of 21.7 acres of agricultural land and 6.5 acre of forested land, and “herbicides may be selectively used in the first two to three years of the project to aid in weed removal”; per the Onondaga County Ag Mapper, the 95.5-acre site contains 70.86 acres of prime farmland and 4.38 acres of soils of statewide importance; the Ag Mapper further rates this site as having a relatively high value to the agricultural community in terms of farmland protection, and is in close proximity to permanently protected farmland; and

WHEREAS, the EAF states 32 acres of the site will be disturbed by the proposed project, but also states “total disturbance will be approximately 24 acres”, noting less than 1 acre of the site would become impervious surface as a result of the proposal; 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 Planting Key Plan dated 5/12/23 shows trees and shrubbery to be placed in three Planting Areas, along two areas of Sweet Road frontage and along the shared parcel boundary with the residence located adjacent to the proposed



array; a Visual Simulation of the project area from two points of Sweet Road shows the array would be clearly visible from Sweet Road, but the proposed plantings would successfully screen the arrays within 5-7 years post construction; and

WHEREAS, the referral materials included a letter from Candace Rossi of NYS Department of Agriculture and Markets dated 5/9/23 wherein it is determined “the proposed action would not have an unreasonably adverse effect on the continuing viability of farm enterprises within the district or State environmental plans, policies and objectives”; and

WHEREAS, GIS mapping shows the center of the site may contain federal wetlands, which appears to include the large wooded area extending north/south across the parcel; per the site Plan, the project area is outside of the delineated wetland, but some of the fenced area (not the array) encroach on the 100’ buffer; 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, per the referral notice, there are no existing drinking water or wastewater services to the site and no changes are proposed; 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 per the EAF, 6.5 acres of trees will be removed as part of the proposed project; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The project is proposed to impact over 20 acres of prime agricultural soils and a portion of a 70-acre agricultural field. The installation of solar energy systems on large areas of active or prime farmland is generally discouraged. Any systems being developed on valuable agricultural lands should be designed to minimize disruption to existing and future agricultural operations by:

- o avoiding configurations that fragment farm fields and production,
- o siting solar systems in more remote areas with marginal soils and less productive lands,
- o avoiding disturbance of topsoil to the extent practicable, as any disturbance, including stockpiling, will have negative long-term impacts to soil quality,
- o avoiding infrastructure and equipment that causes compaction of important soils,
- o avoiding areas of steep slopes, which can increase soil erosion, and

o requiring ground mounted solar systems that do not require footings in areas with prime agricultural soils.

2. Regarding proposed development on site, the applicant must coordinate with the Onondaga County Department of Transportation regarding stormwater plans and any proposed driveways onto Sweet Road and related work within the public right-of-way.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-300

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Pivot Energy, Inc. for the property located at Sweet 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 Sweet Road (Route 109), a county highway, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing to construct a 4.25 megawatt Tier 3 solar energy system on 21.1 acres of a 95.5-acre parcel in a Farm (F) zoning district with a proposed Solar Energy Systems Overlay district; and

WHEREAS, the Board is concurrently reviewing a zone change referral (Z-23-299) to apply the Town's Solar Energy System Overlay zoning designation to the site; the Board previously offered No Position with Comment on local law and zone change referrals (Z-22-135, Z-23-137) to apply the Town's Solar Energy System Overlay District to this site, expressing concerns regarding the conversion of prime agricultural land to a solar array and advising a zone change of over 25 acres is a Type I action under SEQR; per a letter from Pivot Energy dated 5/17/23, these applications were rejected by the Town due to concerns regarding the potential impact on prime farmland; the applicant advises the current proposal has been shifted to the west into a wooded area to reduce impact on prime farmland, has secured land of equivalent size and quality in an agricultural easement to offset the project area, and consulted with NYS Department of Agriculture and Markets regarding the project area; additional referrals made to this Board were in 2021, when the Board took no position on a text amendment referral (Z-21-148) for Local Law 2021-2 to amend the Town of Pompey Code to create a new section entitled "Solar Energy Systems Overlay District", the Board also offered no position with comment for a text amendment referral (Z-21-15) for Local Law 2021-1 to authorize and control the siting of Solar Energy Systems in the Town of Pompey; and

WHEREAS, the site is located northwest of Pratts Falls Park in an area of high agricultural density; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per aerial imagery dated May 2021, over half of the site also appears to contain undeveloped wooded land; the site has frontage on Sweet Road, a county road; and

WHEREAS, per the letter from Pivot Energy, the applicant is proposing a 4.25 MW AC solar array to cover 21.1 acres of a 95.5-acre parcel utilizing solar panels to be "mounted on a single-axis tracker with an estimated maximum height above grade of 10 feet"; per the Overall Site Plan dated 5/12/23, the proposed array would be located on the eastern half of the parcel near Sweet Road, a county

highway, starting near the northeast parcel boundary and extending south across active farmland and wooded areas, arching around a single-family residence located on Sweet Road; and

WHEREAS, the Site Plan shows the array would be serviced by two gravel access roads from Sweet Road, a county route, leading to equipment pads connected by underground electric lines; the array would connect to public utilities via an underground electric line adjacent to the southern access road, connecting to an existing utility pole at Sweet Road;

ADVISORY NOTE: The proposed driveways onto Sweet Road require highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, the site is currently zoned Farm (F) which has the intent “to promote agricultural uses and accommodate the residential and other uses which occur in a rural setting- this district is most applicable to areas in which the predominant land use is agricultural and which lack water and sewer services”; surrounding parcels are also zoned Farm, and the parcel adjacent to the north has a Communication Tower Overlay; the applicant is currently seeking to apply the Solar Energy System Overlay District to the site; and

WHEREAS, per the Environmental Assessment Form (EAF), the solar array will result in the loss of 21.7 acres of agricultural land and 6.5 acre of forested land, and “herbicides may be selectively used in the first two to three years of the project to aid in weed removal”; per the Onondaga County Ag Mapper, the 95.5-acre site contains 70.86 acres of prime farmland and 4.38 acres of soils of statewide importance; the Ag Mapper further rates this site as having a relatively high value to the agricultural community in terms of farmland protection, and is in close proximity to permanently protected farmland; and

WHEREAS, the EAF states 32 acres of the site will be disturbed by the proposed project, but also states “total disturbance will be approximately 24 acres”, noting less than 1 acre of the site would become impervious surface as a result of the proposal;

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 Planting Key Plan dated 5/12/23 shows trees and shrubbery to be placed in three Planting Areas, along two areas of Sweet Road frontage and along the shared parcel boundary with the residence located adjacent to the proposed array; a Visual Simulation of the project area from two points of Sweet Road shows the array would be clearly visible from Sweet Road, but the proposed plantings would successfully screen the arrays within 5-7 years post construction; and

WHEREAS, the referral materials included a letter from Candace Rossi of NYS Department of Agriculture and Markets dated 5/9/23 wherein it’s determined “the proposed action would not have an unreasonably adverse effect on the continuing viability of farm enterprises within the district or State environmental plans, policies and objectives”; and

WHEREAS, GIS mapping shows the center of the site may contain federal wetlands, which appears to include the large wooded area extending north/south across the parcel; per the site Plan, the project area is outside of the delineated wetland,

but some of the fenced area (not the array) encroach on the 100' buffer;  
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, per the referral notice, there are no existing drinking water or wastewater services to the site and no changes are proposed; 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 per the EAF, 6.5 acres of trees will be removed as part of the proposed project;

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

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

1. Per the Onondaga County 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 county's drainage system. The applicant must contact the Department to determine the scope of the study. 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 is required to coordinate Sweet Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The project is proposed to impact over 20 acres of prime agricultural soils and a portion of a 70-acre agricultural field. The installation of solar energy systems on large areas of active or prime farmland is generally discouraged. Any systems being developed on valuable agricultural lands should be designed to minimize disruption to existing and future agricultural operations by:

- o avoiding configurations that fragment farm fields and production,
- o siting solar systems in more remote areas with marginal soils and less productive lands,
- o avoiding disturbance of topsoil to the extent practicable, as any disturbance, including stockpiling, will have negative long-term impacts to soil quality,
- o avoiding infrastructure and equipment that causes compaction of important soils,

- o avoiding areas of steep slopes, which can increase soil erosion, and
- o requiring ground mounted solar systems that do not require footings in areas with prime agricultural soils.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-301

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Planning Board at the request of C&S Technical Resources for the property located at 314 Fayette 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 Highbridge Road (NYS Route 92 and part of the National Highway System) and Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257); and
- WHEREAS, the applicant is proposing construction of a 3,200 sf bank, with associated parking, and a standalone three-lane drive-thru ATM on a vacant 1.473-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board previously offered a Modification of a site plan referral (Z-18-184) to demolish existing structures and construct a mixed-use development, requiring the applicant to coordinate with NYS Department of Transportation and encouraging revision of the site plan to a more walkable-village design; the Board more recently reviewed a zone change referral (Z-23-264) regarding a parcel across the street from the site to allow a restaurant a with drive-thru; the Board provided comments regarding the Village's acknowledged goals of having a walkable, pedestrian-friendly Village Center and the potential impact of a congested restaurant drive-thru so close to high-traffic NYS Route 92; and
- WHEREAS, the site is located within the Central Business District in the Village of Manlius; surrounding land uses include a drug store, financial planner, a gas station, and a bank with drive-thru and residential at the rear; the site is an irregularly shaped vacant parcel with frontage on both NYS Route 92 and Eureka Drive, a local road; and,
- WHEREAS, per the Site Plan dated 10/2023, the applicant is proposing the construction of a 3,200 sf bank building along the NYS Route 92 frontage with a 45-space parking lot behind; a separate ATM canopy structure with three drive-thru lanes and fourth open lane discharging cars to a right-only egress onto Eureka Drive covers a large rear portion of the site; the site has ingress solely from the adjacent drug store parking lot; the Site Plan shows 4 new parking spaces in the adjacent parking lot to offset the 4 spaces lost to the internal driveway into the site;
- ADVISORY NOTE: Any work within the State right-of-way will require a highway work permit from the NYS Department of Transportation; and
- WHEREAS, the Landscape Plan dated 10/2023 depicts shrubs and trees to be planted around the parking lot and sidewalk, primarily along the shared boundary with the adjacent parcels to the north; and
- WHEREAS, per the Village of Manlius Zoning Map, all of the nearby parcels that do not have frontage on NYS Route 92 have Residential R1 or R2 zoning designations;

and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/24/23, 1.3 acres of the site will be disturbed by the proposed project; the Grading and Utility Plan dated 10/2023 show stormwater infrastructure and a chamber underneath the parking lot draining to an existing catch basin;

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 site;

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 the public sewers is proposed; the site is located within the Meadowbrook-Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 92 has public transit service and bus stops are located adjacent to the site; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate NYS Route 92 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.



2. The applicant must submit a lighting plan to the municipality for review including any site lighting requirements for ATM and drive-thru ATMs. The municipality is encouraged to thoroughly review any potential glare or spillover onto adjacent properties and residential areas.

The Board also offers the following comment:

Within the Village's special permit and site plan review responsibilities is ensuring compatibility of proposed plans with surrounding land uses and overall community character. The intensity and prevalence of land dedicated to the proposed multi-lane drive thru and parking areas seem incompatible with community objectives and prioritizes auto-related use of the parcel in the village center.

The Village and applicant are encouraged to work together to consider a reduction in intensity and visual impact of these elements on site, and consideration of shared parking among landowners. The Village is advised to consider the potential pressure on the intersection of Elmbrook Drive and NYS Route 92 from a three-lane drive thru operation. The Village is further encouraged to require the installation of sidewalk infrastructure along the Eureka Drive frontage, as well as significant screening for adjacent residential uses.

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



J.Ryan McMahon, II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 21, 2023

OCPB Case # Z-23-302

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of C&S Technical Resources for the property located at 314 Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Highbridge Road (NYS Route 92 and part of the National Highway System) and Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257); and
- WHEREAS, the applicant is proposing construction of a 3,200 sf bank, with associated parking, and a standalone three-lane drive-thru ATM on a vacant 1.473-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board previously offered a Modification of a site plan referral (Z-18-184) to demolish existing structures and construct a mixed-use development, requiring the applicant to coordinate with NYS Department of Transportation and encouraging revision of the site plan to a more walkable-village design; the Board more recently reviewed a zone change referral (Z-23-264) regarding a parcel across the street from the site to allow a restaurant with drive-thru; the Board provided comments regarding the Village's acknowledged goals of having a walkable, pedestrian-friendly Village Center and the potential impact of a congested restaurant drive-thru so close to high-traffic NYS Route 92; and
- WHEREAS, the site is located within the Central Business District in the Village of Manlius; surrounding land uses include a drug store, financial planner, a gas station, and a bank with drive-thru and residential at the rear; the site is an irregularly shaped vacant parcel with frontage on both NYS Route 92 and Eureka Drive, a local road; and,
- WHEREAS, per the Site Plan dated 10/2023, the applicant is proposing the construction of a 3,200 sf bank building along the NYS Route 92 frontage with a 45-space parking lot behind; a separate ATM canopy structure with three drive-thru lanes and fourth open lane discharging cars to a right-only egress onto Eureka Drive covers a large rear portion of the site; the site has ingress solely from the adjacent drug store parking lot; the Site Plan shows 4 new parking spaces in the adjacent parking lot to offset the 4 spaces lost to the internal driveway into the site;
- ADVISORY NOTE: Any work within the State right-of-way will require a highway work permit from the NYS Department of Transportation; and
- WHEREAS, the Landscape Plan dated 10/2023 depicts shrubs and trees to be planted around the parking lot and sidewalk, primarily along the shared boundary with the adjacent parcels to the north; and
- WHEREAS, per the Village of Manlius Zoning Map, all of the nearby parcels that do not have frontage on NYS Route 92 have Residential R1 or R2 zoning designations;

and

WHEREAS, per the Environmental Assessment Form (EAF) dated 10/24/23, 1.3 acres of the site will be disturbed by the proposed project; the Grading and Utility Plan dated 10/2023 show stormwater infrastructure and a chamber underneath the parking lot draining to an existing catch basin;

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 site;

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 the public sewers is proposed; the site is located within the Meadowbrook-Limestone Wastewater Treatment Plant and Manlius Pump Station service areas, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), NYS Route 92 has public transit service and bus stops are located adjacent to the site; 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate NYS Route 92 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must submit a lighting plan to the municipality for review including any site lighting requirements for ATM and drive-thru ATMs. The municipality is encouraged to thoroughly review any potential glare or spillover onto adjacent properties and residential areas.

The Board also offers the following comment:

Within the Village's special permit and site plan review responsibilities is ensuring compatibility of proposed plans with surrounding land uses and overall community character. The intensity and prevalence of land dedicated to the proposed multi-lane drive thru and parking areas seem incompatible with community objectives and prioritizes auto-related use of the parcel in the village center.

The Village and applicant are encouraged to work together to consider a reduction in intensity and visual impact of these elements on site, and consideration of shared parking among landowners. The Village is advised to consider the potential pressure on the intersection of Elmbrook Drive and NYS Route 92 from a three-lane drive thru operation. The Village is further encouraged to require the installation of sidewalk infrastructure along the Eureka Drive frontage, as well as significant screening for adjacent residential uses.

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

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Daniel Kwasnowski, AICP  
Planning Director

**TO:** Members, City of Syracuse Planning Commission  
**FROM:** Dan Kwasnowski, AICP, Director  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 11/15/2023  
**RE:** Administrative Review – 301 & 307 Baker Ave Subdivision  
**RECOMMENDATION:** No Position

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

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

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

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

### Project Summary:

The Syracuse Land Bank is proposing to combine two vacant residential lots at the corner of Baker and East Borden Avenues on the south side of the city to create one buildable lot. The existing lots are both 0.1 acres with 37.5' and 37.8' of frontage on Baker Avenue.

The next stage of development is for the lot to be sold to Home HeadQuarters which will construct a single-family home on the new 0.22-acre lot as a part of the Mayor's Resurgent Neighborhoods Initiative. In the application narrative, the applicant states on lots with less than 50' of frontage, it is nearly impossible for Home HeadQuarters to construct new housing that satisfies modern demands, including off-street parking. The proposed 2-story single-family home will be positioned near the street corner, facing and with a driveway onto Baker Avenue.

**Recommendation:** No Position

**CASE NUMBER:** S-23-34  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 11/7/2023  
**TYPE OF ACTION:** Resubdivision  
**APPLICANT:** Greater Syracuse Property Development Corporation  
**LOCATION:** 301 and 307 Baker Avenue  
**WITHIN 500' OF:** Interstate 81  
**TAX ID(s):** 084.-12-28.0 and 084.-12-29.0

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Daniel Kwasnowski, AICP  
Planning Director

**TO:** Members, City of Syracuse Planning Commission  
**FROM:** Dan Kwasnowski, AICP, Director *DK*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 11/15/2023  
**RE:** Administrative Review – Temple Development Subdivision  
**RECOMMENDATION:** No Position

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

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

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

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

**CASE NUMBER:** S-23-35  
**REFERRING BOARD:** Syracuse City Planning Commission  
**DATE RECEIVED:** 11/7/23  
**TYPE OF ACTION:** Subdivision  
**APPLICANT:** 908 Harrison St, LLC  
**LOCATION:** 601-615 South Crouse Avenue  
**WITHIN 500' OF:** SUNY Upstate Medical University (NYS-owned)  
**TAX ID(s):** 049.-03-17.1

### Project Summary:

The site contains the Skyler Commons Apartments and the Hotel Skyler, located at the intersection of South Crouse Avenue and Harrison Street between the Syracuse University campus and Downtown Syracuse. The site is a 1.574-acre parcel where both buildings front Harrison Street with rear parking accessed via a driveway from South Crouse Avenue. The applicant is proposing a subdivision to split the parcel into two, resulting in the hotel and apartment buildings each being on their own, separate lots.

Proposed Lot 1001 will be 0.53 acres and would contain the Skyler Commons Apartments. Proposed Lot 1000, at the corner of Harrison Street and South Crouse Avenue, would be 1.03 acres and would contain the Hotel Skyler. The subdivision plan shows a 24'-wide right-of-way easement on the driveway of Lot 1, providing Lot 1001 with road access to their parking lot.

**Recommendation:** No Position

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Daniel Kwasnowski, AICP  
Planning Director

**TO:** Members, Town of DeWitt Planning Board  
**FROM:** Dan Kwasnowski, AICP, Director *DK*  
Onondaga County Department of Planning (OCDOP)  
**DATE:** 11/15/2023  
**RE:** Administrative Review – Cryomech Subdivision  
**RECOMMENDATION:** No Position With Comment

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

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

**CASE NUMBER:** S-23-36  
**REFERRING BOARD:** Town of DeWitt Planning Board  
**DATE RECEIVED:** 11/8/2023  
**TYPE OF ACTION:** Subdivision  
**APPLICANT:** Cryomech  
**LOCATION:** 6655 Old Thompson Road and Moore Road  
**WITHIN 500' OF:** NYS Thruway and East Molloy Road (county highway)  
**TAX ID(s):** 022.-05-03.1, 022.-05-02.3, 022.-05-19.0

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

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

### Project Summary:

The applicant is proposing to subdivide 3 parcels totaling 76 acres into 4 new lots in a High Tech zoning district.

The site is largely vacant except for a large manufacturing building, parking lot, and driveway to Moore Road belonging to Cryomech Inc. The landowner of parcels 022.-05-03.1 and 022.-05-02.3 is proposing the conveyance of approximately 12.68 acres, to be added to tax parcel 022.-05-19.0, owned by Cryomech to create proposed Lot 1A (26.680). Additionally, lot line adjustments on remaining lands would result in proposed Lot 2A (19.394 acres), Lot 2B (15.627 acres), and Lot 3A (14.907 acres). No future development is indicated on the referral materials.

The site is bound by the NYS Thruway to the south, Moore Road to the west, and Ley Creek to the east. Proposed Lot 2A has frontage on East Molloy Road and Fairway Drive. Power lines belonging to National

Grid traverse proposed Lots 3A and 2A on an easement belonging to C.N.Y. Power Corp. & N.L. & Ontario Power Co. Ley Creek, its associated wetland and flood plain, and a Conservation and Recreational Easement occur along the eastern boundary of the site. Additionally, a riverine federal wetland crosses east across proposed Lot 2A to connect with Ley Creek.

**Recommendation:** No Position with Comment

The New York State Thruway Authority advises the applicant of the following requirements for any future development on lots adjacent Thruway owned lands:

- A drainage and grading plan and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be provided to the New York State Thruway Authority (NYSTA) for review. The municipality and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
- To further meet NYSTA requirements, a site lighting plan must be provided for review and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval.
- All noise mitigation shall be the sole responsibility of the owner.
- Any proposed project must maintain delineation between NYSTA right-of-way and project site.
- All exterior signage shall follow the requirements of NYSTA Advertising Device Guidelines, TAP-620, which can be found at <https://www.thruway.ny.gov/commercial/forms/tap620.pdf>